



31-59 STEINWAY STREET + 31-63 STEINWAY STREET

ASTORIA, QUEENS

PRIME RETAIL OPPORTUNITIES ON ASTORIA'S PREMIER BLOCK

HIGH DENSITY NATIONAL TENANT CORRIDOR



	Ground	Basement	Frontage	Ceiling Heights
31-59 Steinway Street One Tenant	2,597 SF	2,480 SF	31' 5"	Ground - 12' Cellar - 8' 6"
31-63 Steinway Street One Tenant	2,558 SF	2,632 SF	31' 5"	Ground - 12' Cellar - 8' 7"
31-59 + 31-63 Steinway Street Single Tenant	5,155 SF	5,112 SF	63'	Ground - 12' Cellar - 8' 6" - 8' 7"

Comments

- Freestanding branding opportunity with massive signage potential
- Ideal for QSR, Medical, Retail, Restaurants/Markets, Pets/Vets
- Accessible via the  subway lines
- National tenant block including FedEx Office & Print, GAP Factory, Banana Republic Factory, Old Navy (coming soon), J.D. Sports, The Vitamin Shoppe, CityMD, Bath & Body Works, German Doner Kebab, McDonald's, The Children's Place, Chase Bank, CVS Pharmacy, Maspeth Savings Bank, Chipotle, The Dermatology Specialists, T-Mobile, Verizon, Nios Spa, Snipes

By the Numbers

Retail Businesses

789

1 Mile Radius

Households

66,075

1 Mile Radius

Household Income

\$104,932

Average

Subway Ridership

2,110,765

Steinway Street Station

Contact Exclusive Broker:

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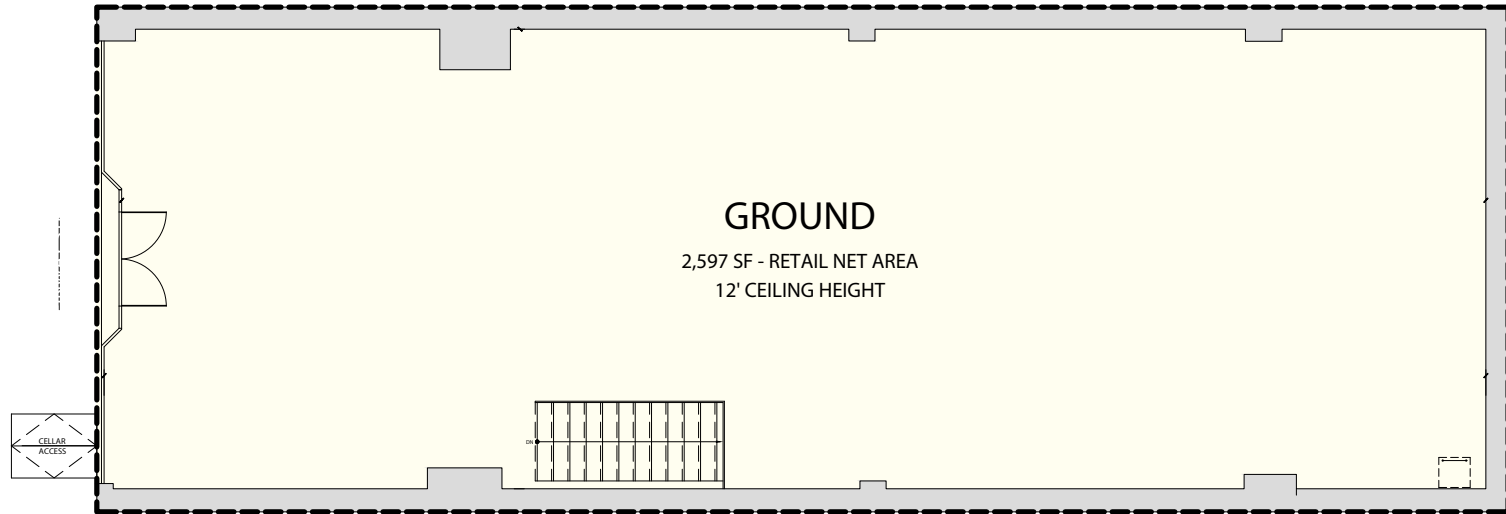
Cooper Katz

646.439.2009

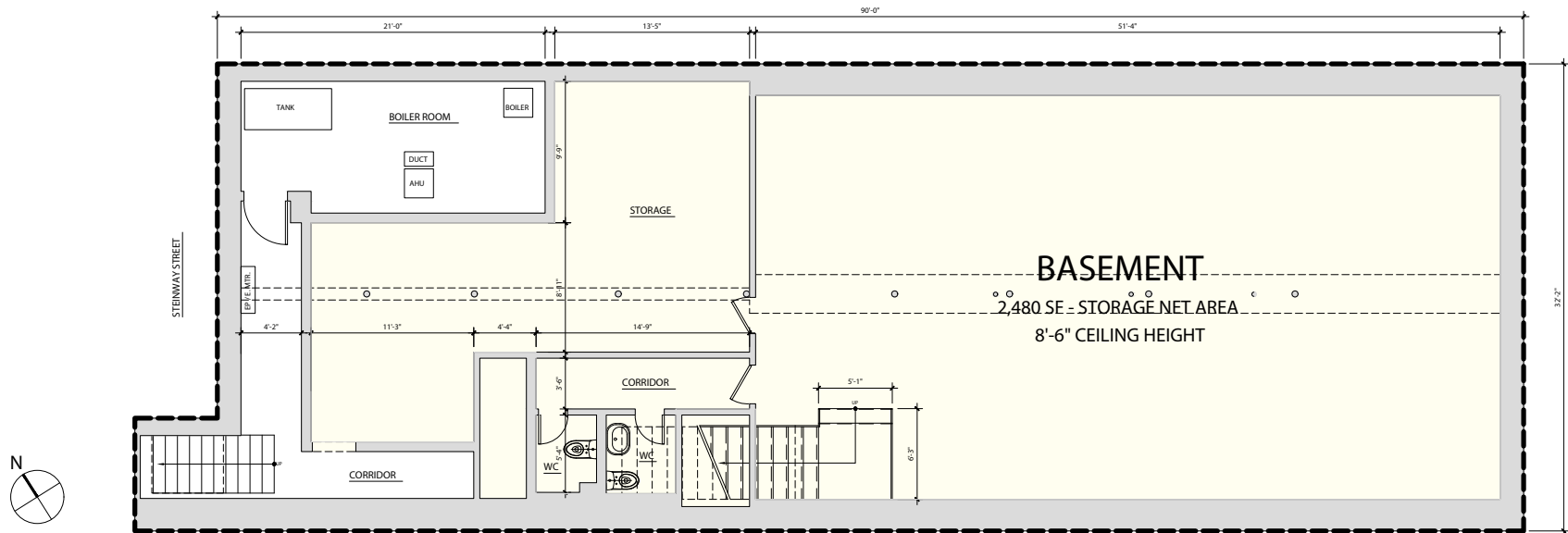
ckatz@absre.com



31-59 Steinway Street - Single Tenant Opportunity - Existing Conditions



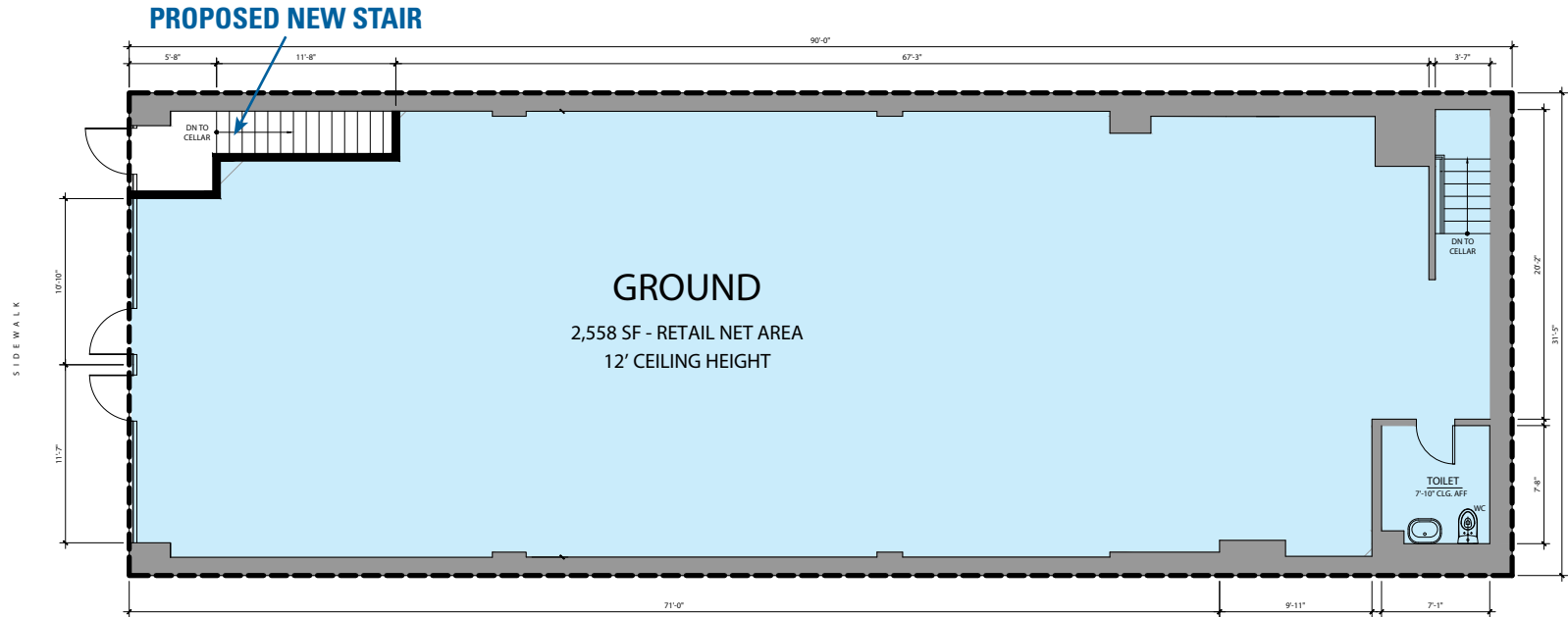
1 First Floor Plan
SCALE: 1/4" = 1'-0"



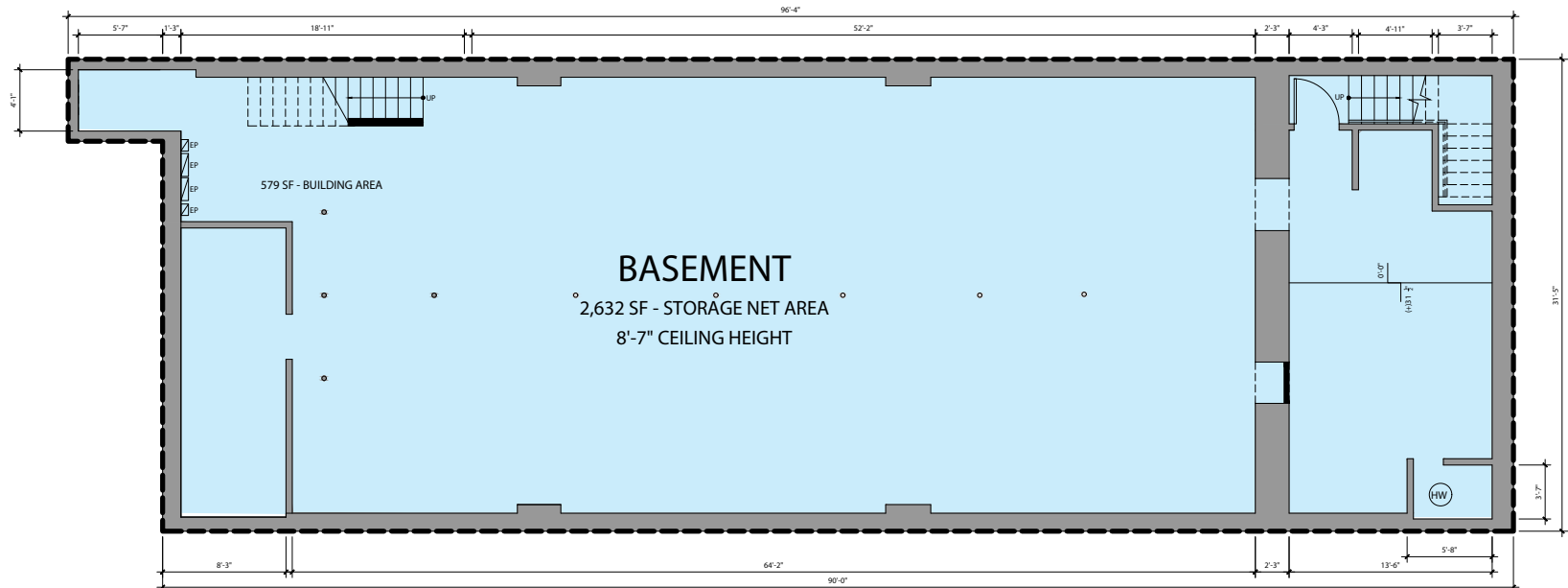
2 Cellar Plan
SCALE: 1/4" = 1'-0"

31-63 Steinway Street - Single Tenant Opportunity

STEINWAY STREET



① First Floor Plan
SCALE: 1/4"=1'-0"

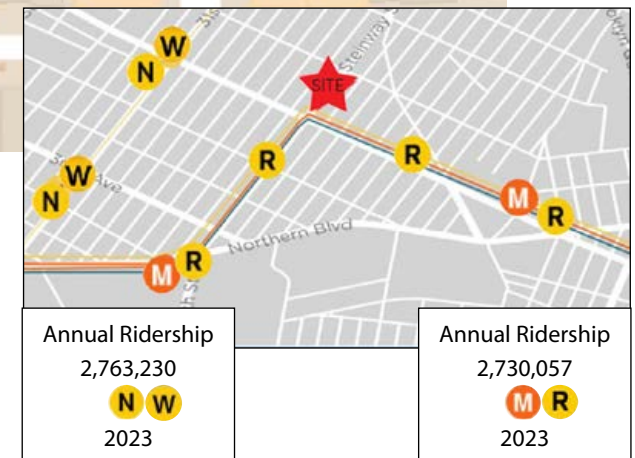


② Cellar Floor Plan
SCALE: 1/4"=1'-0"

Area National Tenants



- | | | | |
|-------------------------------|------------------------------------|---------------------------------|------------------------------------|
| 1. GAP Factory | 8. German Doner Kebab | 15. CVS | 22. Tiger Schulmann's Martial Arts |
| 2. Popeye's Louisiana Kitchen | 9. McDonald's | 16. The Dermatology Specialists | 23. Nios Skin Lab |
| 3. FedEx Office & Print | 10. The Children's Place | 17. T-Mobile | 24. Old Navy (coming soon) |
| 4. Verizon | 11. SITE: 31-63 Steinway St | 18. Diamond Braces | 25. JD Sports |
| 5. The Vitamin Shoppe | 12. Chipotle Mexican Grill | 19. Bank of America | |
| 6. CityMD | 13. Chase Bank | 20. Banana Republic Factory | |
| 7. Bath & Body Works | 14. TD Bank | 21. ZALES | |



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