

BEYOND CAPITAL

# 31-09 BROADWAY FOR LEASE



# 31-09 Broadway, Astoria, NY 11106

Bi-Level Ground Floor Retail Space | 4500 SQ FT | \$ 53 NNN / Yr

Beyond Capital is pleased to present a leasing opportunity in the heart of the Astoria commercial district. 31-09 Broadway is a 4500 SF retail space with a ground floor and mezzanine level. Currently configured as an extension of Club Fitness, the opportunity presents an incoming tenant to have brand exposure in a very populated neighborhood and transit foot traffic.

The ground floor, measuring 2500 SF currently is configured with an open space area with gym equipment along with private offices in the rear and 2nd floor. The space dimensions are 25 ft X 100 FT deep. The mezzanine level boasts 2000 SF of space.

The subject property is situated in the C4-2A, C4-3 zone group on the north side of Broadway, which benefits south-facing exposures. Within the commercial complex, anchor tenants include Starbucks (next door), Capital One Bank, Investors Bank, and Club Fitness NY.

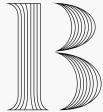
Accessibility to the N & W train station on 31st Street and Broadway is steps away with private and public parking available within walking distance.



For More Information Please Contact Our Exclusive Agents

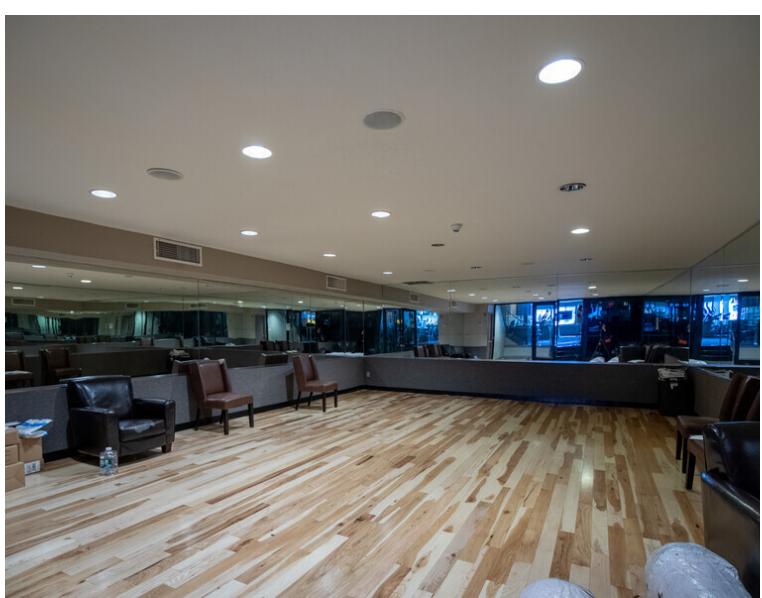
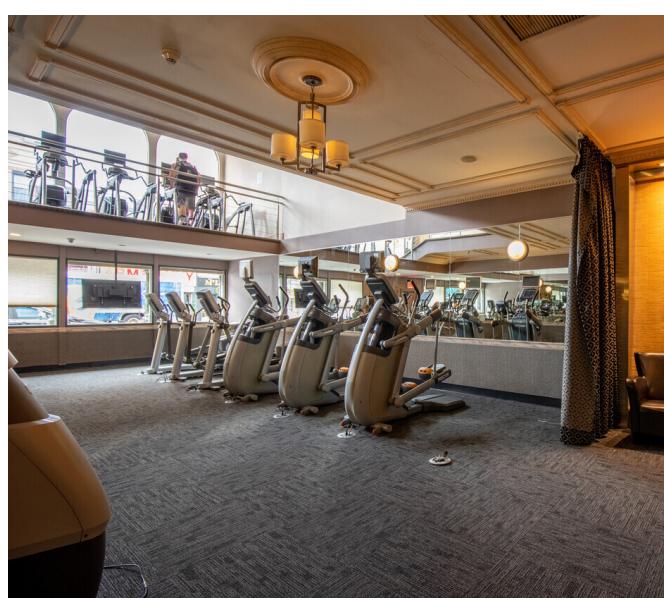
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