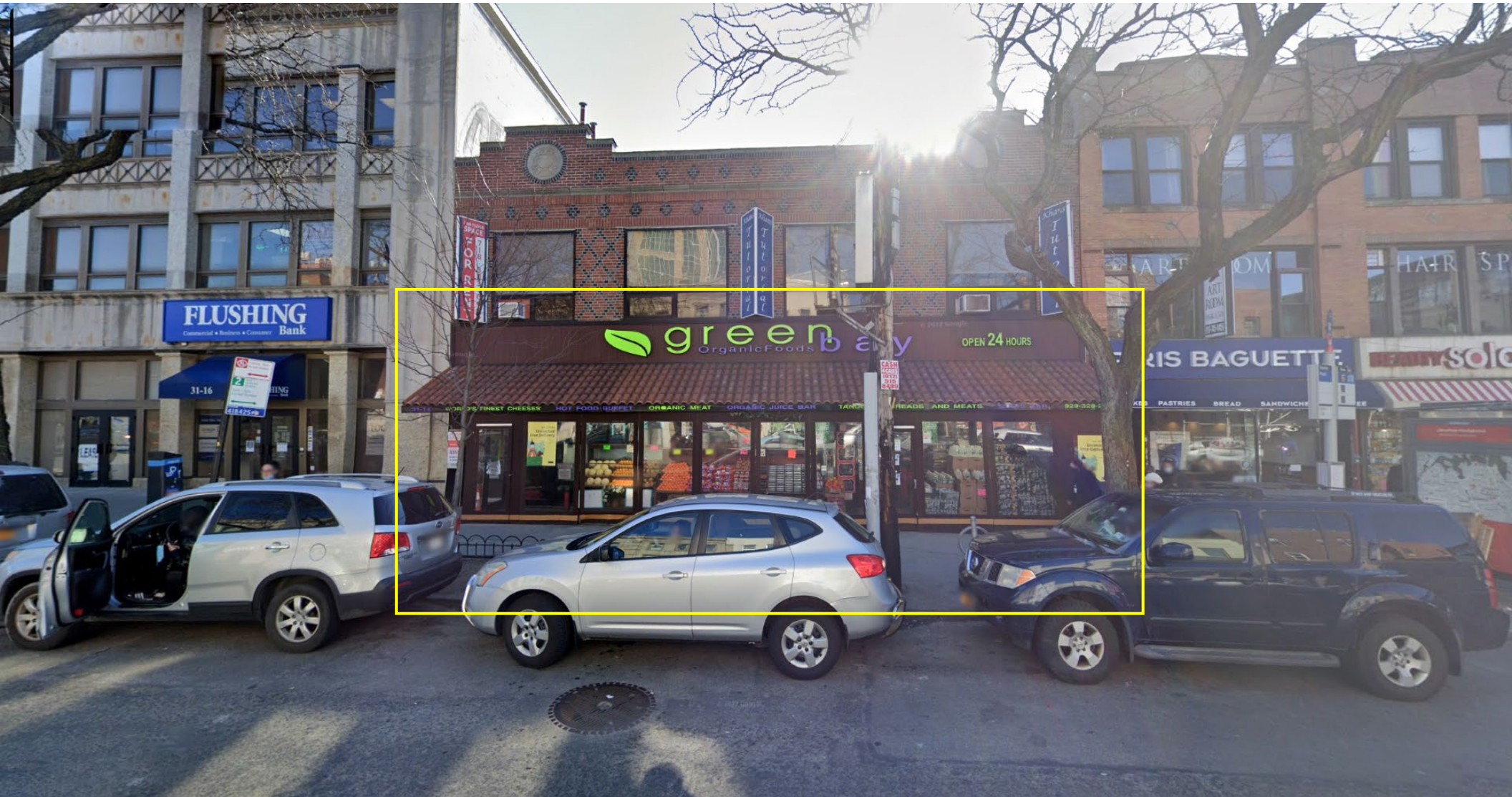


# Prime Vented Retail/Restaurant Space Available

31-10 30<sup>TH</sup> AVENUE - ASTORIA, NY 11103



Contact Exclusive Brokers for More Information

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

**Ryan Adhami**  
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# Prime Vented Retail/Restaurant Space Available

## 31-10 30<sup>TH</sup> AVENUE - ASTORIA, NY 11103

**ADDRESS:** 31-10 30<sup>TH</sup> AVENUE.  
**CITY, STATE:** QUEENS, NY  
**NEIGHBORHOOD:** ASTORIA  
**SIZE:** +/- 4,800 SF GROUND  
+ FULL BASEMENT  
**FRONTAGE:** +/- 47'  
**POSSESSION:** ARRANGED

### PROPERTY HIGHLIGHTS:

- PRIME SECOND-GENERATION GOURMET GROCER WITH GAS AND VENTING.
- ADJACENT TO NATIONAL TENANTS ON THE BEST RETAIL CORRIDOR IN ASTORIA.
- WALKING DISTANCE TO MTA TRANSIT; 30<sup>TH</sup> AVE STATION N&W TRAINS AND THE 46<sup>TH</sup> ST. STATION M&R TRAINS

### AREA TENANTS:



...AND MANY MORE



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# Prime Vented Retail/Restaurant Space Available

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## AREA RETAIL



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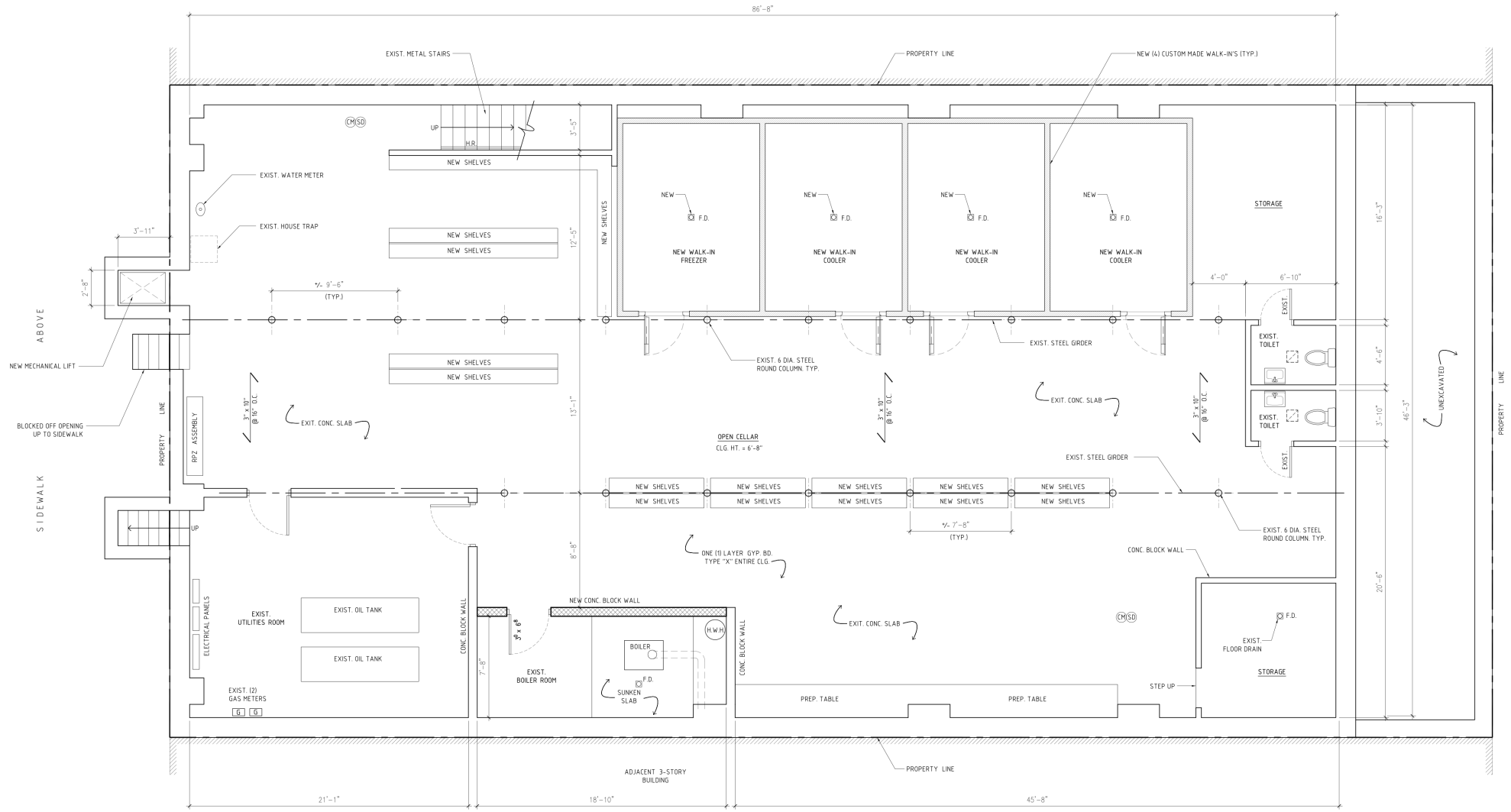




# Prime Vented Retail/Restaurant Space Available

## 31-10 30<sup>TH</sup> AVENUE - ASTORIA, NY 11103

### CELLAR FLOOR PLAN



# Prime Vented Retail/Restaurant Space Available

## 31-10 30<sup>TH</sup> AVENUE - ASTORIA, NY 11103

### DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	11,164	42,418	118,559
2020 Population	11,995	46,787	126,858
2025 Population	12,040	47,068	125,968
2030 Population	12,164	47,886	126,957
2010-2020 Annual Rate	0.72%	0.99%	0.68%
2020-2025 Annual Rate	0.07%	0.11%	-0.13%
2025-2030 Annual Rate	0.21%	0.35%	0.16%
<b>Households</b>			
2010 Total Households	4,914	18,842	51,182
2020 Total Households	5,574	22,008	57,463
2025 Total Households	5,750	22,643	58,363
2030 Total Households	5,887	23,371	59,680
2010-2020 Annual Rate	1.27%	1.57%	1.16%
2020-2025 Annual Rate	0.59%	0.54%	0.30%
2025-2030 Annual Rate	0.47%	0.63%	0.45%
2025 Average Household Size	2.08	2.05	2.13
Wealth Index	66	72	67
<b>Median Household Income</b>			
2025 Median Household Income	\$108,457	\$105,747	\$94,032
2030 Median Household Income	\$117,886	\$115,126	\$103,262
2025-2030 Annual Rate	1.68%	1.71%	1.89%
<b>Average Household Income</b>			
2025 Average Household Income	\$128,600	\$136,804	\$123,897
2030 Average Household Income	\$138,005	\$146,387	\$133,331



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