



For further information, kindly contact exclusive agents:

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PROPERTY INFORMATION:

Property :	30-55 Vernon Blvd, Astoria, NY 11102
Location Description:	Located on Vernon Blvd. Between 30th Drive & 30th Rd.
Block, Lot:	505 / 14
Zoning:	R5B, R7A, C1-3
Lot Size:	37,116
Available Retail Size:	9,228 SF
Available Community Facility Size:	4,835 SF
Retail Ceiling Height:	10' 5" - 11' 7"
Community Facility Ceiling Height:	14' 1" - 16' 1"
Other Features:	Floor to ceiling storefront; Two ADA bathrooms for retail; One ADA bathroom for community facility; Sprinklered; The building will be benefited with I-Cap program
Lease and Sale Price:	Upon Request

HIGHLIGHT:

- New development luxury building located on the Vernon Boulevard waterfront in Astoria
- Around 175 FT frontage on Vernon Boulevard (Retail)
- Around 45 FT frontage on 30th Drive (Retail)
- Around 50 FT frontage on 30th Rd (Community Facility)

LOCATION:

Located in a densely populated area, the neighborhood is home to upper-middle-income to affluent residents, ensuring a steady stream of potential customers.

Trendy neighborhood is surrounded by numerous planned and recently completed developments. Astoria is particularly desirable for NYC commuters because of its excellent access to public transportation.

Multiple subway stations along 31st Street provide easy connections, including the N W trains at Astoria Boulevard and Ditmars Boulevard, as well as close to the Astoria Ferry.

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TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code	
Census data: ACS 2022 5-year	
Total Population	37,468
Median Age	35
Median Household Income	\$95,478
Population Density	41,771 (people per sq mi)

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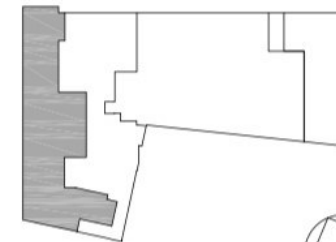
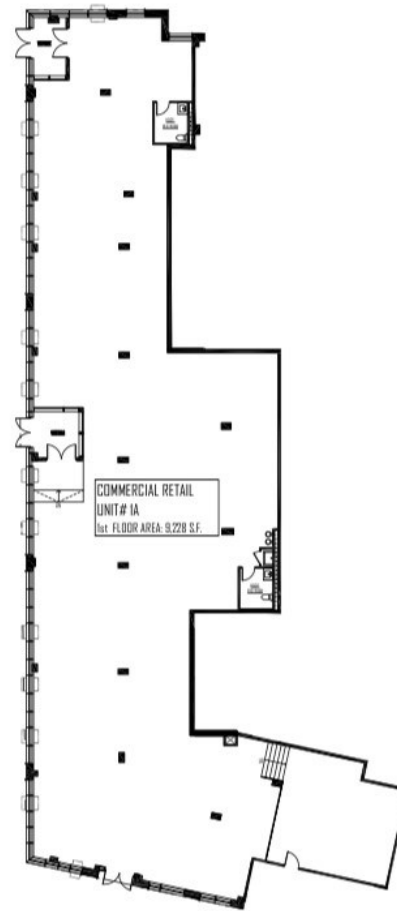
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FLOOR PLAN - COMMERCIAL RETAIL



0' 4' 8' 16'



ALL DIMENSIONS ARE APPROXIMATE.

COMMERCIAL RETAIL

UNIT # 1A (1st FLOOR)

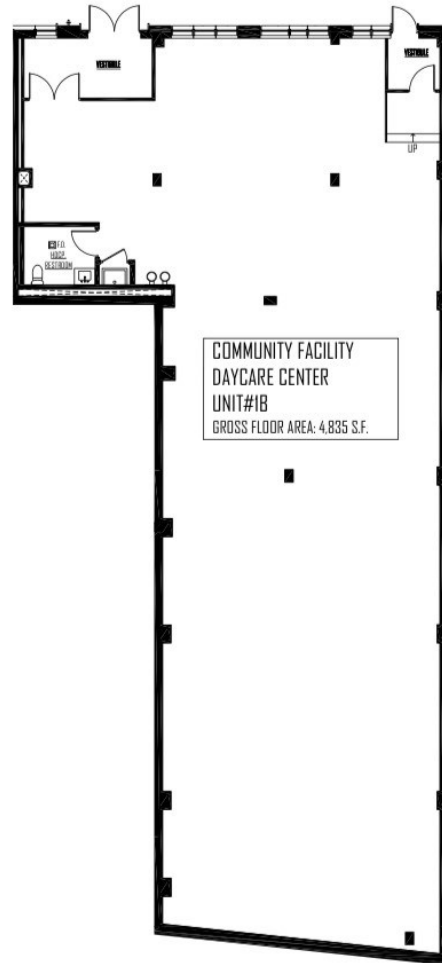
1st FLOOR COMMERCIAL RETAIL AREA: 9,228 S.F.

SCALE: 1/32" = 1'-0"

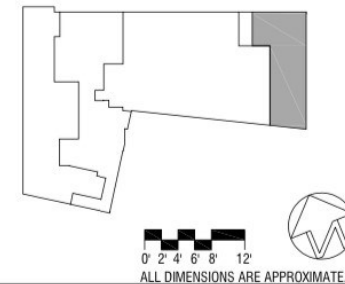
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FLOOR PLAN - COMMUNITY FACILITY



COMMUNITY FACILITY
UNIT# 1B(1st FLOOR)
1st FLOOR COMMUNITY FACILITY AREA: 4,835 S.F.
SCALE: 1/16"= 1'-0"
NOTE: THIS DRAWING IS IN COMPLIANCE WITH DOB REQUIREMENTS, AND REFLECTS DOB APPROVED PLANS.



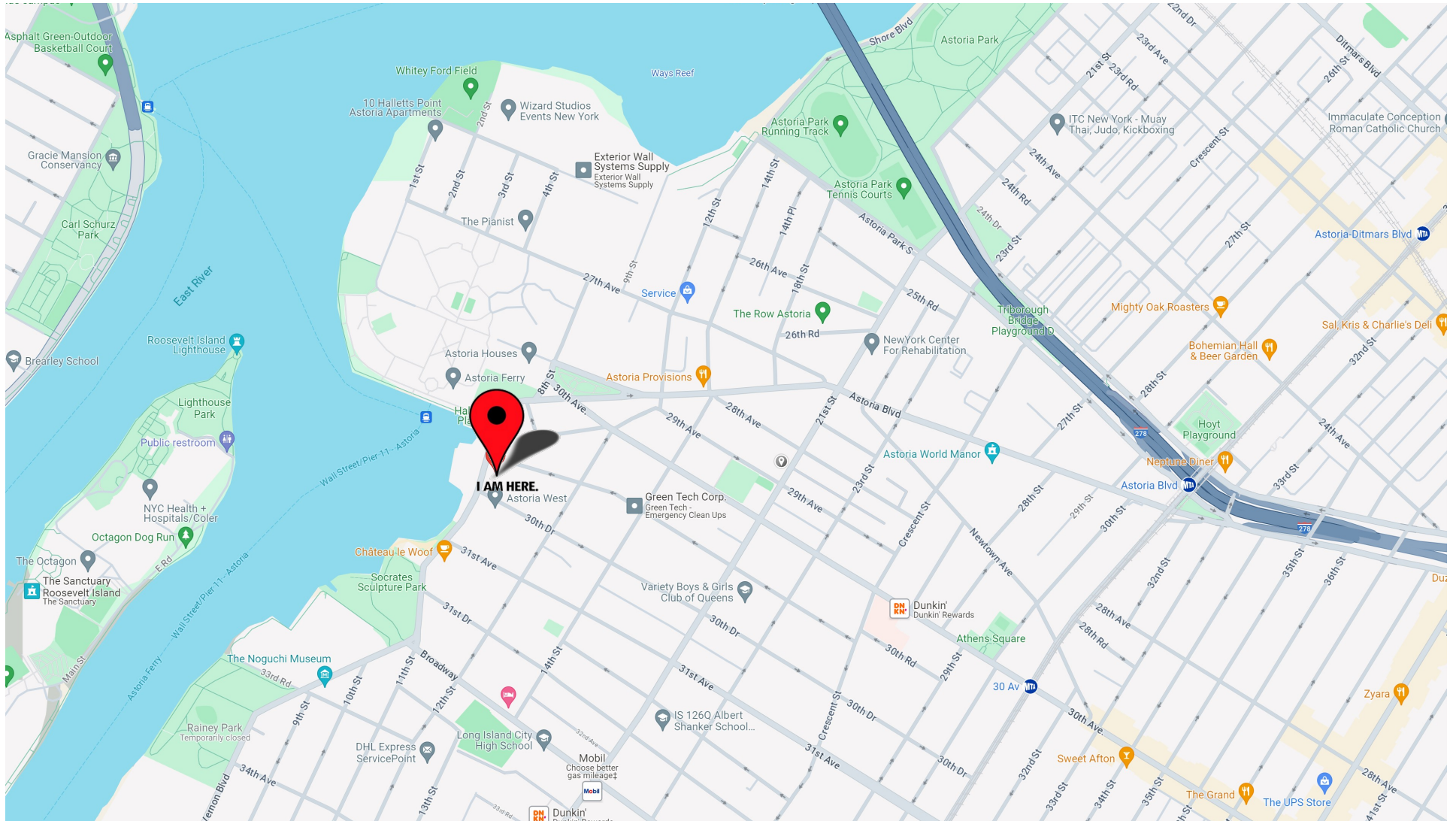
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INTERIOR PHOTOS



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MAP



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