



THE RETAIL AT
**11-14 35TH
AVENUE**
ASTORIA, QUEENS 11106



SPACE HIGHLIGHTS

SPACE		GROUND FLOOR/BASEMENT STORAGE
GROUND FLOOR	20,000 SF	<div>DESCRIPTION</div> <p>Seize this rare opportunity at Nova Astoria, a premier retail space strategically positioned at 11-14 35th Avenue in thriving Astoria, Queens. Featuring an expansive 20,000 SF of prime, ground-floor retail space ideal for grocers, plus an additional 6,000 SF of basement storage, Nova Astoria sets the stage for a landmark grocery destination.</p> <p>The brand-new development, completed in 2025, offers soaring ceilings and abundant natural light, enhancing visibility and customer experience. Perfectly situated on a prominent corner location, this site is designed for maximum exposure and foot traffic.</p> <p>Act swiftly—this exclusive chance to anchor one of Astoria’s fastest-emerging neighborhoods won’t last.</p>
BASEMENT STORAGE	6,000 SF	
LOCATION	35th Avenue & 12th Street	
CEILING HEIGHT	15 FT	
DIMENSIONS	Variable	
ZONING	N/A	
OCCUPANCY	Immediate	<div>HIGHLIGHTS</div> <ul style="list-style-type: none">FRESH Grocery Space at Nova AstoriaNew DevelopmentCornerShell SpaceLong-Term Lease Available
ASKING PRICE	\$50 PSF	

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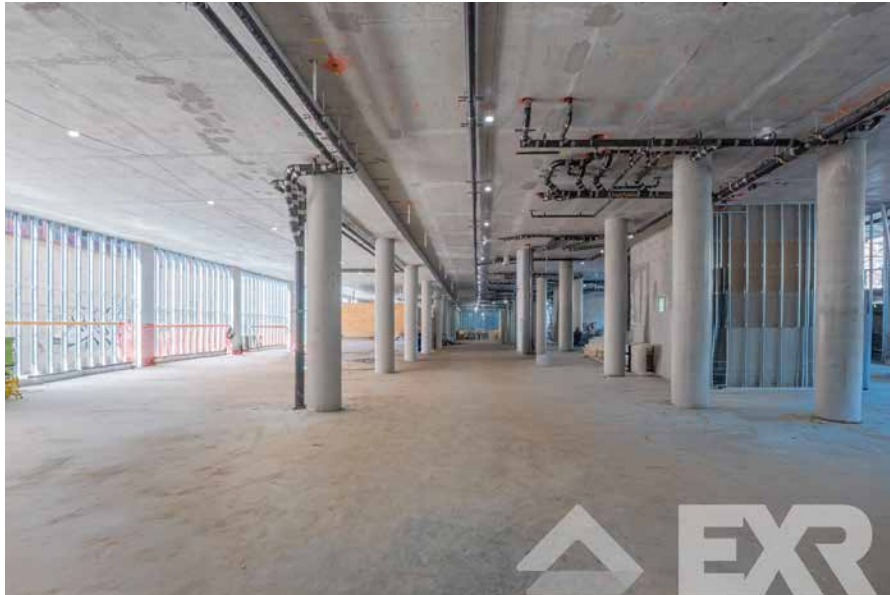
FLOORPLANS & DETAILS



ASTORIA QUEENS 11106

11-14 35TH AVENUE

GALLERY



ASTORIA QUEENS 11106

11-14 35TH AVENUE

GALLERY



NEIGHBORHOOD DEMOGRAPHICS



118,962

POPULATION
WITHIN 1-MILE
RADIUS



36 Years

AVERAGE
POPULATION
AGE



7.8%

POPULATION
GROWTH
SINCE 2010



\$122,351

AVERAGE HHI
WITHIN 12-MILE
RADIUS



1,173

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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11-14 35TH AVENUE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Seafood Momo
Ravenswood Playground
Siam Market
Il Miglio Brick Oven Pizzeria
Queensbridge Park
3Greeks Grill
Hidalgo Mexican Food
Exquisito
Cafe 9
Costco
Trade Fair Supermarket
Holy Cow Burgers
Popeyes Louisiana Kitchen
Golden Bites
Socrates Sculpture Park
Latino Bytes
Sunshine Coffee
Johns panini grill
Little Treasures
Pain D'Avignon
Rainey Park o

TRANSPORTATION

11 Min Walk at 21 St - Queensbridge Station (0.6 mi)
11 Min Walk at 36 Av Station (0.6 mi)
13 Min Walk at Broadway Station (0.7 mi)
13 Min Walk at 39 Av Statio (0.7 mi)
15 Min Walk at Roosevelt Island Station (0.8 mi)





11-14 35TH AVENUE

CONTACT

JOHN LE VINE
(718) 612-7334
J@EXRNY.COM

