

RETAIL / COFFEE SHOP

SPACE FOR LEASE

📍 41-17 31ST AVENUE, ASTORIA, NY 11103

1,800 SF

PRIME RETAIL SPACE
IN THE HEART OF ASTORIA



PRIME LOCATION

Walk Score 97
Transit Score 100



VERSATILE SPACE

Ideal for coffee shop,
café, bakery, juice bar,
or other retail uses



EXCELLENT ACCESS

Near M/R subway
& multiple
bus routes

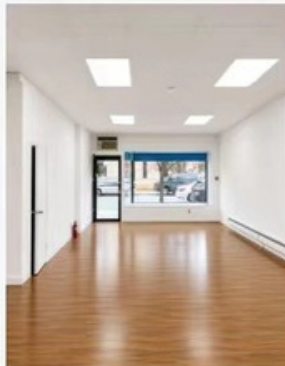


VIBRANT NEIGHBORHOOD

High foot traffic
surrounded by
shopping & dining

PROPERTY HIGHLIGHTS

- ✓ Ground-floor retail space with great visibility in the heart of Astoria.
- ✓ Zoning C1-2, ideal for retail, café, and restaurant uses.
- ✓ Mixed-use building with residential units above.
- ✓ Full basement portion and two storage rooms attached to the store.
- ✓ Fully renovated in 2020.
- ✓ Two garage in the back with driveway access.



MANHATTAN



ASTORIA

276

QUEENS

LEASE INFORMATION

USF (Including Portion of Basement & Two Storage Rooms)	1,800 SF
Total Monthly Rent	\$5,300
Lease Type	Modified Gross
Lease Term	Negotiable
Space Available	07/15/2026
Floor	Ground Floor & Basement



TOTAL MONTHLY RENT

\$5,300

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BUILDING DETAILS

Address: 41-17 31st Avenue, Astoria, NY 11103

Property Type: Mixed-use building with ground-floor commercial storefront and residential units above

Additional Features: A full basement and two storage rooms

Usable SQFT: 1800 Sqft

Building Size: Approximately 3,402 SF

Ceiling Height: 12ft

Year Built: 1920. Fully renovated in 2020

County: Queens County

Zoning: C1-2, ideal for retail, office, and residential uses.





LEASING DETAILS

Listing Type:	Direct
RSF:	1,800 SF
Space Available:	07/15/2026
Lease Term:	Negotiable

Monthly Rent: \$5,300.00



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41-17 31ST AVENUE, ASTORIA, NY 11103

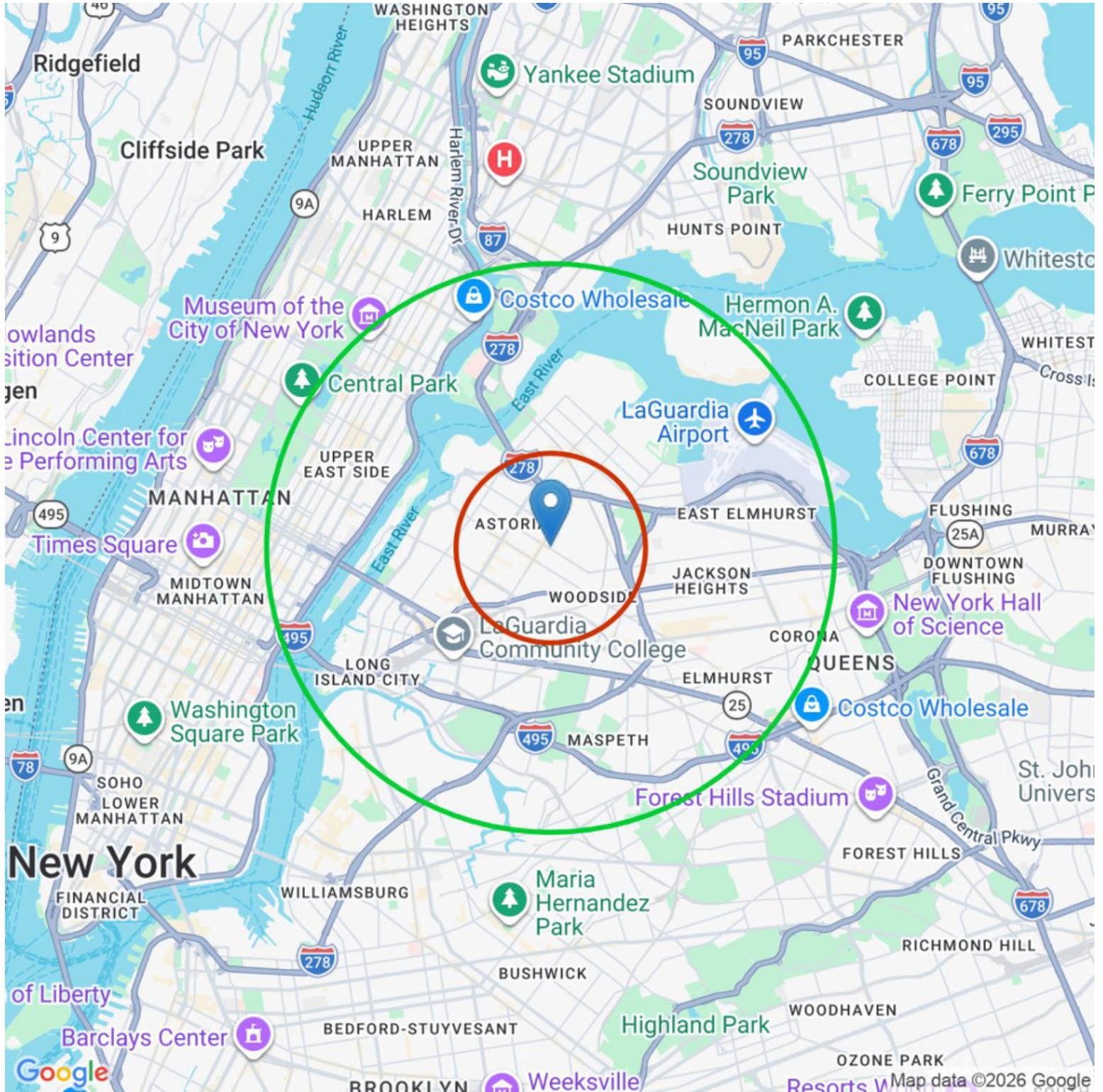
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LOCATION MAP



- **Strategic Location:** Located in Astoria, a thriving neighborhood that serves as a gateway between Manhattan, Brooklyn, and the rest of Queens. Its proximity to major boroughs makes it ideal for reaching a diverse and large customer base.
- **Excellent Accessibility :** The property is well-connected through public transportation, including the M and R subway lines at Steinway Street station and several bus routes such as the Q101, Q104, and Q18. With a Walk Score of 97 ("Walker's Paradise") and a Transit Score of 100 ("Rider's Paradise"), it offers excellent ease of access for customers, employees, and residents, making it a practical choice for various businesses.
- **Neighbourhood Amenties:** Astoria is a vibrant community known for its diverse dining, shopping, and entertainment options. The property's proximity to popular venues can attract a steady customer base and provide a dynamic environment for businesses.
- **Versatile Space:** The building is a mixed-use property featuring a ground-floor commercial storefront, residential units above, a full basement for storage, and two garages. Zoned C1-2, it's suitable for various uses, including retail, office, medical office, and restaurant spaces. The available retail space is approximately 1,134 square feet, with a ceiling height of 10 feet, offering flexibility for different business needs.
- **Recently Renovated:** Originally built in 1920, the property underwent a full renovation in 2020, ensuring modern facilities and infrastructure that meet current standards, making it ready for immediate use.

LOCATION/STUDY AREA MAP (RINGS: 1 & 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

128,492
Population

37.4 Median Age

2.17
Average Household Size

58,820
Total Households

EDUCATION

3.18%
No High School
Diploma

20.75%
High School
Graduate

9.29%
Some College

35.66%
Bachelor's/
Grad

BUSINESS

4,721
Total Businesses

35,412
Total Employees

EMPLOYMENT

1,976
Manufacturing
Employees

4,610
Retail Trade
Employees

3,944
Eating &
Drinking
Employees

2,448
Finance/Ins/Real
Estate Emp

6% Unemployment Rate

INCOME

\$94,958
Median Household Income

\$59,801
Per Capita Income

\$78,173
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.27%)
The smallest group : \$25,000 - \$34,999 (4.03%)

Indicator	Value(%)	
< \$15,000	8.6	
\$15,000 - \$24,999	5.24	
\$25,000 - \$34,999	4.03	
\$35,000 - \$49,999	7.21	
\$50,000 - \$74,999	13.95	
\$75,000 - \$99,999	13.1	
\$100,000 - \$149,999	18.27	
\$150,000 - \$199,999	12.42	
\$200,000+	17.18	



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

1,059,769
Population

38.6 Median Age



2.3
Average Household Size

442,188
Total Households

EDUCATION



4.77%
No High
School
Diploma



23.94%
High School
Graduate



8.94%
Some College



29.67%
Bachelor's/
Grad

BUSINESS



39,196
Total Businesses



470,981
Total Employees

EMPLOYMENT

19,288
Manufacturing
Employees

37,194
Retail Trade
Employees

30,399
Eating &
Drinking
Employees

48,049
Finance/Ins/Real
Estate Emp

5.3% Unemployment Rate

INCOME



\$102,607
Median Household Income



\$71,991
Per Capita Income



\$117,473
Median Net Worth

Households by Income

The largest group : \$200,000+ (25.4%)

The smallest group : \$25,000 - \$34,999 (4.5%)

Indicator	Value(%)	
< \$15,000	8.98	
\$15,000 - \$24,999	5.27	
\$25,000 - \$34,999	4.5	
\$35,000 - \$49,999	6.98	
\$50,000 - \$74,999	12.15	
\$75,000 - \$99,999	10.99	
\$100,000 - \$149,999	15.66	
\$150,000 - \$199,999	10.05	
\$200,000+	25.4	



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INFOGRAPHIC: POPULATION TREND (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

128,492

Population

58,887

Households

37.4

Median Age

2.17

Avg Size Household

\$94,958

Median Household
Income

\$936,580

Median Home Value

72

Wealth Index

42

Housing Affordability

80.2

Diversity Index

HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

-0.2%

2026-2031
Forecasted
Growth Rate

0.02%



Household
Population

127,713



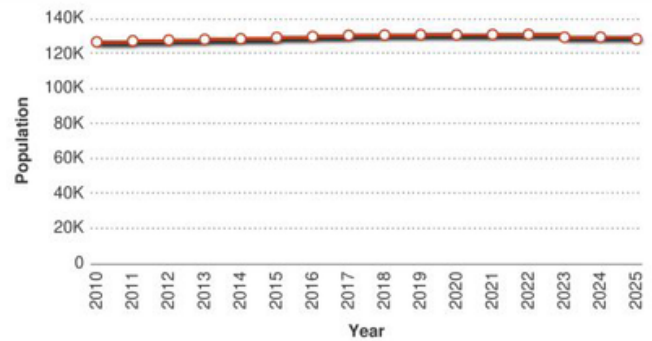
Population
Density

41,383

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+



DAYTIME POPULATION



113,694

2026 Total Daytime Population



52,078

2026 Daytime Pop: Residents



61,616

2026 Daytime Pop: Workers



36,587

2026 Daytime Pop Density

POPULATION BY GENERATION



3.41%

Greatest Gen: Born
1945/Earlier



13.53%

Baby Boomer: Born
1946 to 1964



17.44%

Generation X: Born
1965 to 1980



39.65%

Millennial: Born 1981
to 1998



18.73%

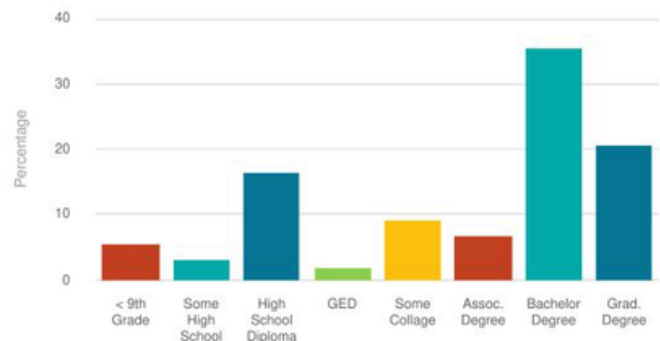
Generation Z: Born
1999 to 2016



7.23%

Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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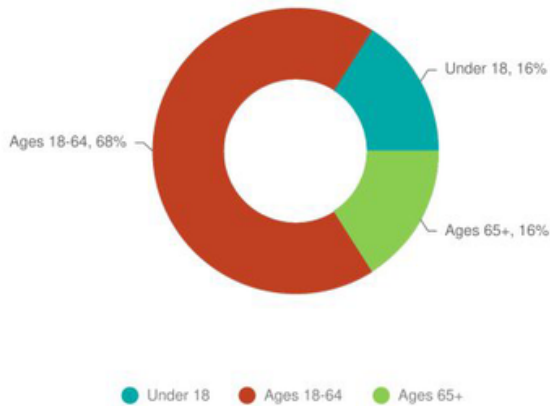
41-17 31ST AVENUE, ASTORIA, NY 11103

INFOGRAPHIC: POPULATION TREND (RING: 3 MILE RADIUS)

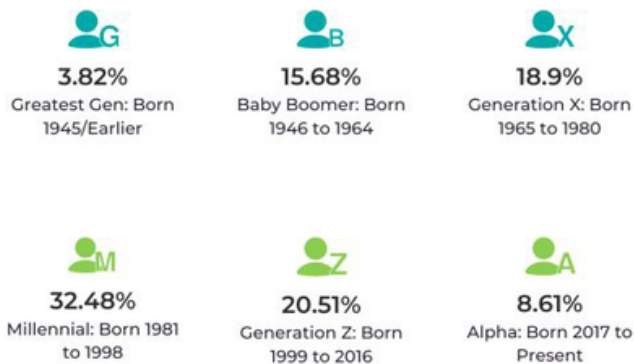
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

1,059,769 Population	449,457 Households	38.6 Median Age
2.3 Avg Size Household	\$102,607 Median Household Income	\$987,298 Median Home Value
111 Wealth Index	43 Housing Affordability	84.9 Diversity Index

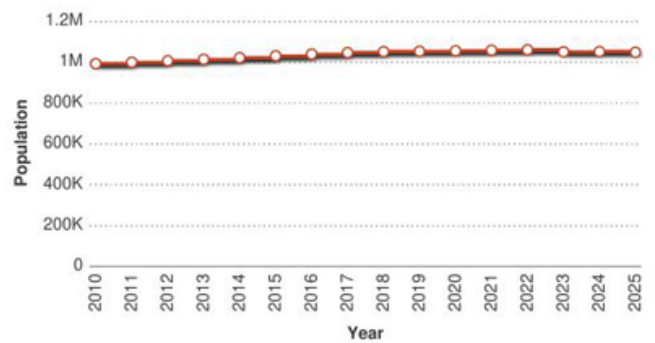
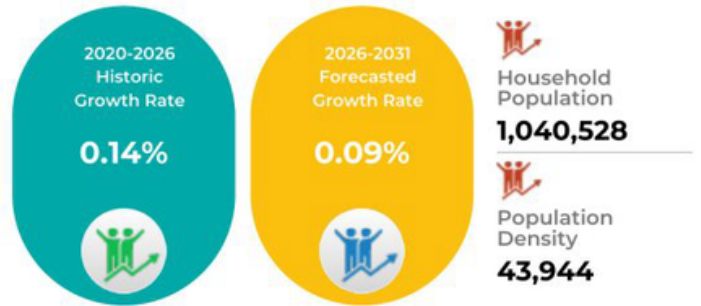
POPULATION BY AGE



POPULATION BY GENERATION



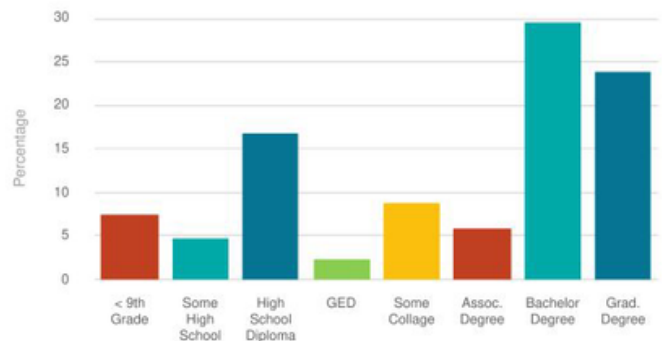
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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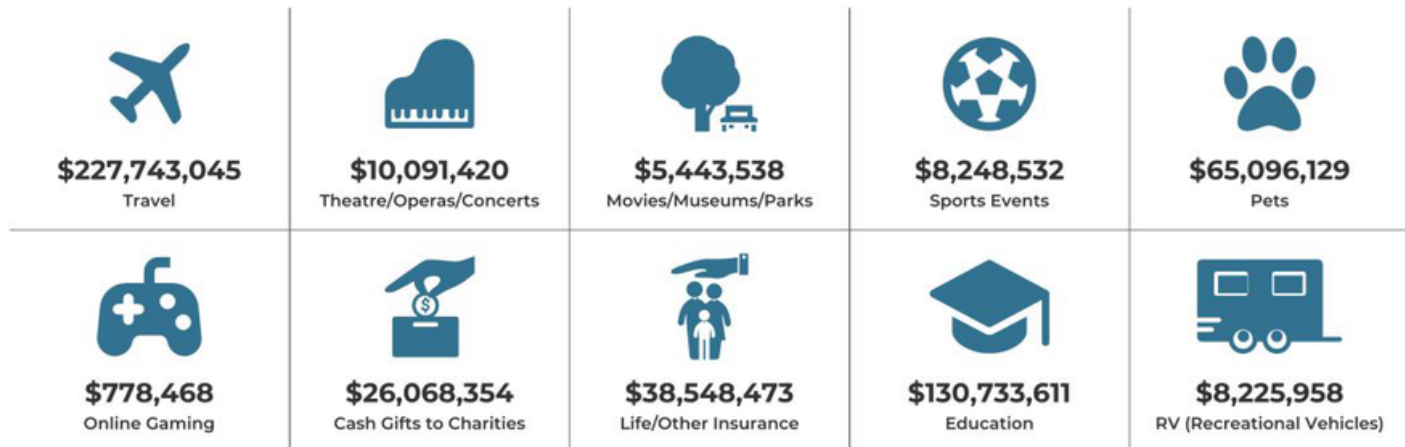
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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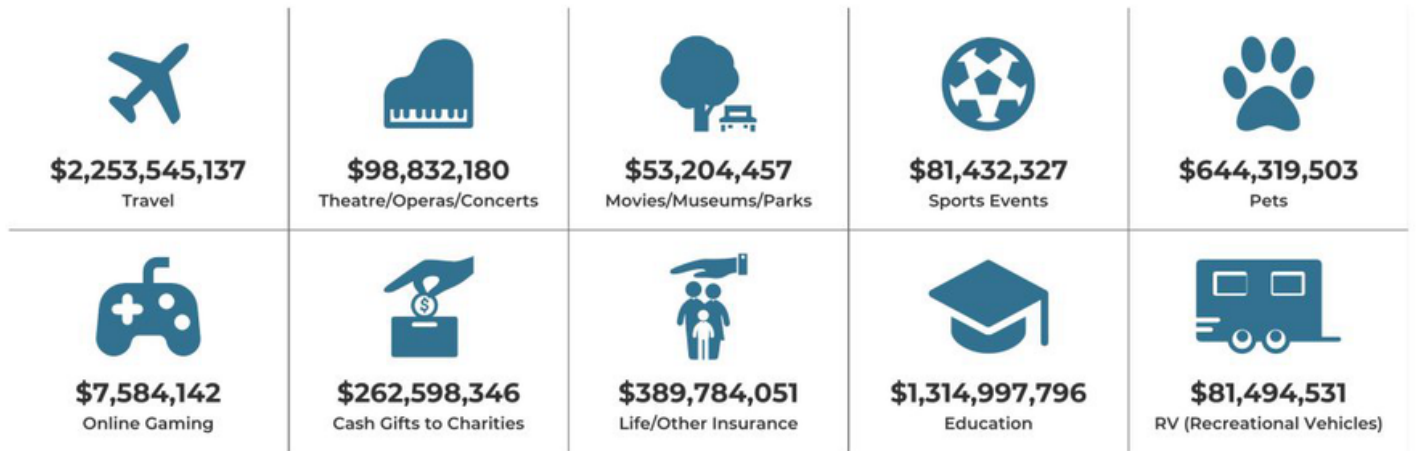
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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**For more information about this
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