



Rendering

31-63

STEINWAY STREET
ASTORIA, QUEENS

2,558 SF STOREFRONT + BSMT | HIGH DENSITY NATIONAL TENANT CORRIDOR

31-63 Steinway Street


Centrally located, steps off Broadway along

Available

Ground 2,558 sf - 10'-7" Ceiling Height
Basement 2,632 sf - 8'-7.5" Ceiling Height
Total: 5,190 sf

Frontage: 31'-5" ft. along Steinway St.
Possession: Arranged
Rent: Upon Request

Comments

- Freestanding branding opportunity
- Ideal for QSR, urgent care, dental, or general retail - currently NSB Sportswear
- Located between Diamond Braces and Fabco
- Accessible via the  subway lines
- National tenant block including FedEx Office & Print, Verizon, The Vitamin Shoppe, CityMD, Bath & Body Works, German Doner Kebab, McDonald's, The Children's Place, Fabco, Chase Bank, CVS Pharmacy, Starbucks, Chipotle, The Dermatology Specialists, T-Mobile
- Area tenants Broadway Wine & Liquor, Tropical Smoothie Café, Steinway Pizza, Astoria Pets, Café de Columbia Bakery II, Better Body Bootcamp, Zales, The Red District, New York City Bagel & Coffee House, Las Margaritas, Cronin & Phelan's . . . to name a few

By the Numbers

Retail Businesses

789

1 Mile Radius

Households

66,075

2023 est. - 1 Mile Radius

Household Income

\$104,932

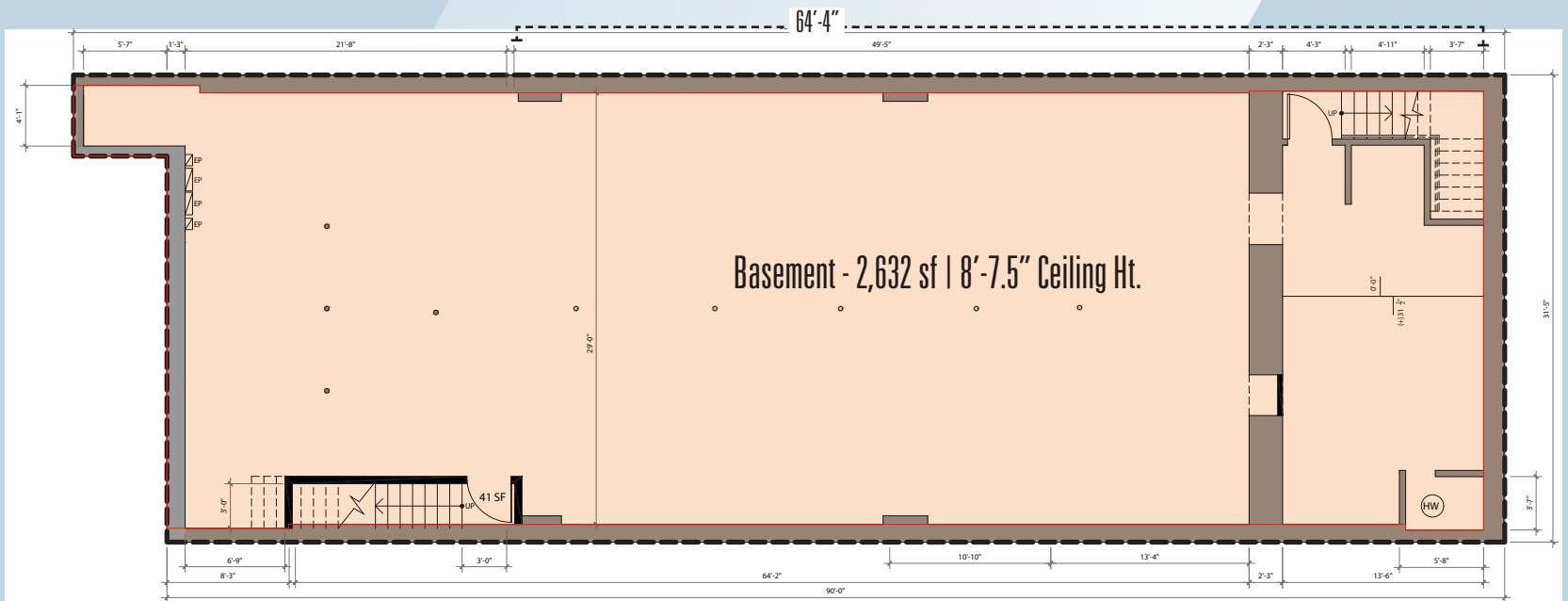
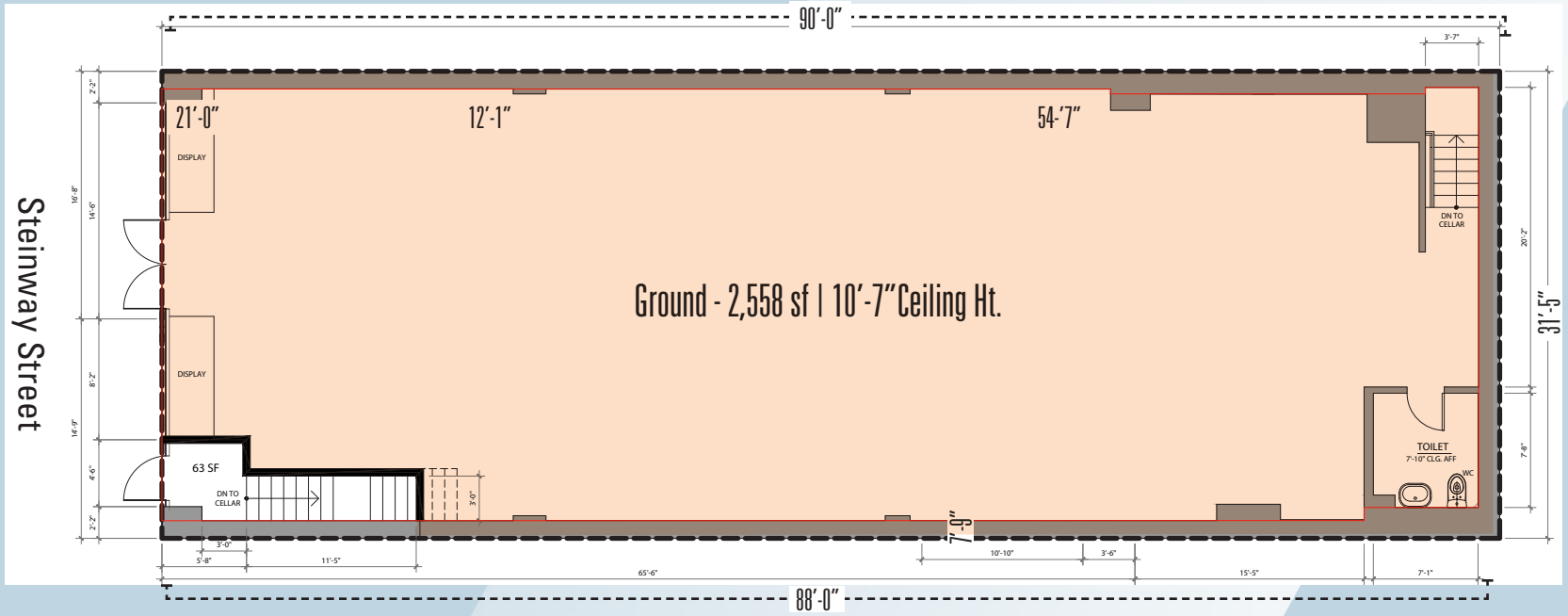
2023 Average

Subway Ridership

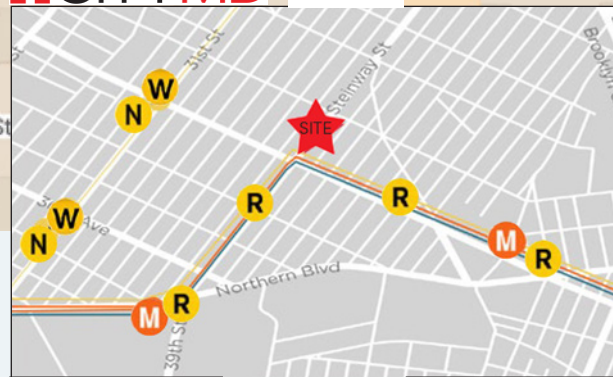
2,110,765

2021 Annual - Steinway Street Station

Floor Plan - 5,190 sf total



Area National Tenants



Annual Ridership
980,573
N W
2021

Annual Ridership
2,110,765
M R
2021

- | | | |
|-------------------------------|----------------------------|------------------------------------|
| 1. GameStop | 9. McDonald's | 17. The Dermatology Specialists |
| 2. Popeye's Louisiana Kitchen | 10. The Children's Place | 18. T-Mobile |
| 3. FedEx Office & Print | 11. Fabco Shoes | 19. Diamond Braces |
| 4. Verizon | 12. Chipotle Mexican Grill | 20. Bank of America |
| 5. The Vitamin Shoppe | 13. Chase Bank | 21. Banana Republic Factory |
| 6. CityMD | 14. TD Bank | 22. Express |
| 7. Bath & Body Works | 15. CVS | 23. Tiger Schulmann's Martial Arts |
| 8. German Doner Kebab | 16. Starbucks | |



For further information and/or inspection contact:

Mark Tergesen

Licensed Assoc. Real Estate Broker
212.400.9528
mt@absre.com

Howard I. Gilbert

Licensed Assoc. Real Estate Broker
212.400.9492
hgilbert@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com