

AVAILABLE

# 22-01 31ST STREET

ASTORIA, NEW YORK 11105

RETAIL



## PROPERTY INFO

- + Premises: 1,181 SF
- + Term: Sublease through 10/31/2022; Possibility of one Additional 5-year Option
- + Neighboring Tenants: TD Bank, AT&T, T-Mobile, Verizon Wireless, Cricket Mobile, Foot Locker, Capital One Bank, CVS Pharmacy, Artichoke Basille's Pizza, Time Warner Cable, Santander Bank, Citibank, GNC, 7-Eleven, Subway
- + Comments:
  - Rare small space opportunity on prime 31st Street steps from the intersection of 31st Street and Ditmars Boulevard
  - Amazing 7-Day per week pedestrian and vehicular counts
  - Steps to the Astoria-Ditmars Boulevard Subway (N/Q) with 5.4 Million Annual Ridership
  - Directly across the street from new Big Box retail development (Under Construction)



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## EXTERIOR



## CONTACT US

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31st Street, Astoria, Queens				
Antoine's Fine Jewelry	21-50		21-47	NY Public Library
Residential	21-52		21-49	Benjamin Moore
Church and School			21-51	Mandee
Residential	21-66		21-61	California Farmer's Market
Residential	21-68			Carpet & Furniture
Astoria Apartments	21-70		21-81	CVS Pharmacy
Trattoria L'Incontro	21-76			
Pizza Palace	29-29			
Ditmars Boulevard		Ditmars Boulevard		
Starbucks	22-02	31st Street	22-01	TD Bank
Capital One Bank	22-04			Family Dentistry
Blossom in Astoria (2nd Floor)				AVAILABLE: 1,181 SF
New big box multi-level retail development coming soon (TJ MAXX; Fitness Tenant)	22-06			AT&T Wireless
			Walkway to Rear Parking Lot	
CitiBank	22-16	31st Street	22-11	SUBWAY Sandwich
Foot Locker	22-20			Kapil News Corp.
T-Mobile	22-22			Tara Nails & Spa Inc.
Jolson Liquor Store	22-24			Dragon & Phoenix Chinese Food
Igloo Café	22-26			Cohen's Fashion Optical
GNC	22-28			Soho Sandwich Bar & Blends
Chase Bank	22-30			Key Food
Radio Shack/Sprint	22-32			22-29
Dana Taekwondo	22-34	22-33	Greenline Organic Grocery	
Mojave Restaurant		22-35	Last Stop Café	
Flowers & Gifts	22-36	22-37	Mike's Diner	
Odyssey Optical	22-38	22-39	Verizon Wireless	
Rose & Joe's Bakery	22-40	22-39	Aldor Jewelry Creations	
Olympia Vitamins	22-42	22-41	Restaurant	
Convenience Store	22-44		Chase Bank	
Bagel Café (coming soon)	22-46	22-45	Vallone & Vallone Law Offices (2nd Fl)	
Gamestop	22-48	Subway Steps (5.4 million)	22-47-22-55	Cricket Wireless
Payless Shoes				Shwarmania
McDonalds	22-50	Rosario's Italian Market		
Golden Food Market/Produce	22-52	Yaar Indian Restaurant		
Yoga Studio (2nd Floor)	22-54	O'Hanlon's Bar		
Artichoke Pizza	22-56	A&D Meat Market		
Sion Grocery & Candy	22-58	Subway Steps (5.4 million)	Astoria Convenience Inc.	
Hong Shoe Repair	22-60		22-59	Sovereign Bank
Railroad Trestle		Railroad Trestle		
US Post Office	22-70	31st Street	22-73	Mexican Restarant
Sweet Spot Sports Bar	22-72		22-75-22-85 AKA 31-01	Time Warner Cable
Zapiti Enterprises Driving School	22-74			
Astoria Flower Market	22-76			
Astoria Fishery	22-78			
Double G Pharmacy	22-82			
23rd Avenue		23rd Avenue		
Investors Bank	23-02		23-01	Bareburger

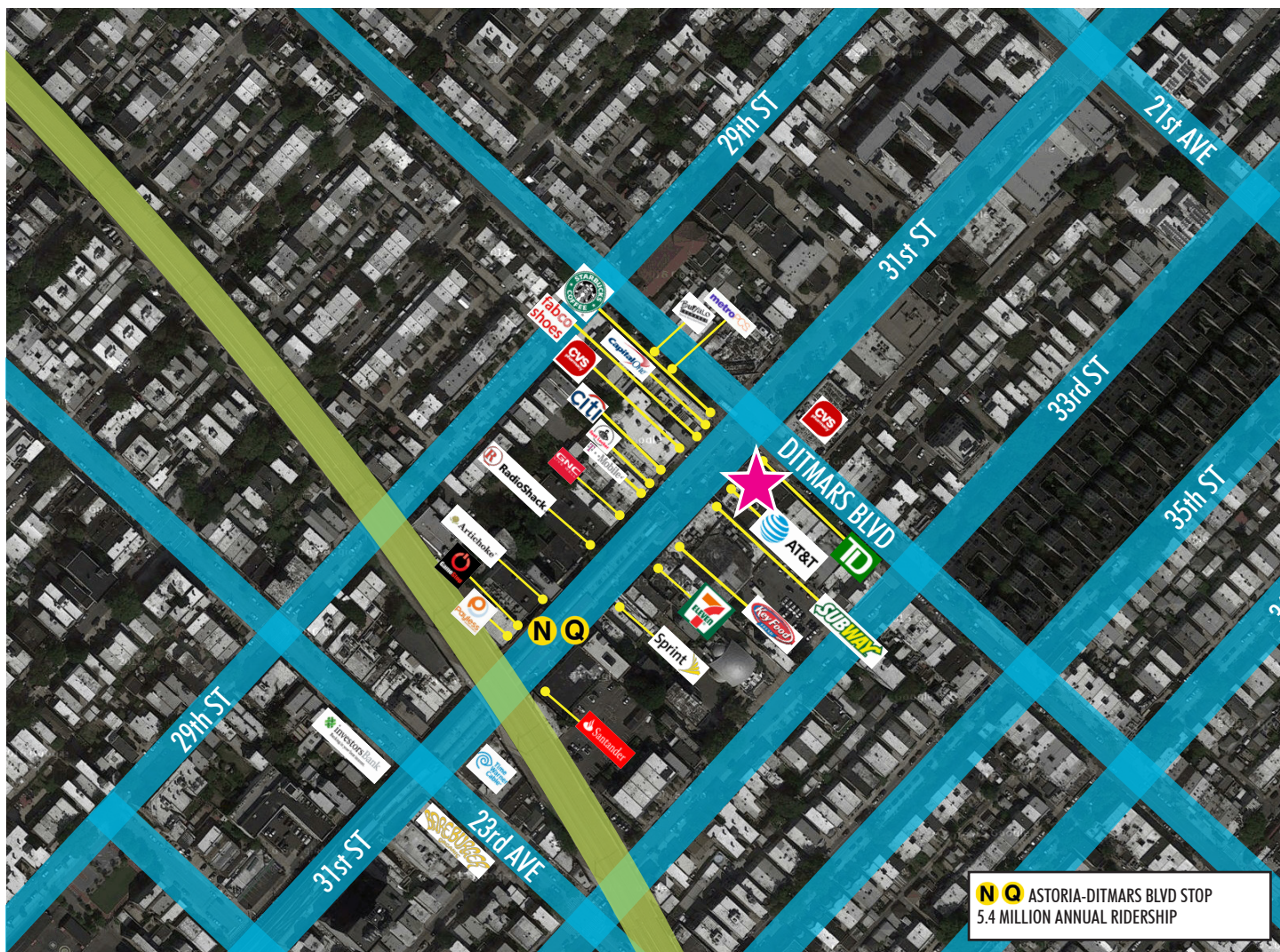


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