



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
<u>Basement</u>	<u>2,632 sf - 8'-7.5" Ceiling Height</u>
Total:	5,190 sf

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

Possible Divisions - Retail 1

Ground	1,738 sf - 10'-7" Ceiling Height
<u>Basement</u>	<u>1,170 sf - 8'-7.5" Ceiling Height</u>
Total:	2,908 sf

Retail 2

Ground	757 sf - 10'-7" Ceiling Height
<u>Basement</u>	<u>741 sf - 8'-7.5" Ceiling Height</u>
Total:	1,498 sf

Comments

- Freestanding branding opportunity
- Ideal for QSR, urgent care, dental, or general retail - currently NSB Sportswear
- 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, 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, Noche De Margaritas, 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

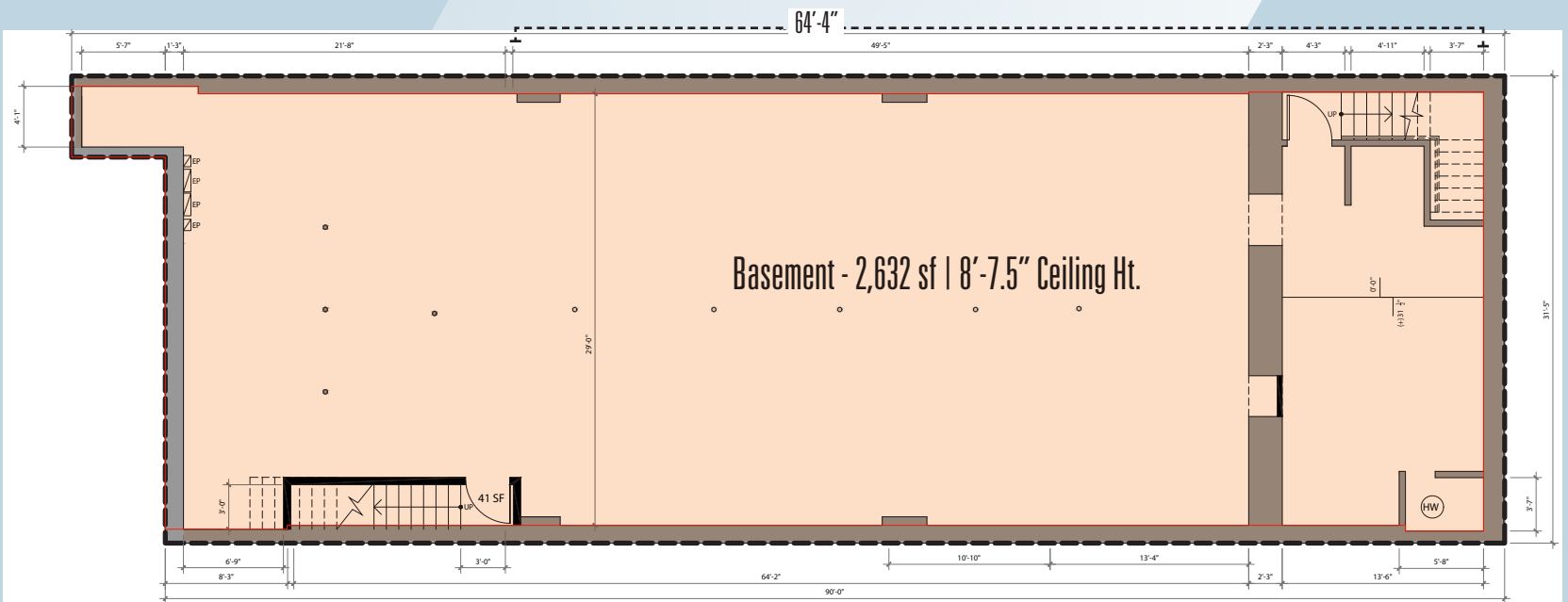
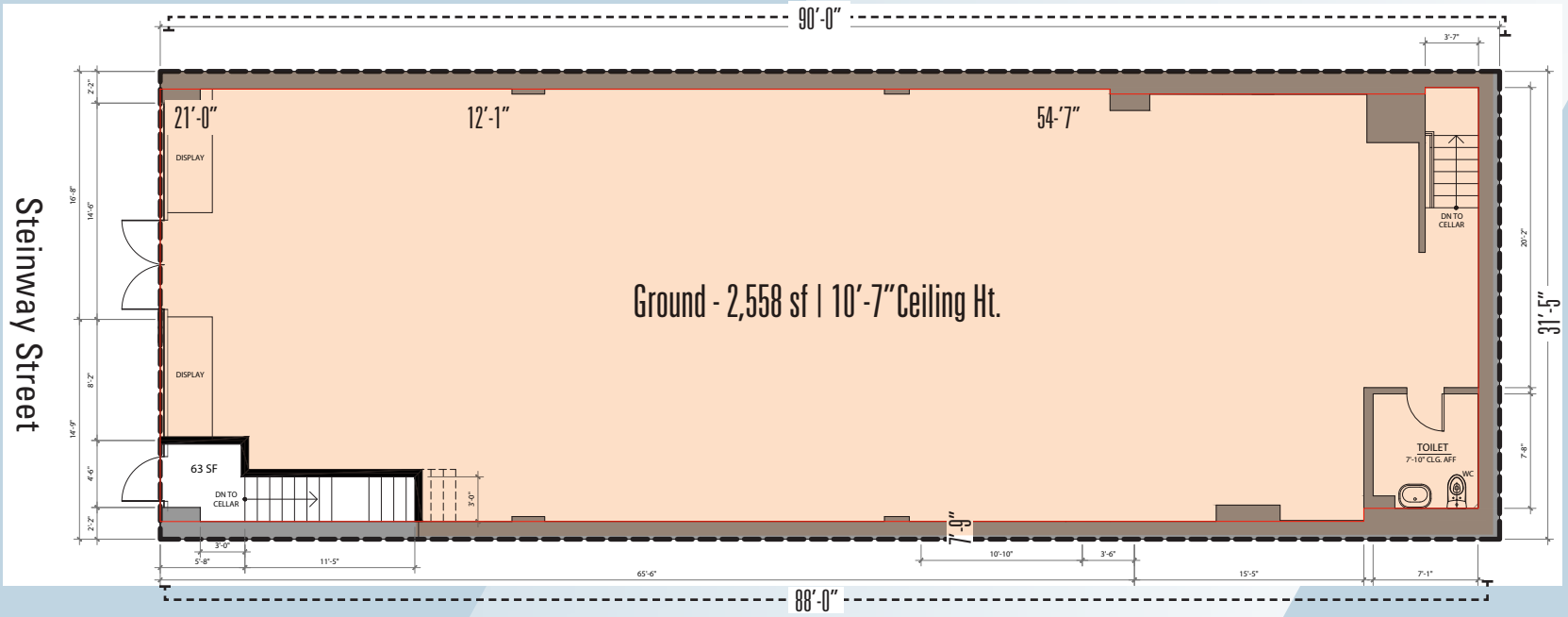
2023 Average

Subway Ridership

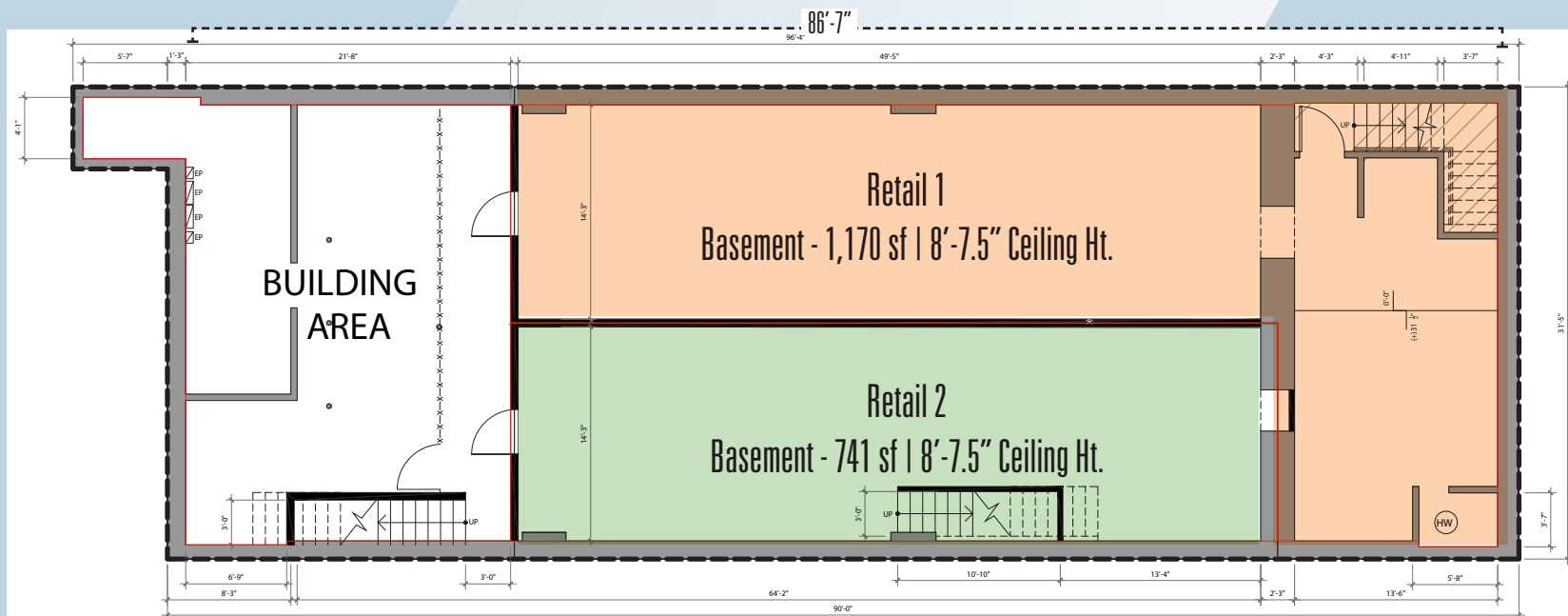
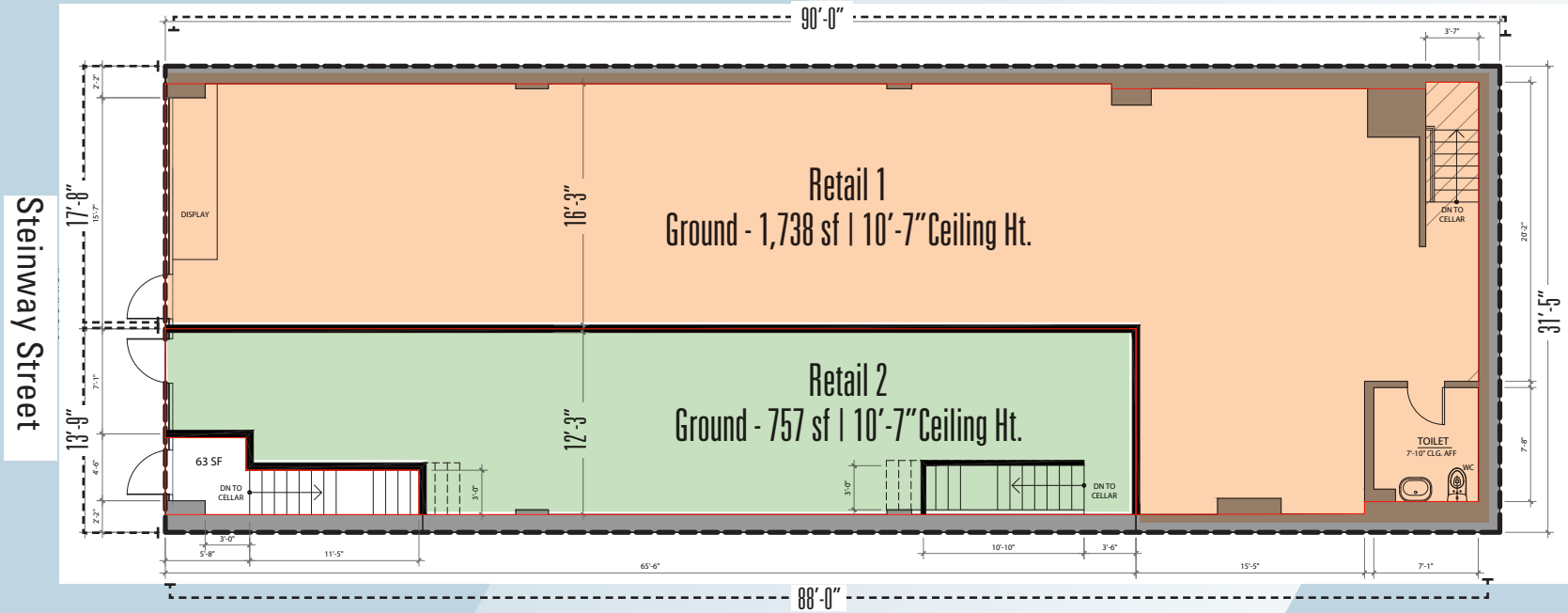
2,110,765

2021 Annual - Steinway Street Station

Floor Plan - 5,190 sf total



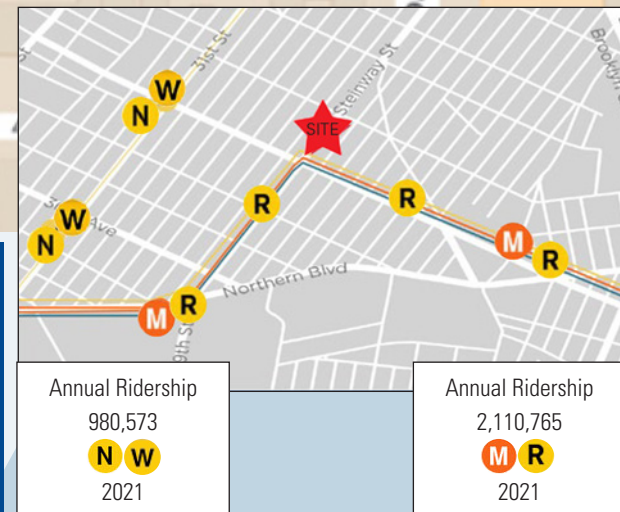
Floor Plan - Possible Divisions



Area National Tenants



- | | | |
|-------------------------|----------------------------|---------------------------------|
| 1. GameStop | 7. Bath & Body Works | 13. Chase Bank |
| 2. Gap Factory | 8. German Doner Kebab | 14. TD Bank |
| 3. FedEx Office & Print | 9. McDonald's | 15. CVS |
| 4. Verizon | 10. The Children's Place | 16. Starbucks |
| 5. The Vitamin Shoppe | 11. Fabco Shoes | 17. The Dermatology Specialists |
| 6. CityMD | 12. Chipotle Mexican Grill | 18. T-Mobile |
| | | 19. Diamond Braces |





For further information and/or inspection contact:

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