



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Brand New Development | 26-41 3rd St | LOOKING FOR ESSENTIAL SERVICE USERS

26-41 3rd St, Queens, NY 11102

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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 850 - 3,280 SF

Building Size: 9,032 SF

Lot Size: 14,614 SF

Zoning: R6

PROPERTY OVERVIEW

Space #2: - 3,280 SF - Retail - Facing 27th Ave

Space #3: - 850 SF - Retail - Facing 3rd St - Divisible

Looking for essential services to help the new & growing neighborhood of Halletts Cove:

- Coffee shops/pizzerias/sidewalk cafes
- Barber shops/salons
- Laundromats
- Fitness concepts
- Shipping center
- Pet-based business (groomer, boarding, daycare)
- Education (daycare/nursery)

LOCATION OVERVIEW

Located in the Astoria neighborhood of Queens in the coveted Halletts Point within walking distance to the waterfront near the 30th Ave subway station. The available commercial spaces rest at the base of 60 high-end residential units.

Nearest Transit: Q & N trains at 30th Ave and the Q19, Q103, Q18, & Q102 bus lines.

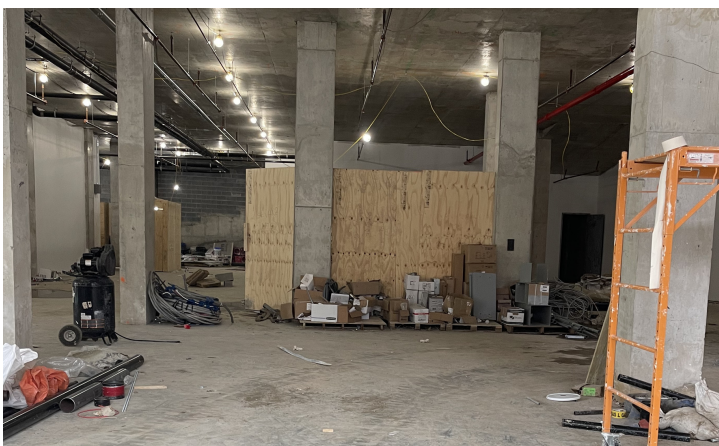
Nearby tenants include Brother's Pizza, Vesta Trattoria & Wine Bar, Brooklyn Harvest Market, Arcadia Bar & Kitchen, William & Willow, Trattoria Ora, Rite Aid, McDonald's and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.





Additional Photos

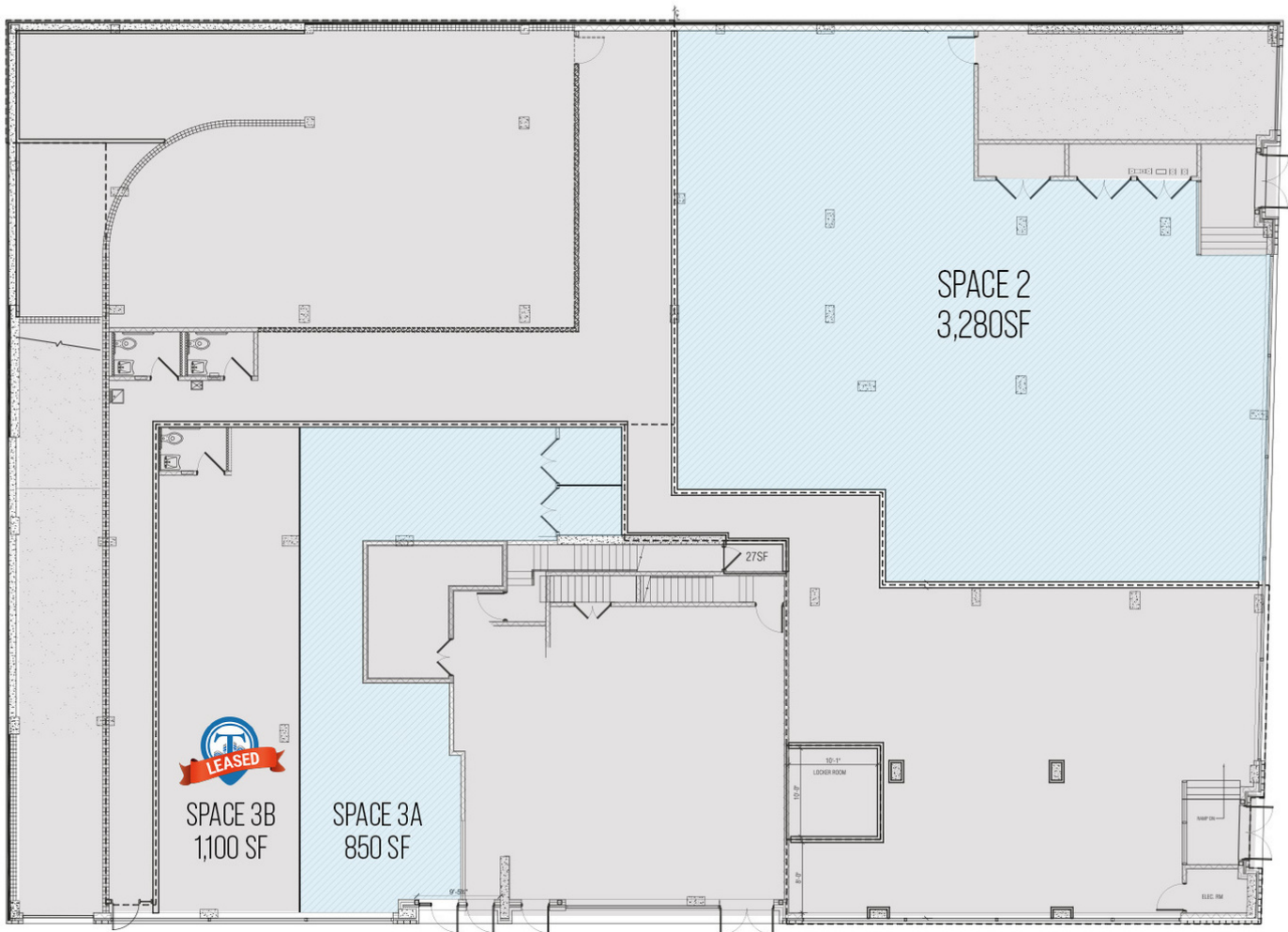


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Floor Plan



26-41 3RD STREET

TOTAL AVAILABLE SPACE - 4,130 SF

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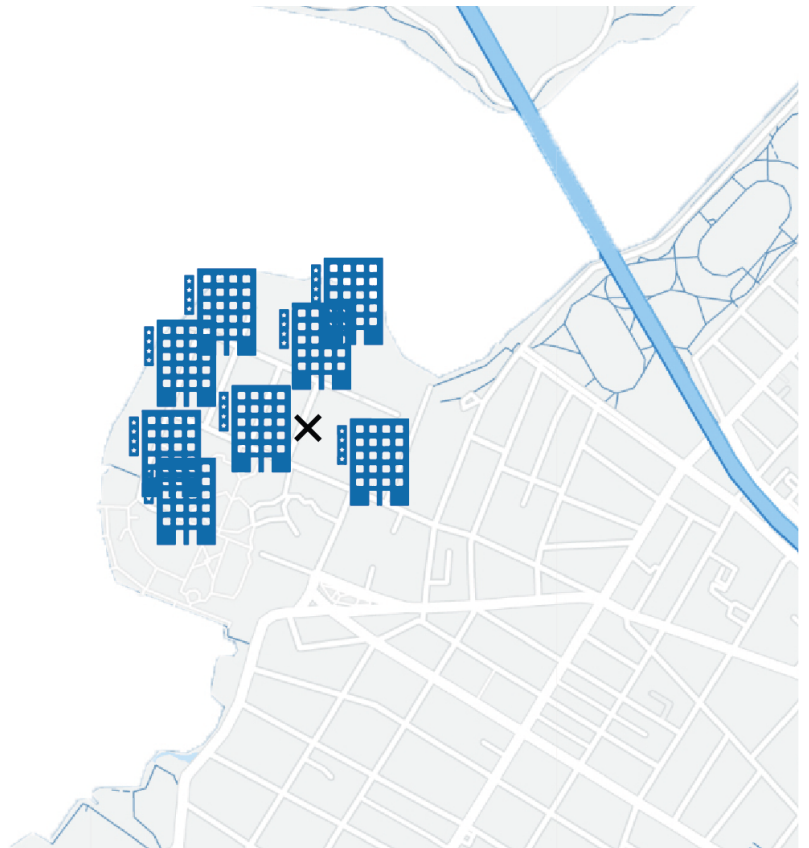
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**1,400+ NEW UNITS BEFORE 2031
WITHIN A 5 MINUTE WALK**



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Best Uses

FOOD / BEV

- DELI
- GROCERY STORE
- BARS / RESTAURANTS
 - COFFEE SHOP
 - PIZZA
 - COCKTAIL BAR
 - BAKERY
 - JUICE BAR
 - DOUGHNUT SHOP
 - BAGEL SHOP
- WINE / LIQUOR SHOP

RETAIL

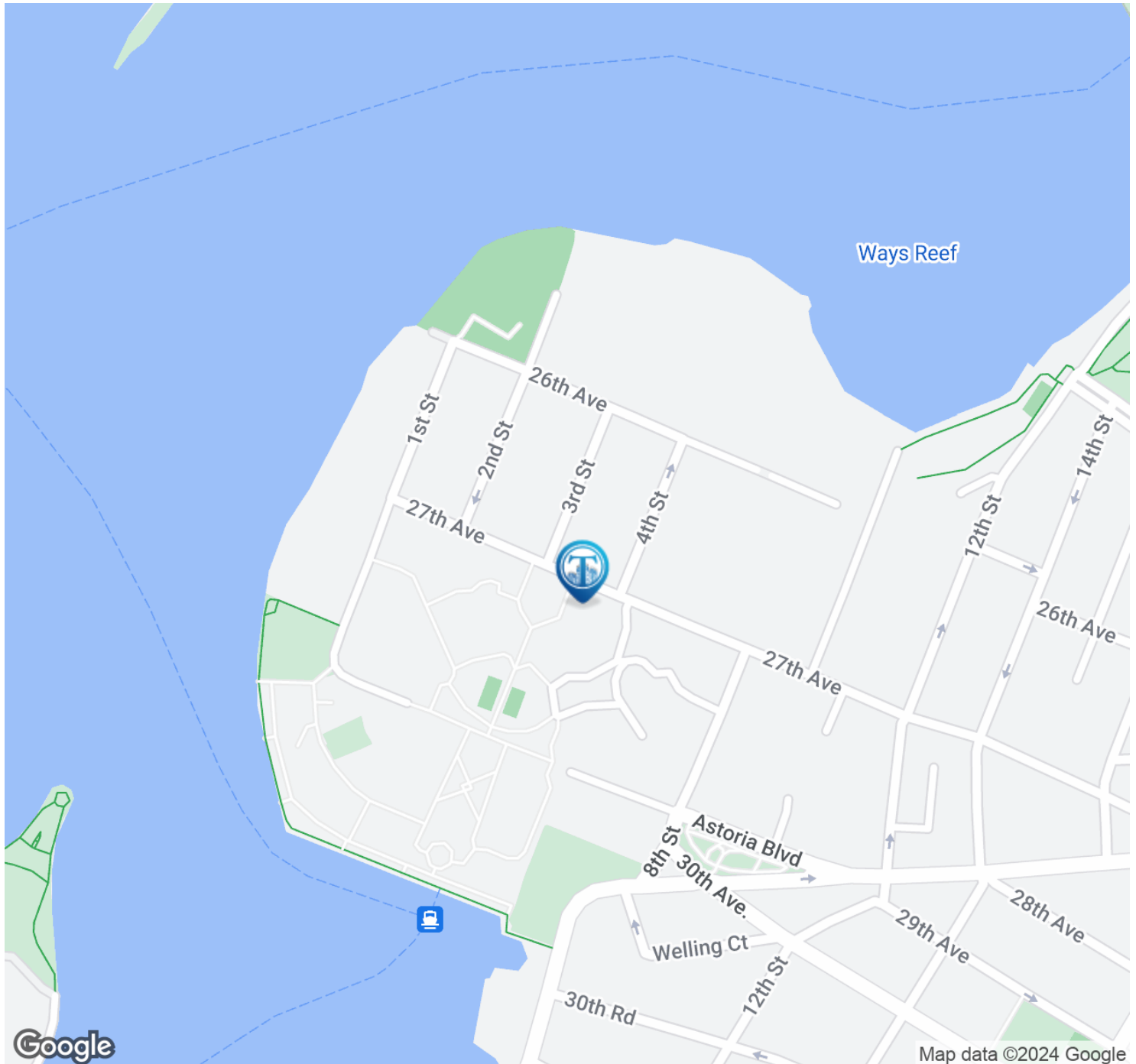
- NAIL SALON
- PET SUPPLY STORE
- DRY CLEANER
- PHARMACY
- HARDWARE STORE
- GYM
- SHIPPING STORE
- VET
- BOOKSTORE
- URGENT CARE
- YOGA / PILATES STUDIO

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Location Map

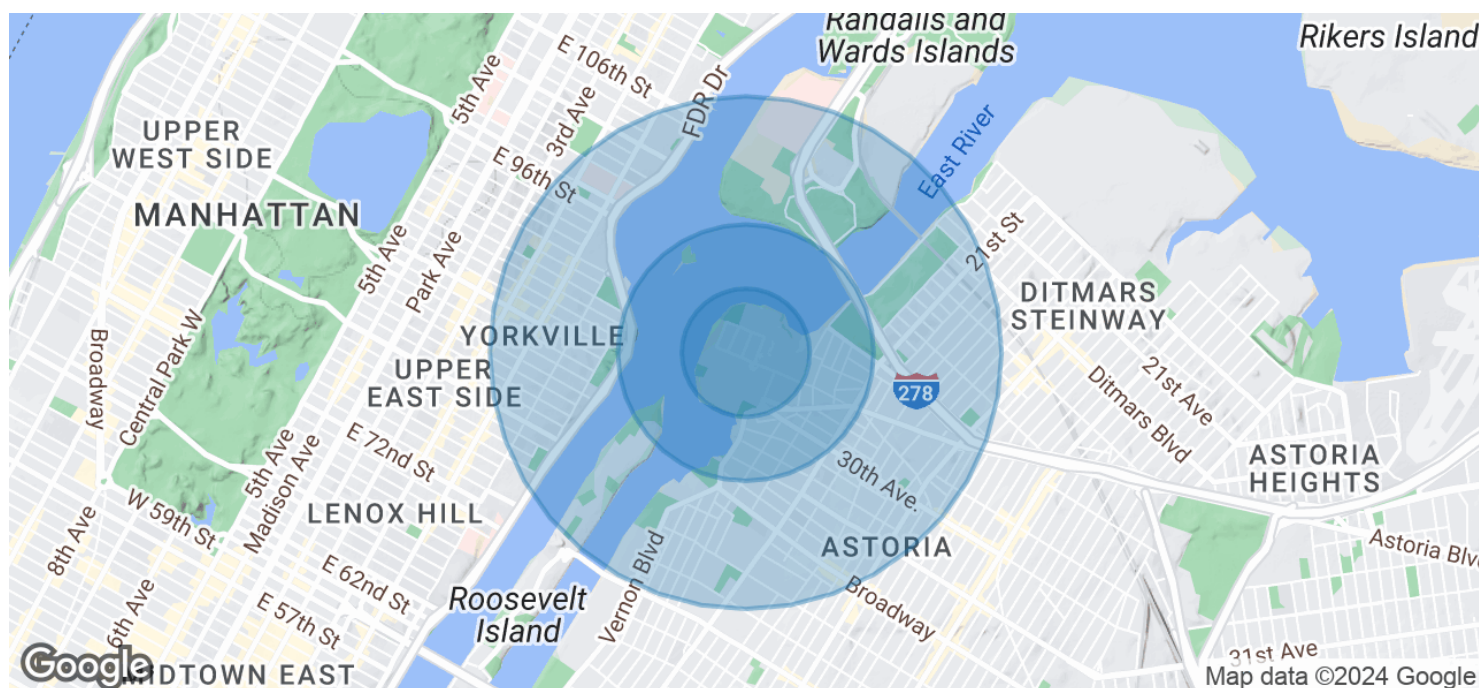


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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,807	11,393	138,639
Average Age	39.7	38.3	39.6
Average Age (Male)	30.9	34.2	38.9
Average Age (Female)	47.3	42.5	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,881	6,901	79,354
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$47,855	\$62,927	\$118,340
Average House Value	\$196,260	\$488,933	\$497,506

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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