



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



## FOR LEASE | COMMUNITY FACILITY SPACE

19,000 SF | 2-24 26th Ave | Brand New Divisible Community Facility Space for Lease

2-24 26th Avenue, Astoria, NY 11102

Shlomi Bagdadi  
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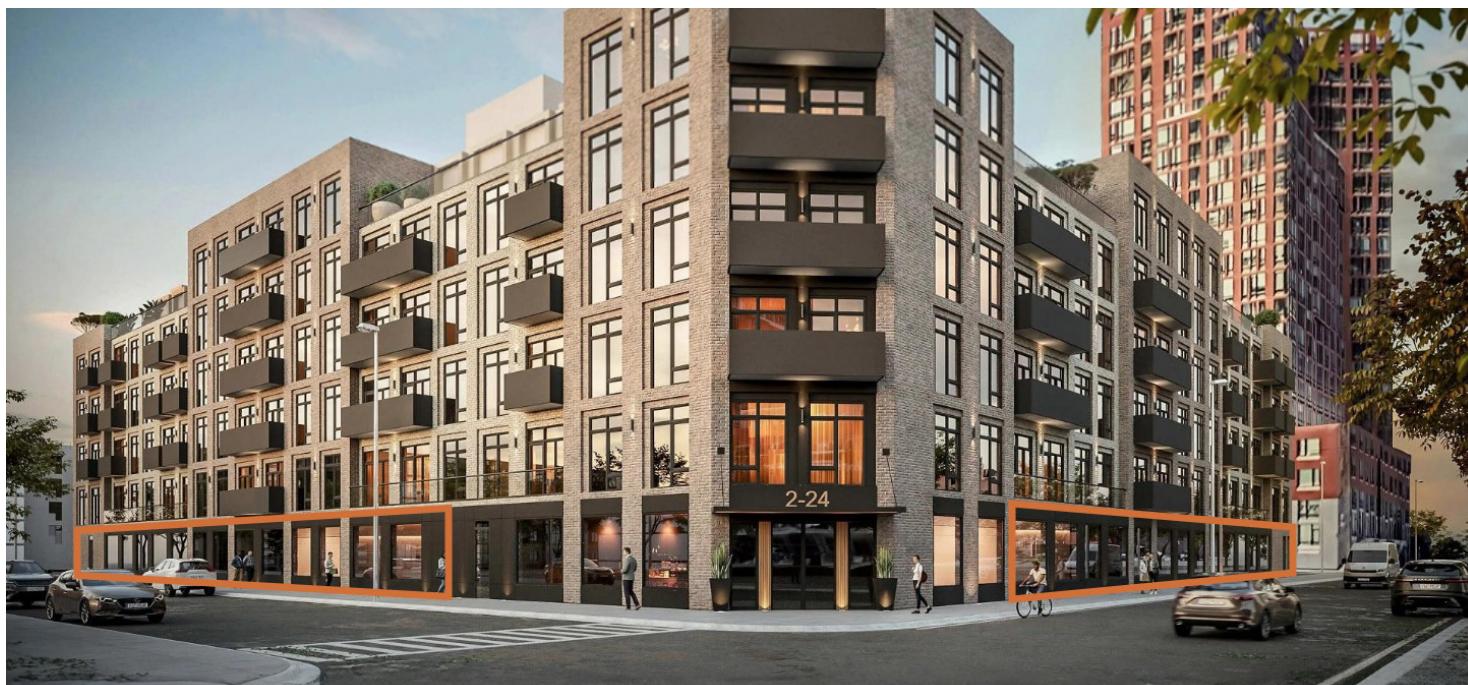
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 19,000 SF

Building Size: 136,000 SF

Lot Size: 2,450 SF

Zoning: R6

### PROPERTY OVERVIEW

Welcome to 2-24 26th Ave nestled on a stunning corner in Astoria. This brand-new development is poised to redefine community spaces in the heart of Queens, offering a truly unique and versatile space.

### LOCATION OVERVIEW

Halletts Cove is a waterfront area located in the neighborhood of Astoria in the borough of Queens, New York City. It's situated along the East River and is going through a major revitalization. Every block in this area has a new development either just getting underway, near completion, or already finished with new residents moving and calling it home. As these new buildings come up there will be a need for essential services to lease commercial space and service the community.

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

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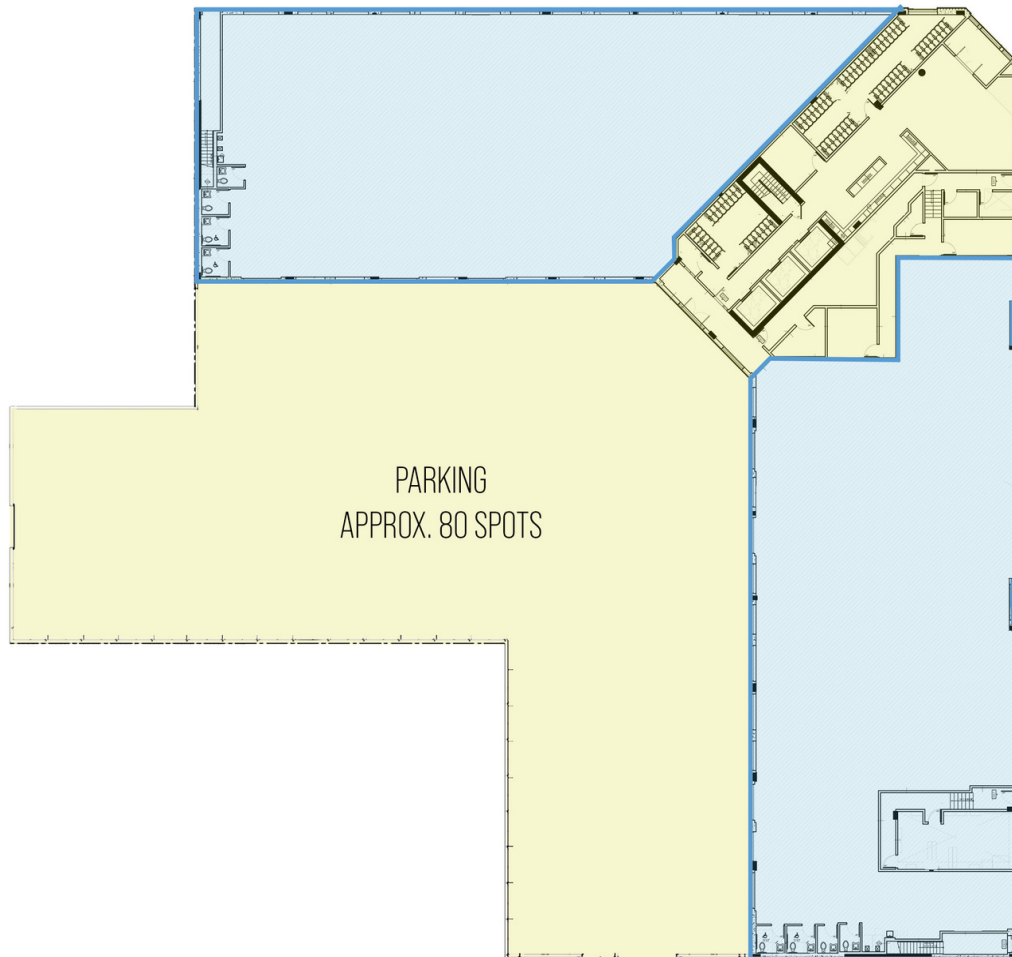
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## Floor Plan



2-24 26TH AVENUE  
1ST FLOOR  
TOTAL AVAILABLE SPACE: 19,000 SF  
ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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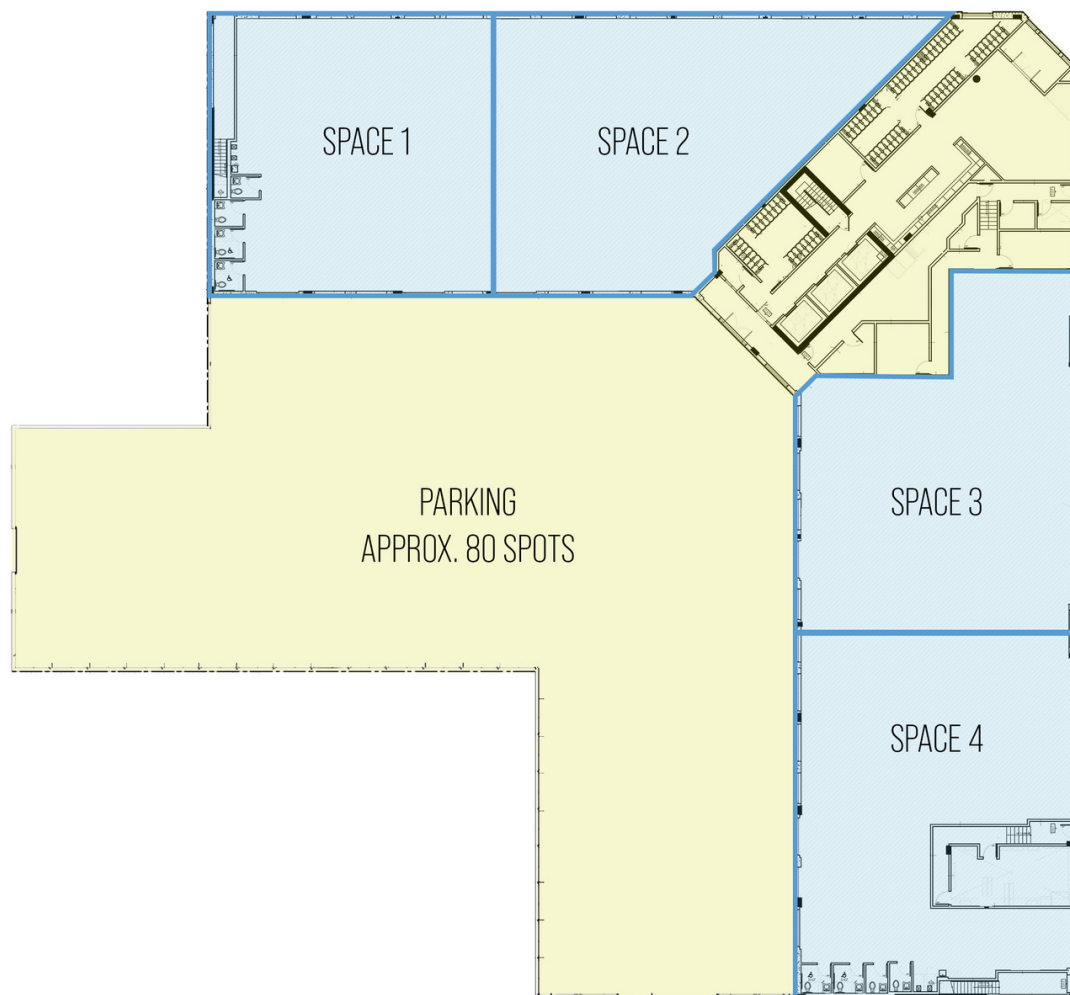
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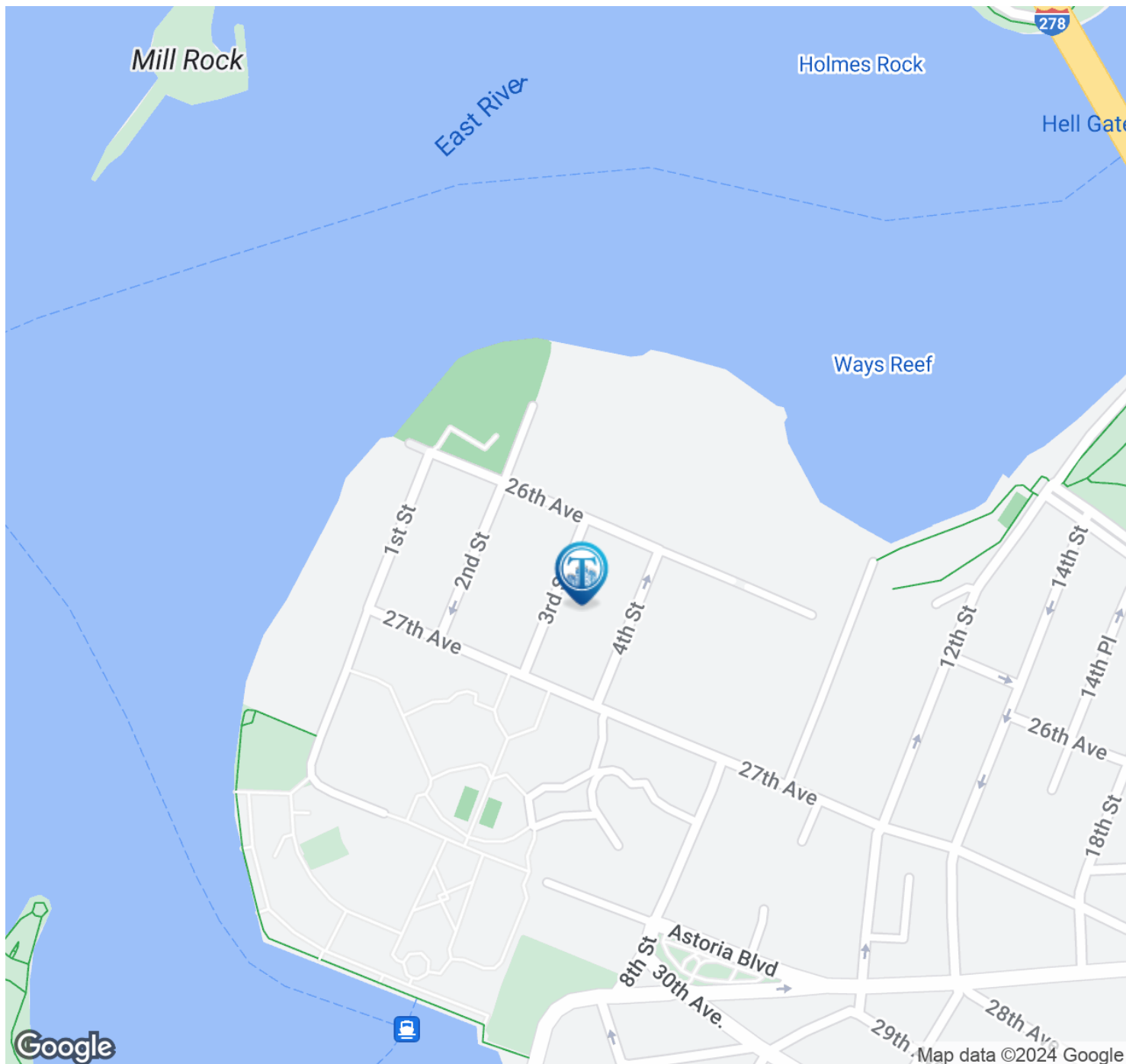
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## Location Map



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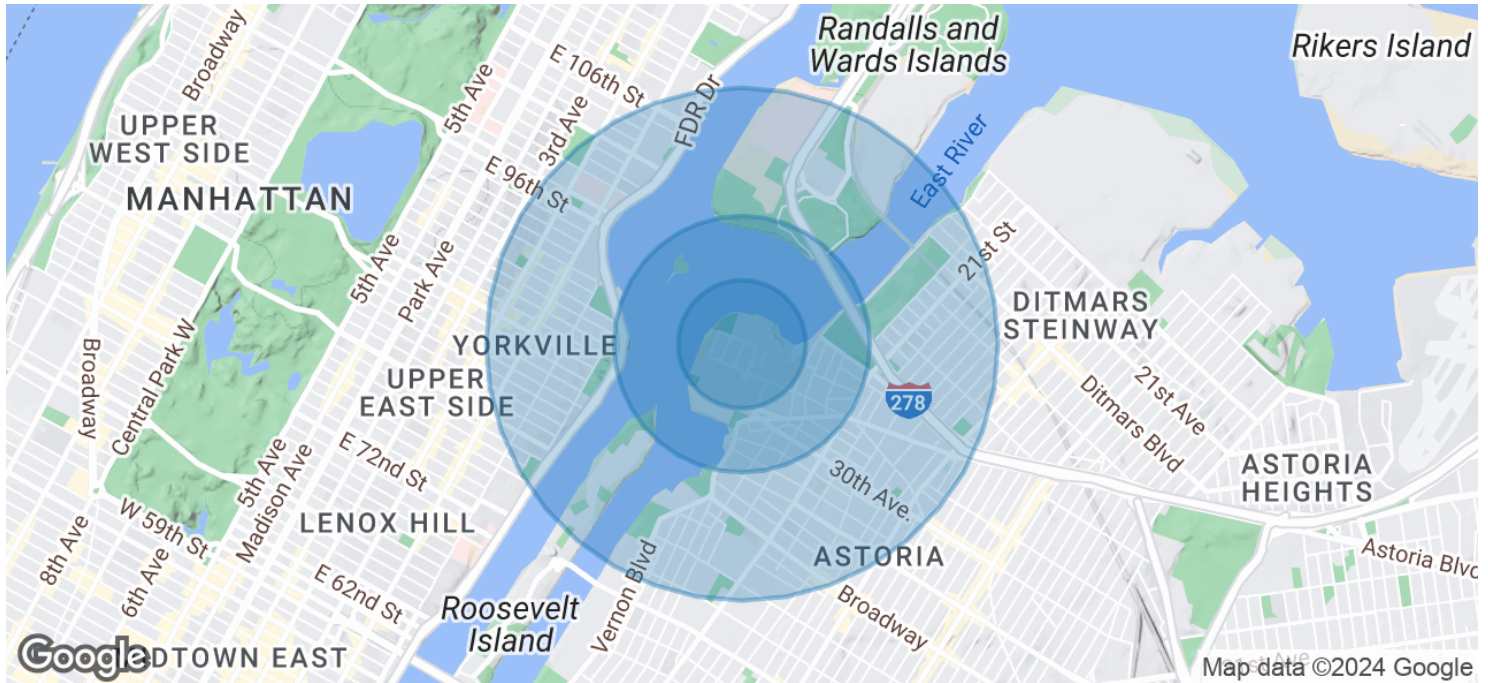
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,949	9,993	136,632
Average Age	40.1	37.9	39.6
Average Age (Male)	31.9	33.4	39.0
Average Age (Female)	47.7	42.1	40.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,393	6,121	77,652
# of Persons per HH	1.7	1.6	1.8
Average HH Income	\$49,189	\$61,229	\$118,211
Average House Value	\$187,426	\$465,307	\$503,967

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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