



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



2nd Floor Retail Spaces W/ Significant Branding Opportunities & Signage Visibility for Lease

170 - 1,400 SF

22-04 31st Street • Astoria-Ditmars • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Richard Babeck
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Location Overview

The building sits at an integral intersection of 31st Street & Ditmars Blvd in the bustling neighborhood of Astoria. N/W trains are one block away. National tenant block.

Nearby tenants include Krispy Kreme, T.J. Maxx, Rock Fitness, TD Bank, CVS Pharmacy, H&R Block, Dunkin', Burgerology Astoria, The Last Word, Starbucks, Taco Bell, Burlington 7-Eleven, McDonald's, Orangetheory Fitness, Rose & Joe's Italian Bakery, IHOP, Popeyes Louisiana Kitchen, T-Mobile, and more!

Main Highlights

- ▶ Amazing exposure & branding opportunity with signage visible from 31st St and Ditmars Blvd. One of the most heavily trafficked retail blocks in Queens. Easily accessible by subway, bus, and car. Multiple National tenants as co-tenants.
- ▶ Spaces C+D+E can be combined into one space: 1,000 SF



4,250 SF

Total Building Size



2,625 SF

Lot Size



6

Number of Units



C4-2A

Zoning

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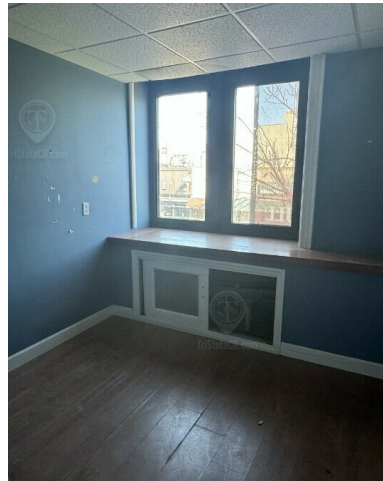
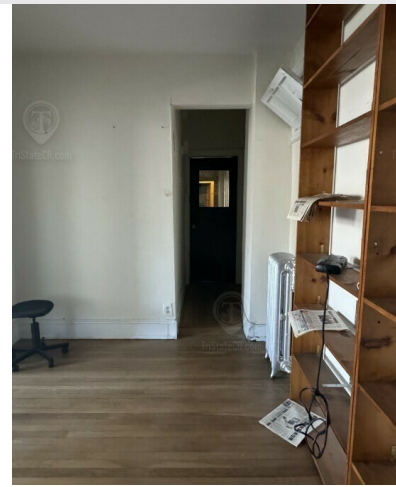
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Additional Photos

22-04 31st Street, Astoria-Ditmars, NY 11105



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Floor Plans

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ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Retailer Map

22-04 31st Street, Astoria-Ditmars, NY 11105



Map
data
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Google

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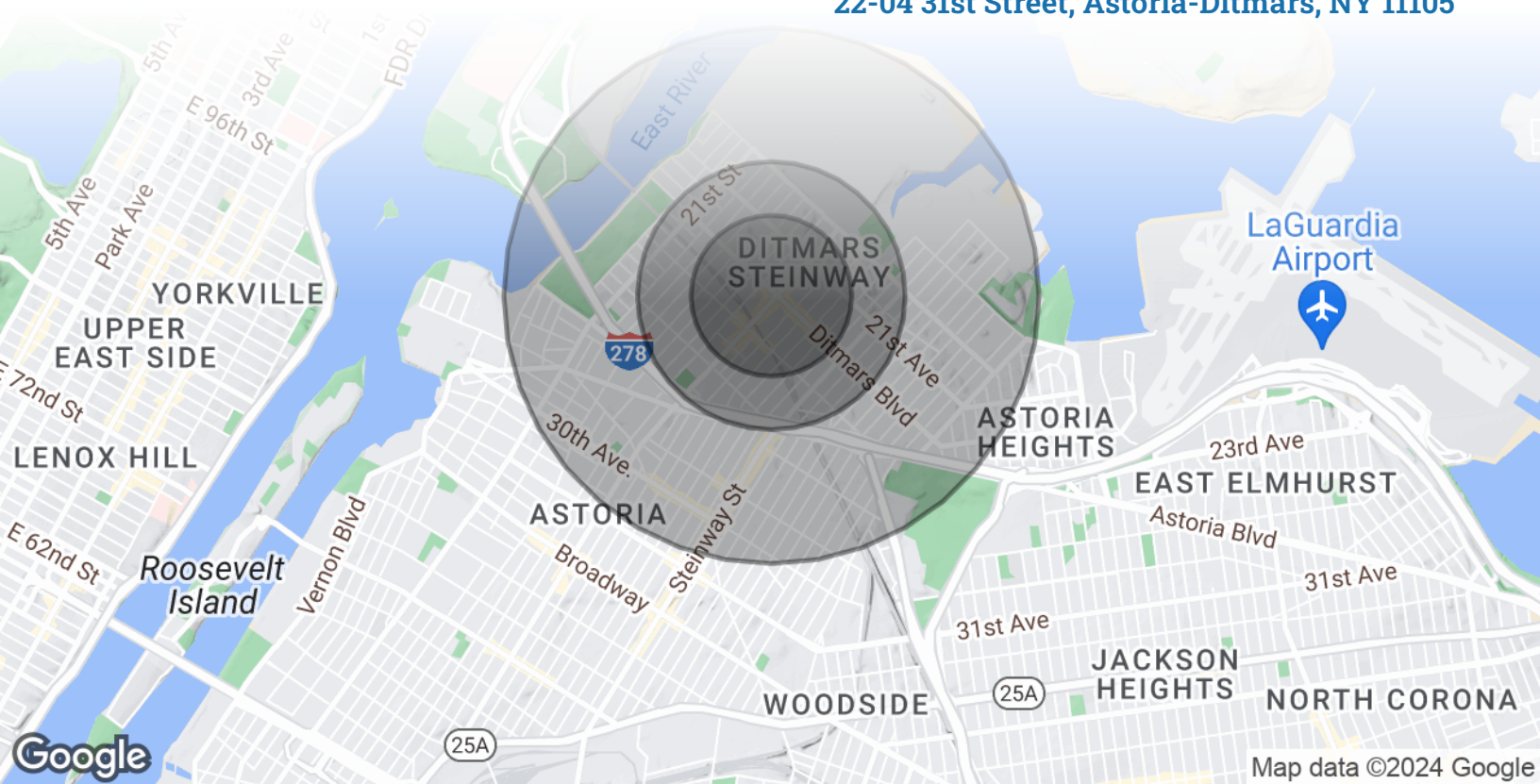
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Area Demographics

22-04 31st Street, Astoria-Ditmars, NY 11105



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	8,382	28,993	81,449
Average Age	40	40	40
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41



81,449

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3,910	12,869	36,434
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$130,640	\$128,871	\$122,497
Average House Value	\$1,217,676	\$1,228,352	\$1,146,651



\$122,497

Avg Household Income

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