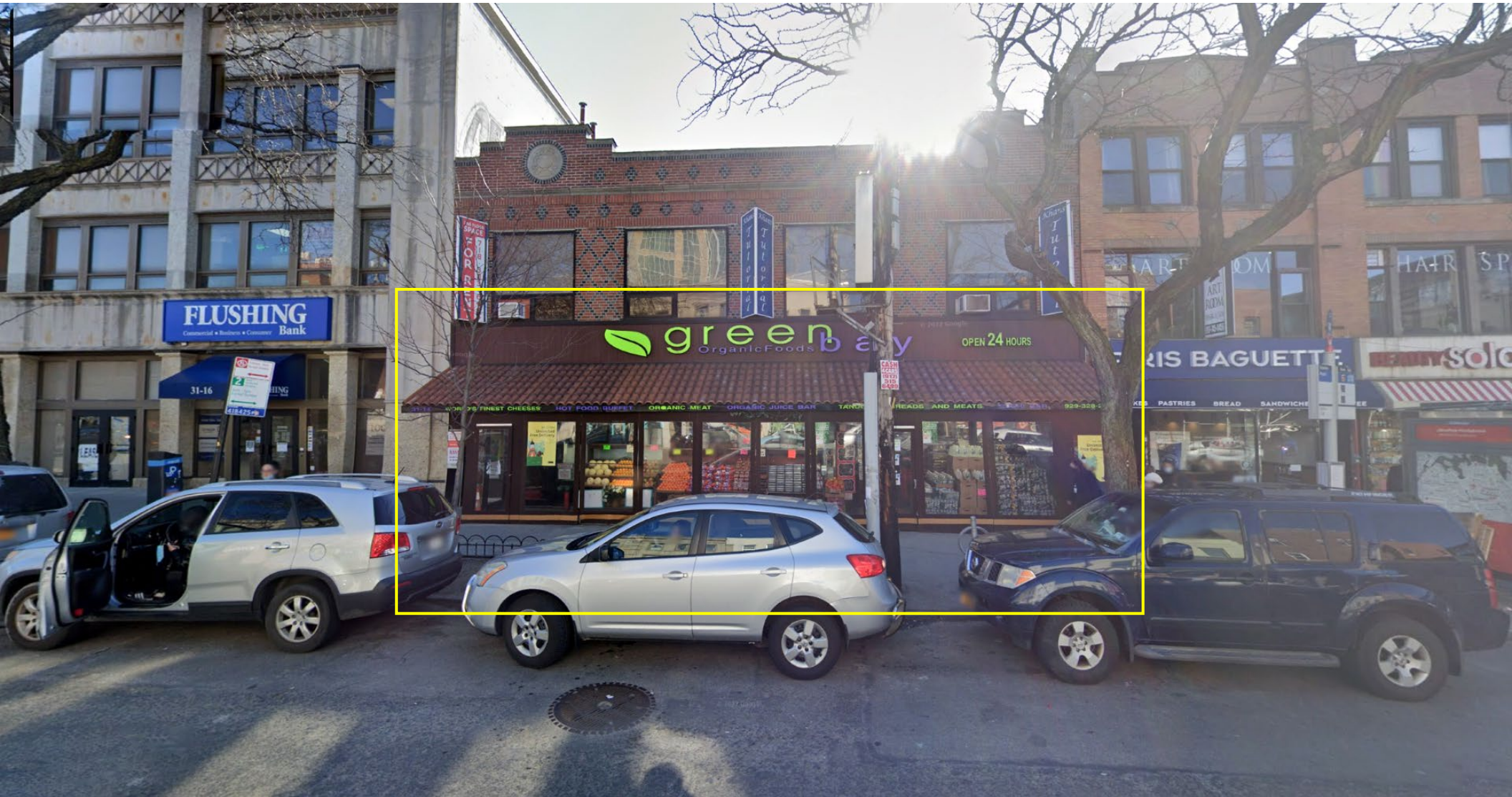


Prime Vented Retail/Restaurant Space Available

31-10 30TH AVENUE - ASTORIA, NY 11102



Contact Exclusive Brokers for More Information

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
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31-10 30TH AVENUE - ASTORIA, NY 11102

ADDRESS: 31-10 30TH AVENUE.
CITY, STATE: QUEENS, NY
NEIGHBORHOOD: ASTORIA
SIZE: +/- 4,800 SF GROUND
+ FULL BASEMENT
FRONTAGE: +/- 47'
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- PRIME SECOND-GENERATION GOURMET GROCER WITH GAS AND VENTING.
- EXISTING INFRASTRUCTURE IN PLACE, SUCH AS HOOD, ANSUL SYSTEM, WALK-IN FREEZERS AND REFRIDGERATOR.
- ADJACENT TO NATIONAL TENANTS ON THE BEST RETAIL CORRIDOR IN ASTORIA.
- WALKING DISTANCE TO MTA TRANSIT; 30TH AVE STATION N&W TRAINS AND THE 46TH ST. STATION M&R TRAINS

AREA TENANTS:



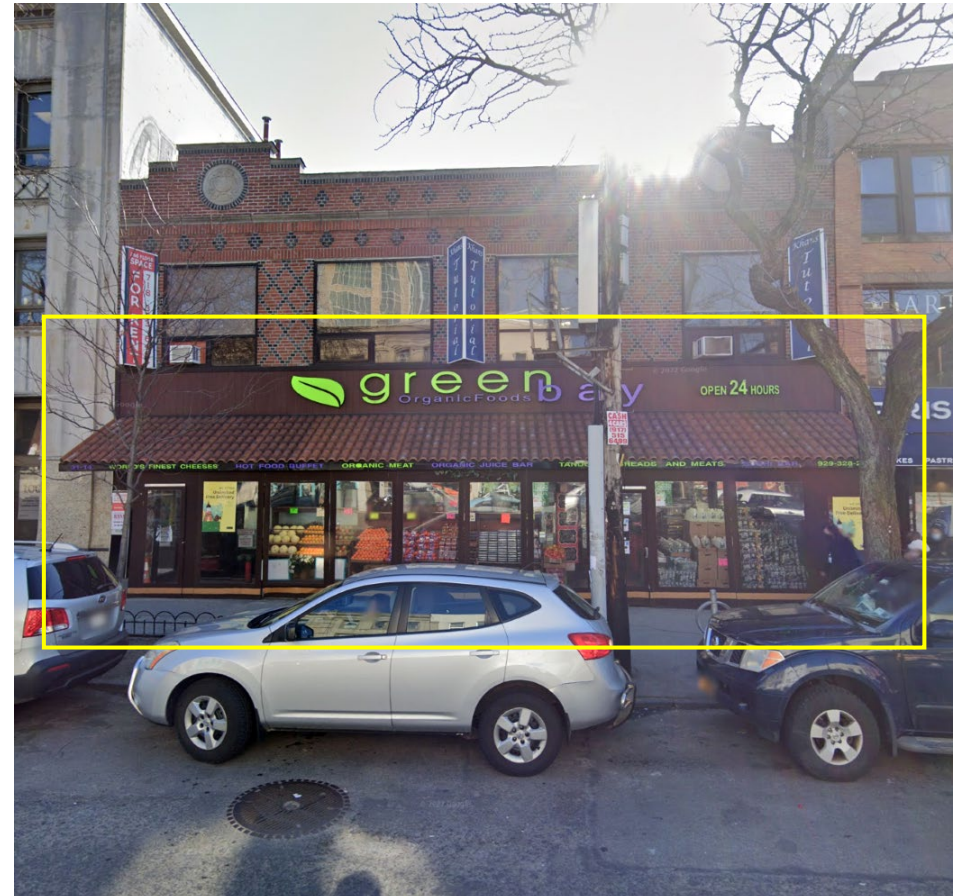
PARIS BAGUETTE



solana



...AND MANY MORE



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AREA RETAIL



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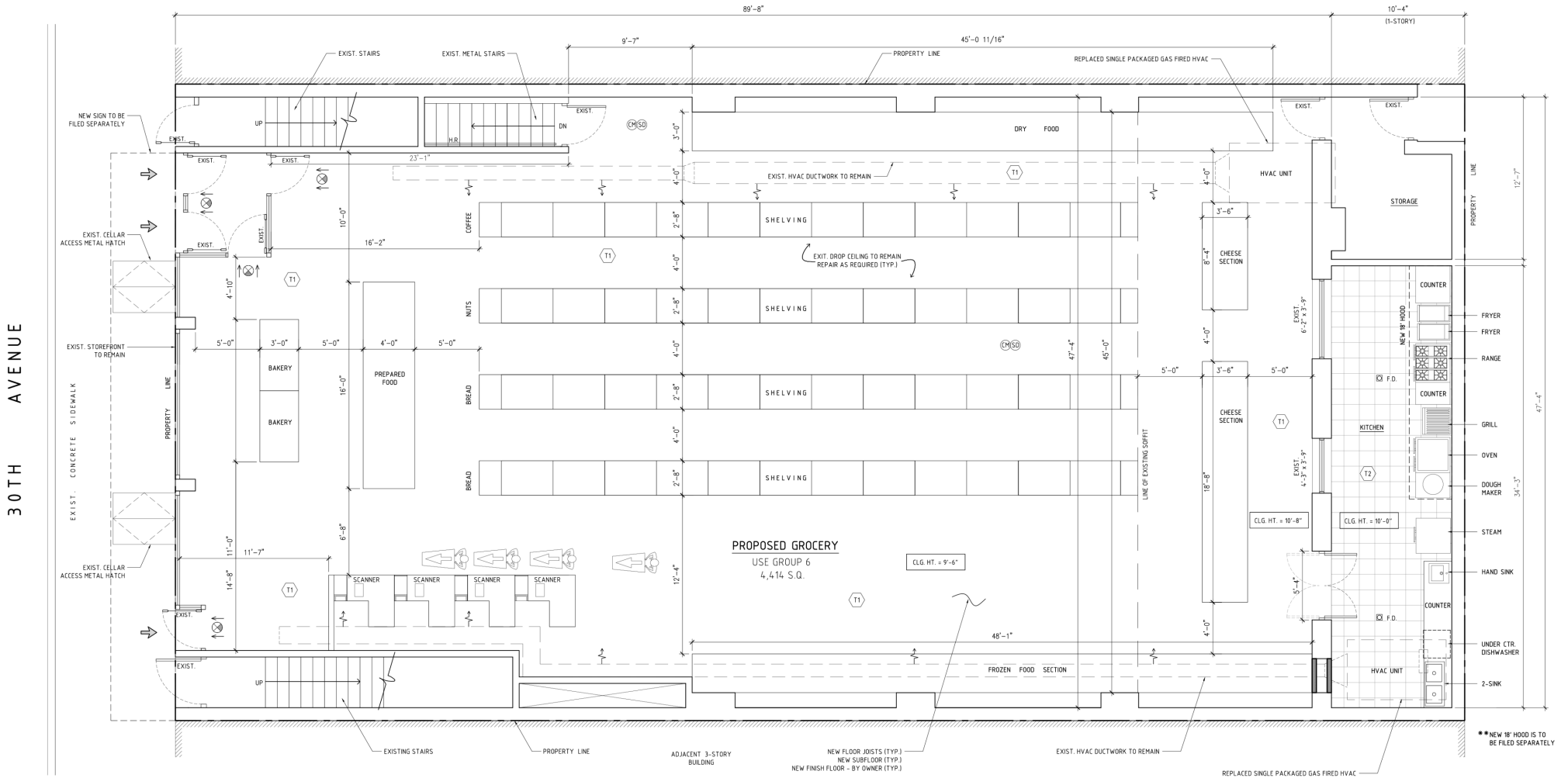
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FLOOR PLAN



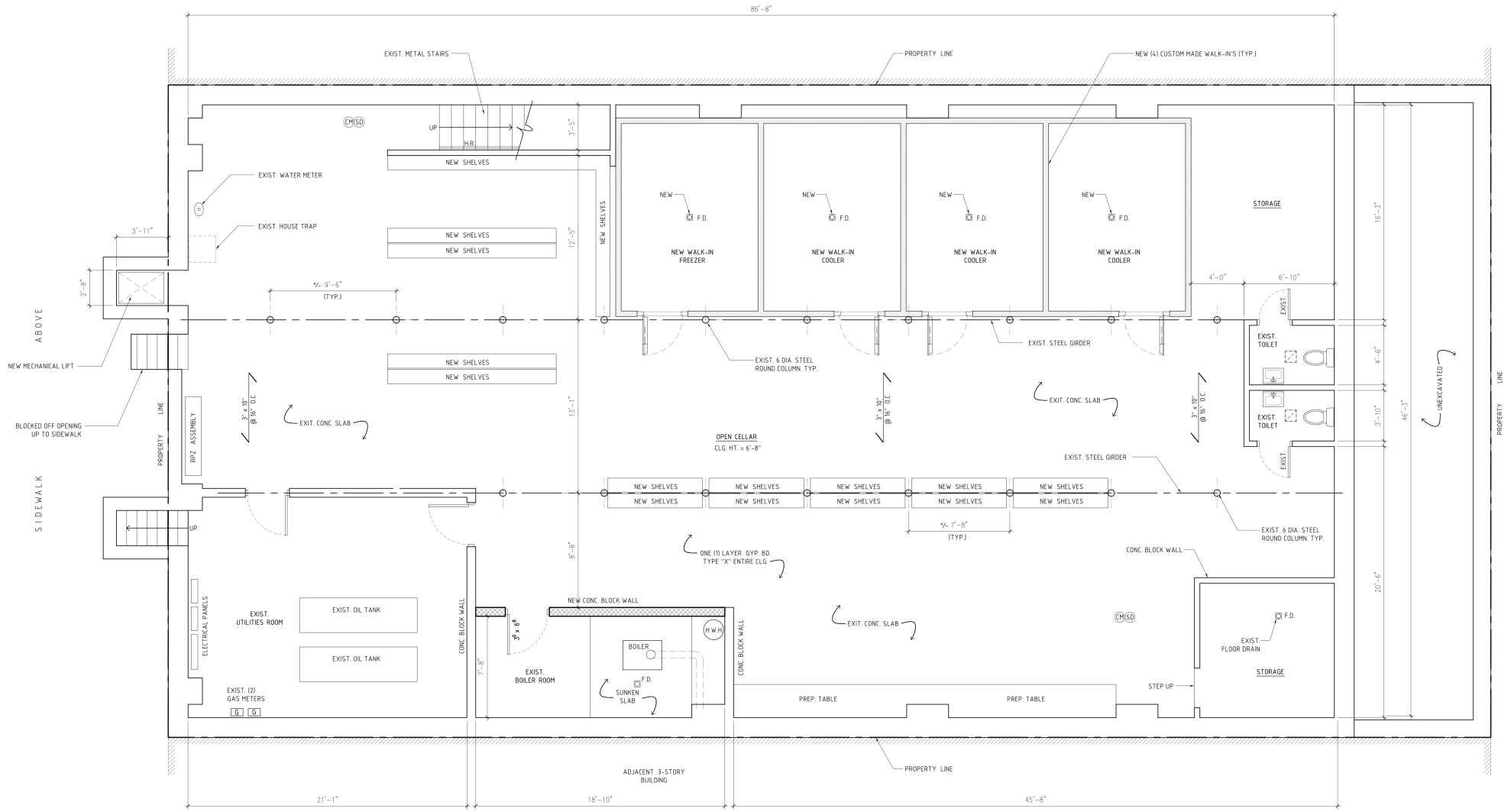
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CELLAR FLOOR PLAN



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Prime Vented Retail/Restaurant Space Available

31-10 30TH AVENUE - ASTORIA, NY 11102

DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	11,164	42,418	118,559
2020 Population	11,995	46,787	126,858
2025 Population	12,040	47,068	125,968
2030 Population	12,164	47,886	126,957
2010-2020 Annual Rate	0.72%	0.99%	0.68%
2020-2025 Annual Rate	0.07%	0.11%	-0.13%
2025-2030 Annual Rate	0.21%	0.35%	0.16%
Households			
2010 Total Households	4,914	18,842	51,182
2020 Total Households	5,574	22,008	57,463
2025 Total Households	5,750	22,643	58,363
2030 Total Households	5,887	23,371	59,680
2010-2020 Annual Rate	1.27%	1.57%	1.16%
2020-2025 Annual Rate	0.59%	0.54%	0.30%
2025-2030 Annual Rate	0.47%	0.63%	0.45%
2025 Average Household Size	2.08	2.05	2.13
Wealth Index	66	72	67
Median Household Income			
2025 Median Household Income	\$108,457	\$105,747	\$94,032
2030 Median Household Income	\$117,886	\$115,126	\$103,262
2025-2030 Annual Rate	1.68%	1.71%	1.89%
Average Household Income			
2025 Average Household Income	\$128,600	\$136,804	\$123,897
2030 Average Household Income	\$138,005	\$146,387	\$133,331



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