



Boulevard Café

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The Northern Market

VEGETABLES

MEATS

DAIRY

EGGS

SEAFOOD

THE NORTHERN MARKET

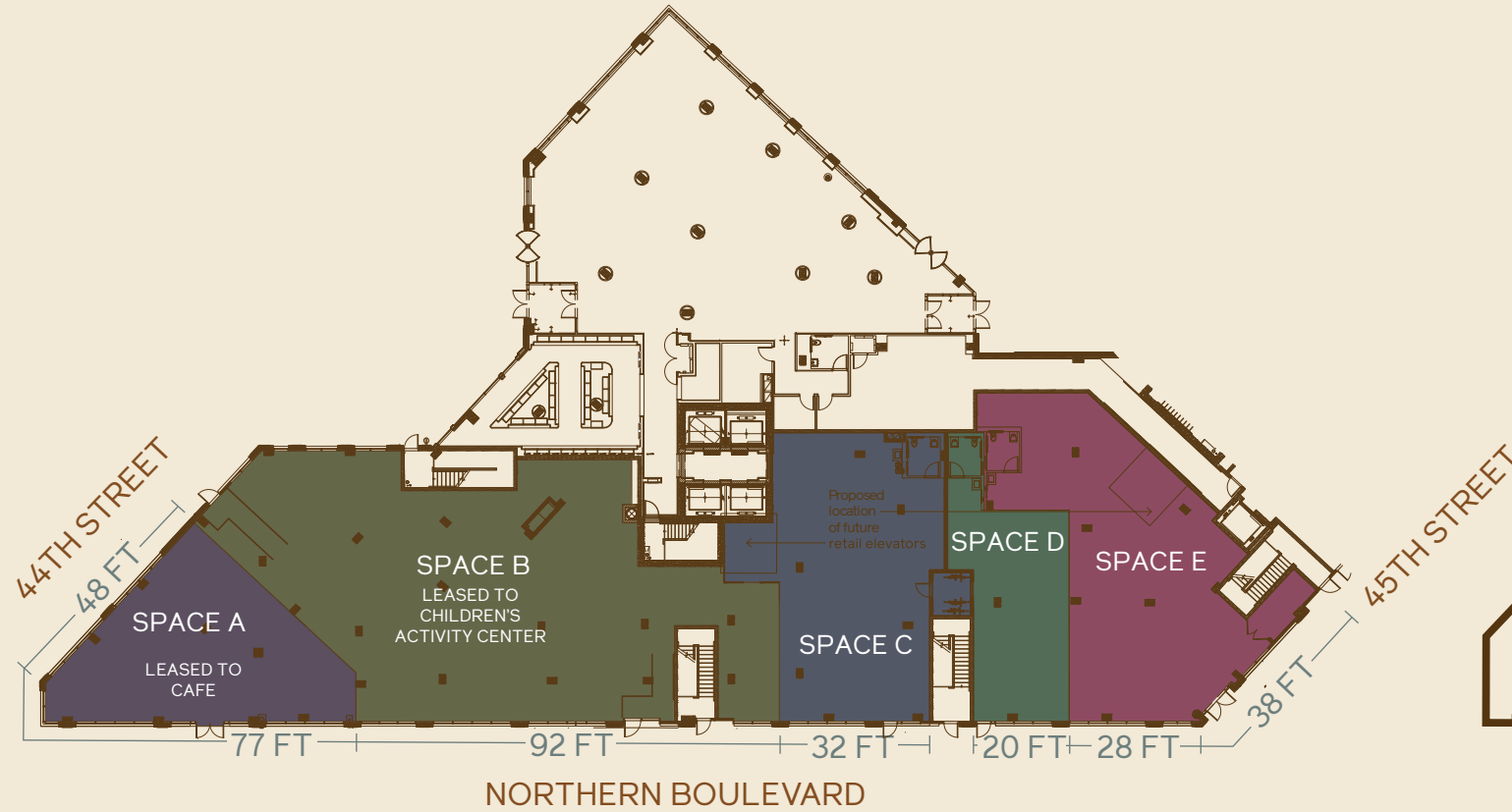
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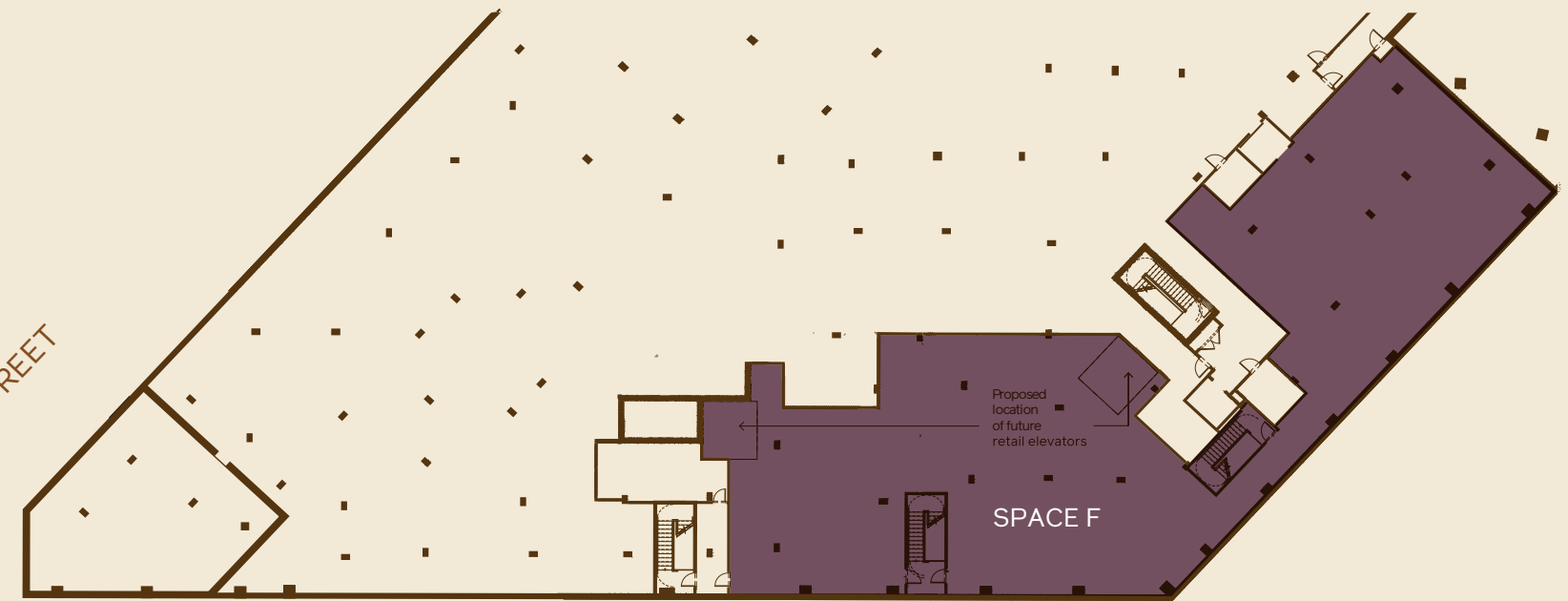
Northern Boulevard

HEARTHSTONE

GROUND FLOOR



LOWER LEVEL



Approximate Size

Ground Floor	
Space A (Leased)	1,912 SF
Space B (Leased)	5,259 SF
*Space C	2,457 SF
*Space D	1,198 SF
*Space E	2,760 SF
*Potential for spaces to be reconfigured or combined	

Lower Level	
*Space F	9,353 SF
*Divisible	

Ceiling Heights

Ground Floor	17 FT
Lower Level	11 FT

Frontage

Space A	77 FT on Northern Boulevard
Space B	48 FT on 44th Street
Space C	92 FT on Northern Boulevard
Space D	32 FT on Northern Boulevard
Space E	20 FT on Northern Boulevard
	28 FT on Northern Boulevard
	38 FT on 45th Street

Possession

Immediate

Term

Negotiable

Site Status

New Construction

Comments

354 unit high end rental residential building

Usable Lower Level can be combined with spaces C or E

Vertical transportation can be installed if required

Amenity-type tenants desired

Neighbors

Raymour & Flanigan
FURNITURE | MATTRESSES



Burlington

MART



Marshalls





2025 TOTAL DAYTIME POPULATION

0.5 Miles	24,710
0.75 Miles	68,339



AVERAGE HOUSEHOLD INCOME

0.5 Miles	\$110,384
0.75 Miles	\$115,601



HEALTH CARE AVERAGE

0.5 Miles	\$6,479.54
0.75 Miles	\$6,773.30



FOOD AT HOME AVERAGE

0.5 Miles	\$6,134.43
0.75 Miles	\$6,490.84



VEHICLES PER DAY (NORTHERN BOULEVARD)

22,900



2024 ANNUAL SUBWAY RIDERSHIP **MR**

Steinway Street	2,877,338
46th Street	1,600,276

FOOD AWAY FROM HOME AVERAGE

0.5 Miles	\$4,188.61
0.75 Miles	\$4,373.96



Hearthstone Highlights

A unique retail opportunity at the base of a brand new 354-unit residential tower in Astoria, which offers exceptional frontage on Northern Boulevard and nearby access to multiple stops for the M and R subways. This highly visible location provides retailers with the chance to position their business in a vibrant and growing community.

44 Northern Boulevard -01 H

SUBWAY
EST. 1943
UNO
PIZZERIA & GRILL

BEACH TANNING BUN
Panera
BREAD
Applebee's
GRILL + BAR

U40 SOCCER CENTER
FOOD
UNIVERSE

MUSEUM OF THE MOVING IMAGE

TACUBA

PIG BEACH BBQ

REGAL

PC RICHARD & SON

HILTI
ESQUINA TEQUILA
COCINA MEXICANA

FOOD BAZAAR
SUPERMARKET
DUNKIN'

Win Depot
Restaurant
Equipment
Center

Burlington
BI'S
DUNKIN'

MART
five BEL'W
metro
by T-Mobile
Marshalls
Guitar Center
OLD NAVY
Raymour & Flanigan
FURNITURE & MATTRESSES
CHUCK E. CHEESE

THE HOME DEPOT
7 ELEVEN

BOSTON Home Shop Market
Citizens Bank
Michael's
Starbucks
DOLLAR TREE
GameStop

citibank
McDonald's
Staples

HIGH SCHOOL 472

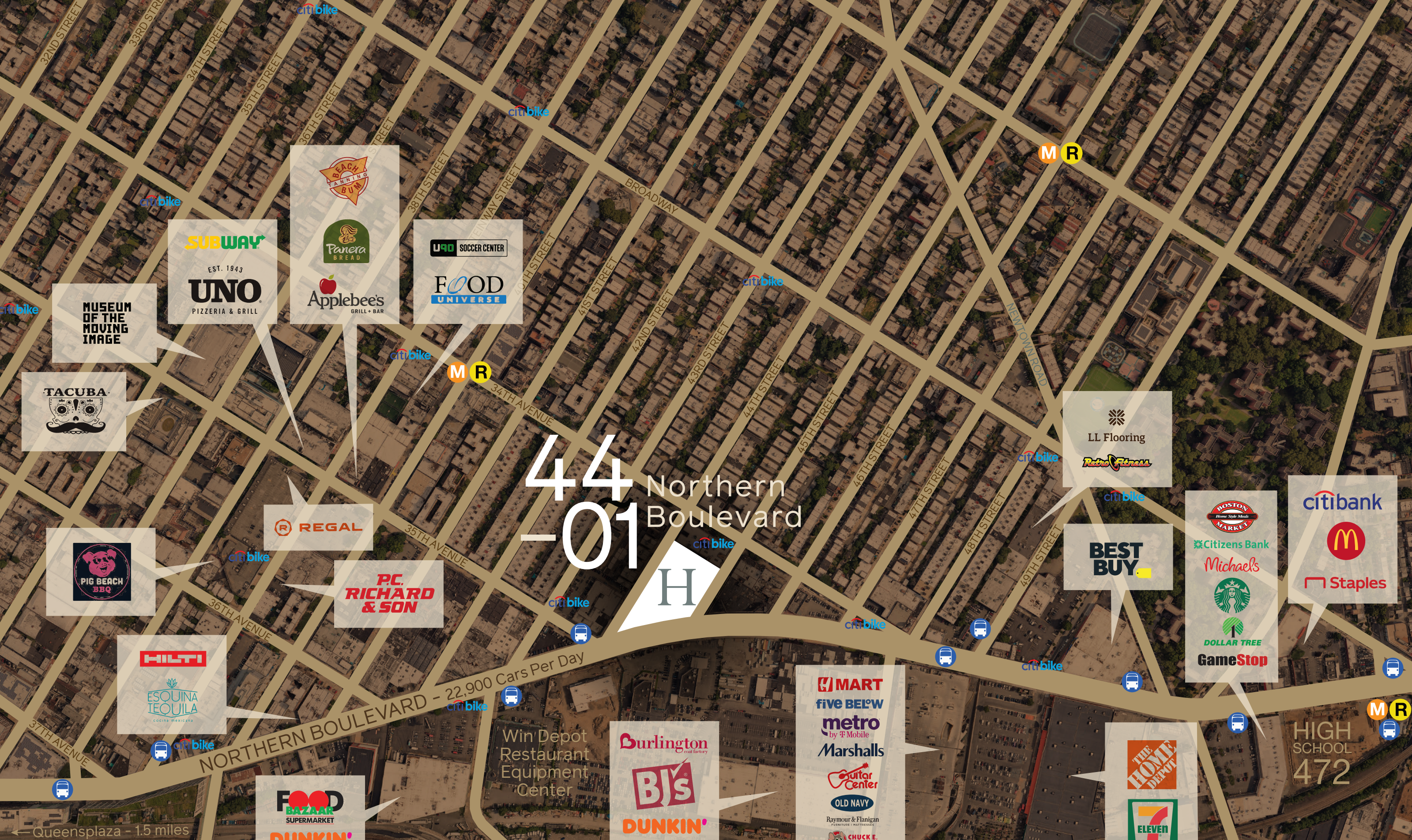
← Queensplaza - 1.5 miles

NORTHERN BOULEVARD - 22,900 Cars Per Day

M R

M R

M R



Contact Exclusive Agents

Gary Alterman
212.916.3367
gary.alterman@nmrk.com

Richard Gelber
212.916.3366
richard.gelber@nmrk.com

Alex Hedaya
212.351.9343
alex.hedaya@nmrk.com

Aric Trakhtenberg
212.916.3386
aric.trakhtenberg@nmrk.com

NEWMARK

**SILVERSTEIN
PROPERTIES**