

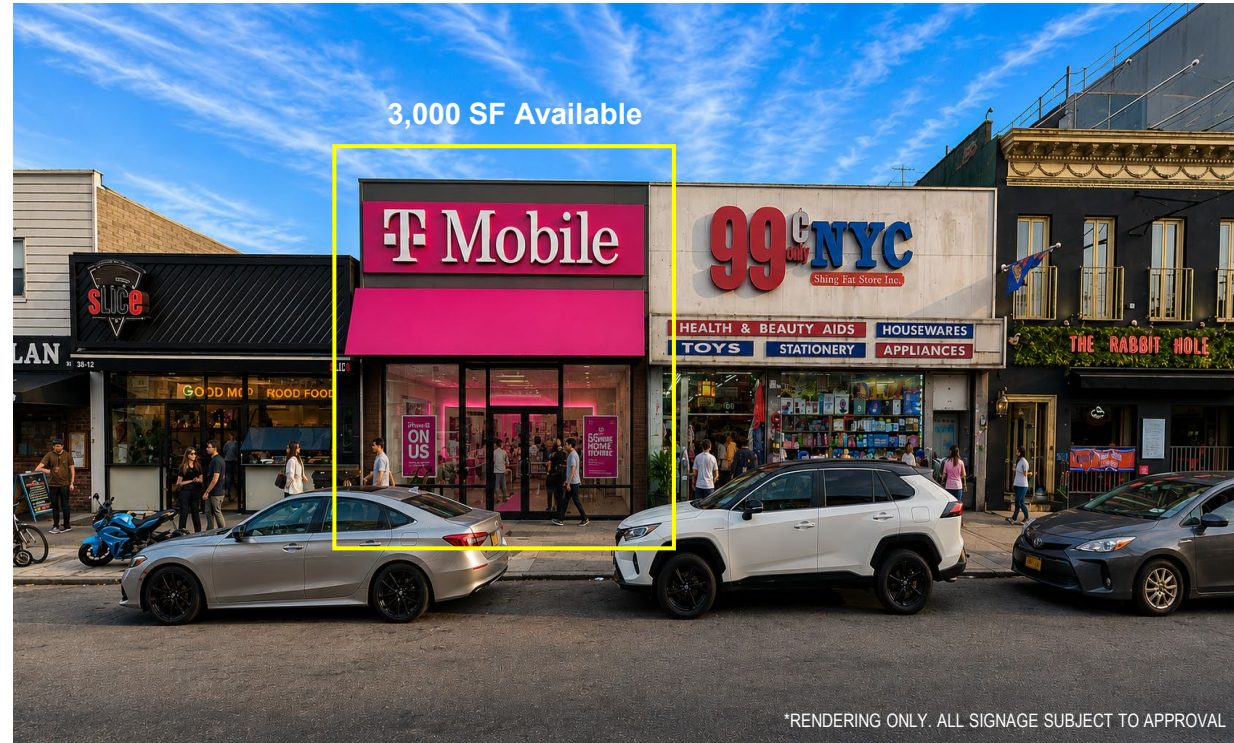
High Exposure Broadway Retail Available

38-08 Broadway - Astoria, NY 11103

Street Address: 38-08 Broadway
City, State, Zip: Astoria, NY 11103
Size: 3,000 SF
Frontage: +/-20'
Possession: Arranged
Rent: Upon Asking

Highlights:

- Excellent frontage and visibility along Broadway, near the intersection of Broadway & Steinway Street.
- Dense pedestrian and vehicular traffic corridor.
- Surrounded by strong national and local co-tenancy.
- Located in one of Queens' most densely populated and affluent neighborhoods.
- Exceptional daytime and evening foot traffic.
- Strong neighborhood demographics with continued residential growth.
- Approx. 20,000–30,000 vehicles per day along Broadway with strong pedestrian traffic.
- Steps from the Broadway N/W Subway Station with direct Midtown Manhattan access in ~15 minutes.
- Dense mixed-use corridor driven by residential population, restaurants/nightlife, and nearby office/service users.



Area Retail:



Contact Exclusive Brokers for More Information

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SCHUCKMAN
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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FLOOR PLAN



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AREA RETAIL



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Residential Growth Driving Retail Demand

Astoria continues to benefit from substantial residential development activity throughout the Broadway and Steinway Street corridors, with more than 1,000 new residential units recently delivered, under construction, or planned within the broader trade area — further strengthening pedestrian traffic and neighborhood consumer density.

Nearby Distances

Broadway N/W Subway Station → approx. **2 blocks**

Steinway Street retail corridor → approx. **5–7 minute walk**

30th Avenue corridor → approx. **10 minute walk**

Long Island City growth corridor → approx. **10 minutes south**

Nearby Development Activity

Multiple new mixed-use developments within a 3–6 block radius

Ongoing boutique rental and condominium projects ranging from 20–80 units

Continued residential expansion throughout Astoria and Long Island City

adding thousands of new residents to the broader trade area

Area Impact

1,000+ residential units recently delivered, under construction, or planned nearby.

Growth continues to drive:

Increased pedestrian traffic

Higher daytime population

Strong retail and restaurant demand

Increased neighborhood spending power



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DEMOGRAPHICS

Population	0.25 miles	0.5 miles	1 mile
2010 Population	10,028	41,384	131,480
2020 Population	10,534	41,839	136,353
2025 Population	10,125	40,803	134,566
2030 Population	10,043	40,696	134,697
2010-2020 Annual Rate	0.49%	0.11%	0.36%
2020-2025 Annual Rate	-0.75%	-0.48%	-0.25%
2025-2030 Annual Rate	-0.16%	-0.05%	0.02%
Households			
2010 Total Households	4,561	18,058	57,427
2020 Total Households	5,048	19,502	62,460
2025 Total Households	5,040	19,544	63,139
2030 Total Households	5,095	19,812	64,097
2010-2020 Annual Rate	1.02%	0.77%	0.84%
2020-2025 Annual Rate	-0.03%	0.04%	0.21%
2025-2030 Annual Rate	0.22%	0.27%	0.30%
2025 Average Household Size	2.00	2.08	2.12
Wealth Index	64	64	67
Median Household Income			
2025 Median Household Income	\$102,046	\$94,522	\$89,703
2030 Median Household Income	\$108,423	\$103,266	\$99,599
2025-2030 Annual Rate	1.22%	1.79%	2.12%
Average Household Income			
2025 Average Household Income	\$124,262	\$125,185	\$119,754
2030 Average Household Income	\$132,370	\$134,337	\$129,832