

RETAIL / OFFICE / RESTAURANT

SPACE FOR LEASE

📍 41-17 31ST AVENUE, ASTORIA, NY 11103

**1,782 SF
AVAILABLE!**



PRIME LOCATION

Walk Score 97
Transit Score 100



VERSATILE SPACE

Ideal for retail,
office, medical,
or restaurant use



EXCELLENT ACCESS

Near M/R subway
& multiple
bus routes



VIBRANT NEIGHBORHOOD

High foot traffic
surrounded by
shopping & dining

PROPERTY HIGHLIGHTS

- ✓ Ground-floor retail/office space with great visibility in the heart of Astoria.
- ✓ Zoning C1-2, ideal for retail, office, medical office, and restaurant uses.
- ✓ Mixed-use building with residential units above.
- ✓ Full basement portion and two storage rooms attached to the store.
- ✓ Fully renovated in 2020.
- ✓ Excellent accessibility with a Walk Score of 97 and a Transit Score of 100.



LEASE INFORMATION

USF (Including Portion of Basement & Two Storage Rooms)	1,782 SF
Total Monthly Rent	\$5,300
Lease Type	Modified Gross
Lease Term	Negotiable
Space Available	07/15/2026
Floor	First Floor and Basement



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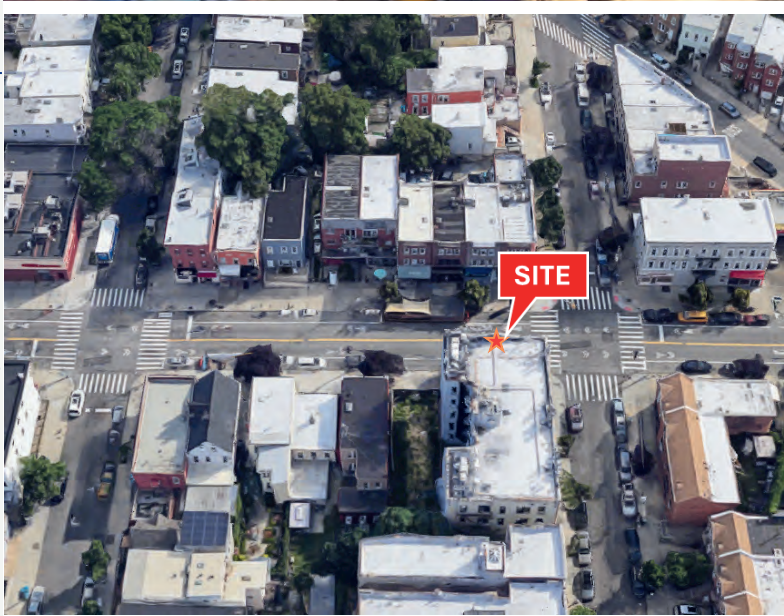


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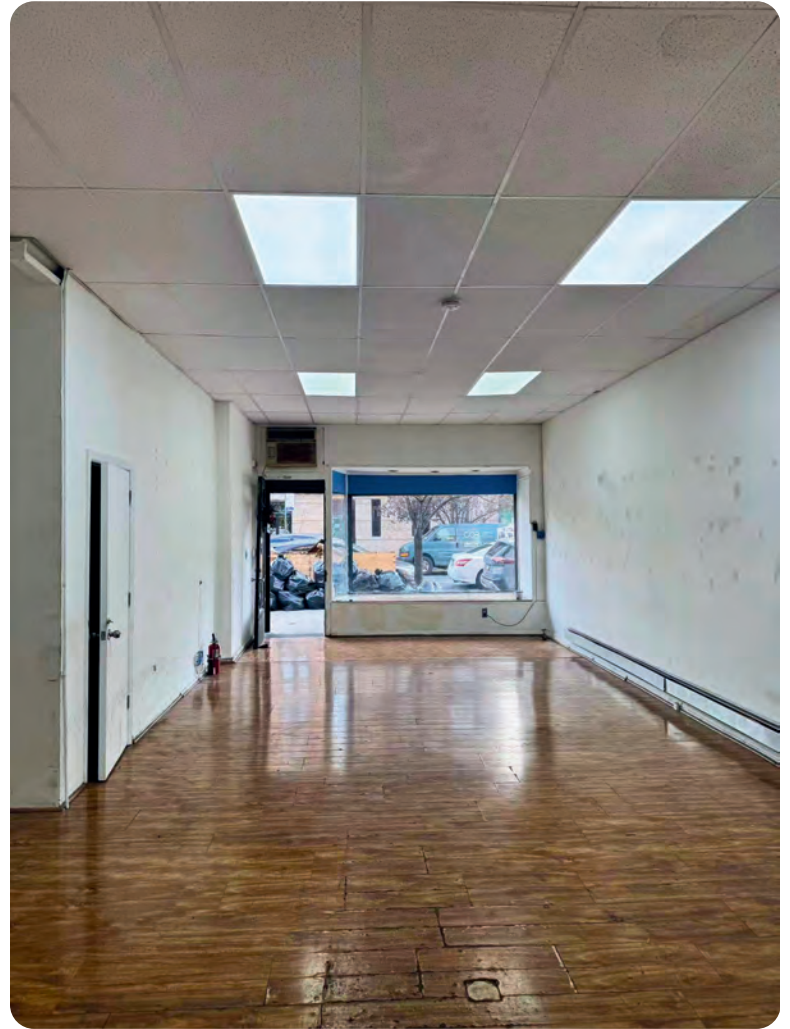


BUILDING DETAILS

Address:	41-17 31st Avenue, Astoria, NY 11103
Property Type:	Mixed-use building with ground-floor commercial storefront and residential units above
Additional Features:	A full basement and two storage rooms
Usable SQFT:	1782 Sqft
Building Size:	Approximately 3,402 SF
Ceiling Height:	10ft
Year Built:	1920. Fully renovated in 2020
County:	Queens County
Zoning:	C1-2, ideal for retail, office, and residential uses.



Total Monthly Rent
\$5,300.00



LEASING DETAILS

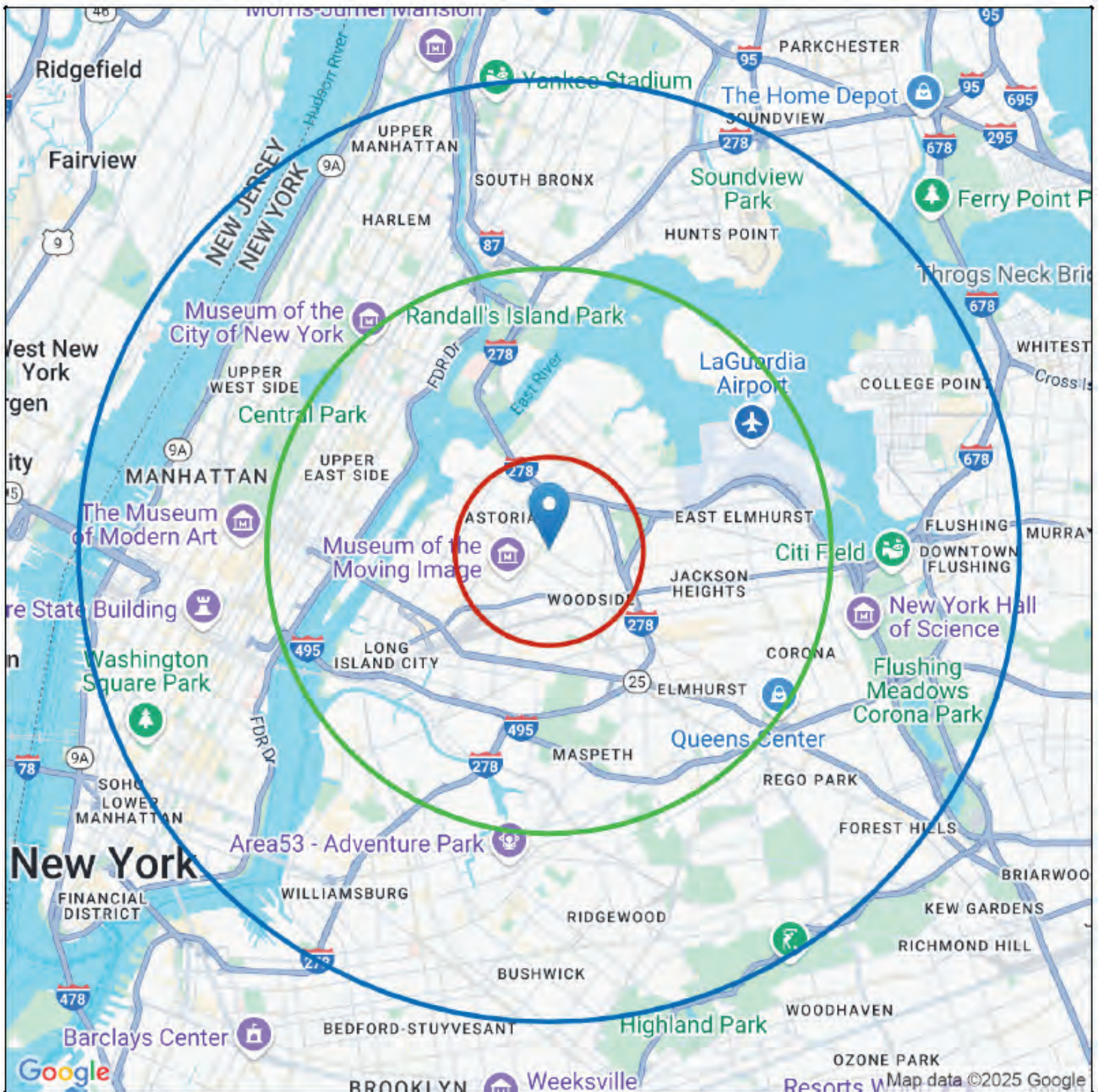
Listing Type:	Direct
RSF:	1,782 SF
Space Available:	07/20/2026
Lease Term:	Negotiable

LOCATION MAP

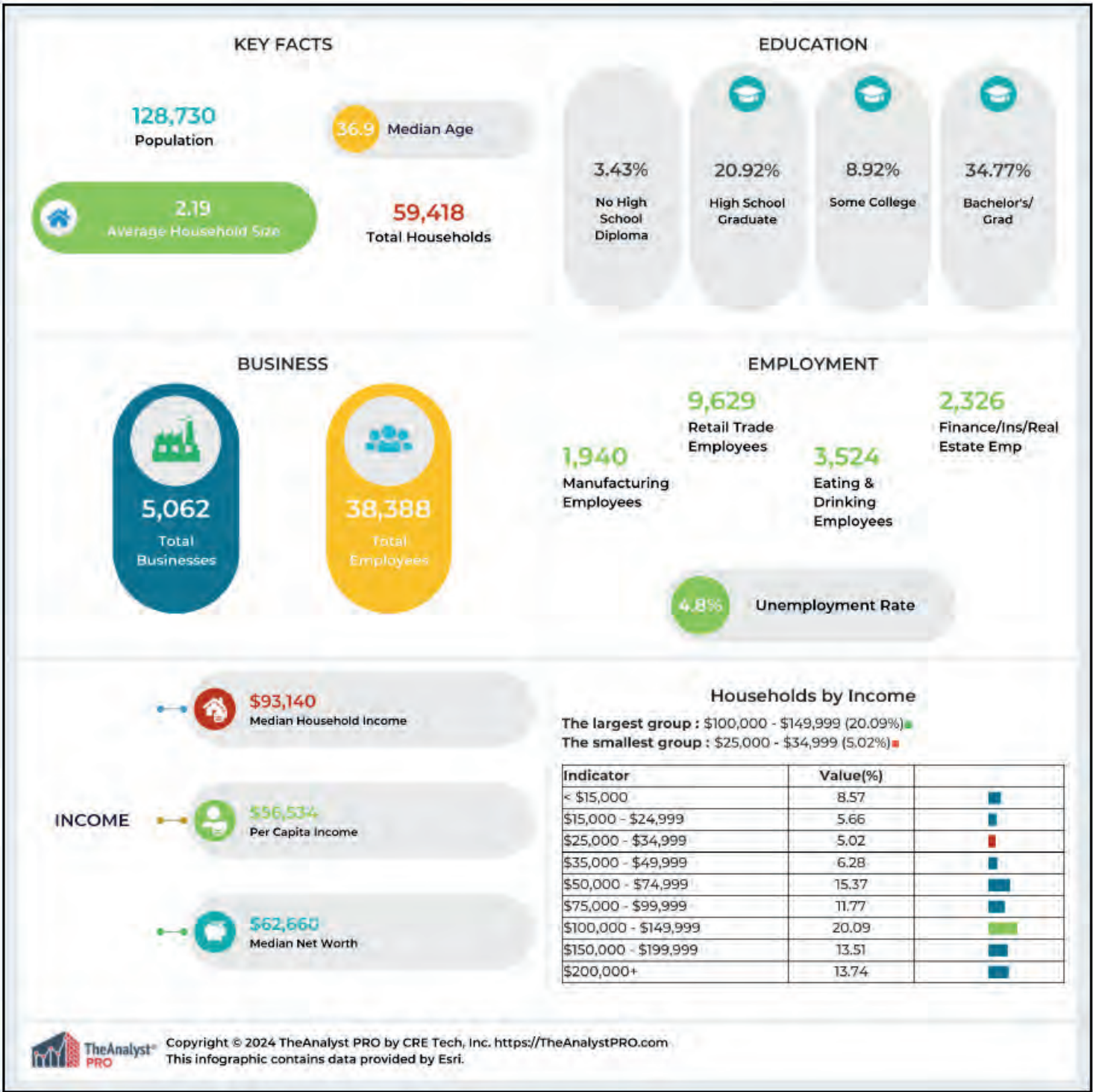


- **Strategic Location:** Located in Astoria, a thriving neighborhood that serves as a gateway between Manhattan, Brooklyn, and the rest of Queens. Its proximity to major boroughs makes it ideal for reaching a diverse and large customer base.
- **Excellent Accessibility :** The property is well-connected through public transportation, including the M and R subway lines at Steinway Street station and several bus routes such as the Q101, Q104, and Q18. With a Walk Score of 97 ("Walker's Paradise") and a Transit Score of 100 ("Rider's Paradise"), it offers excellent ease of access for customers, employees, and residents, making it a practical choice for various businesses.
- **Neighbourhood Amenties:** Astoria is a vibrant community known for its diverse dining, shopping, and entertainment options. The property's proximity to popular venues can attract a steady customer base and provide a dynamic environment for businesses.
- **Versatile Space:** The building is a mixed-use property featuring a ground-floor commercial storefront, residential units above, a full basement for storage, and two garages. Zoned C1-2, it's suitable for various uses, including retail, office, medical office, and restaurant spaces. The available retail space is approximately 1,134 square feet, with a ceiling height of 10 feet, offering flexibility for different business needs.
- **Recently Renovated:** Originally built in 1920, the property underwent a full renovation in 2020, ensuring modern facilities and infrastructure that meet current standards, making it ready for immediate use.

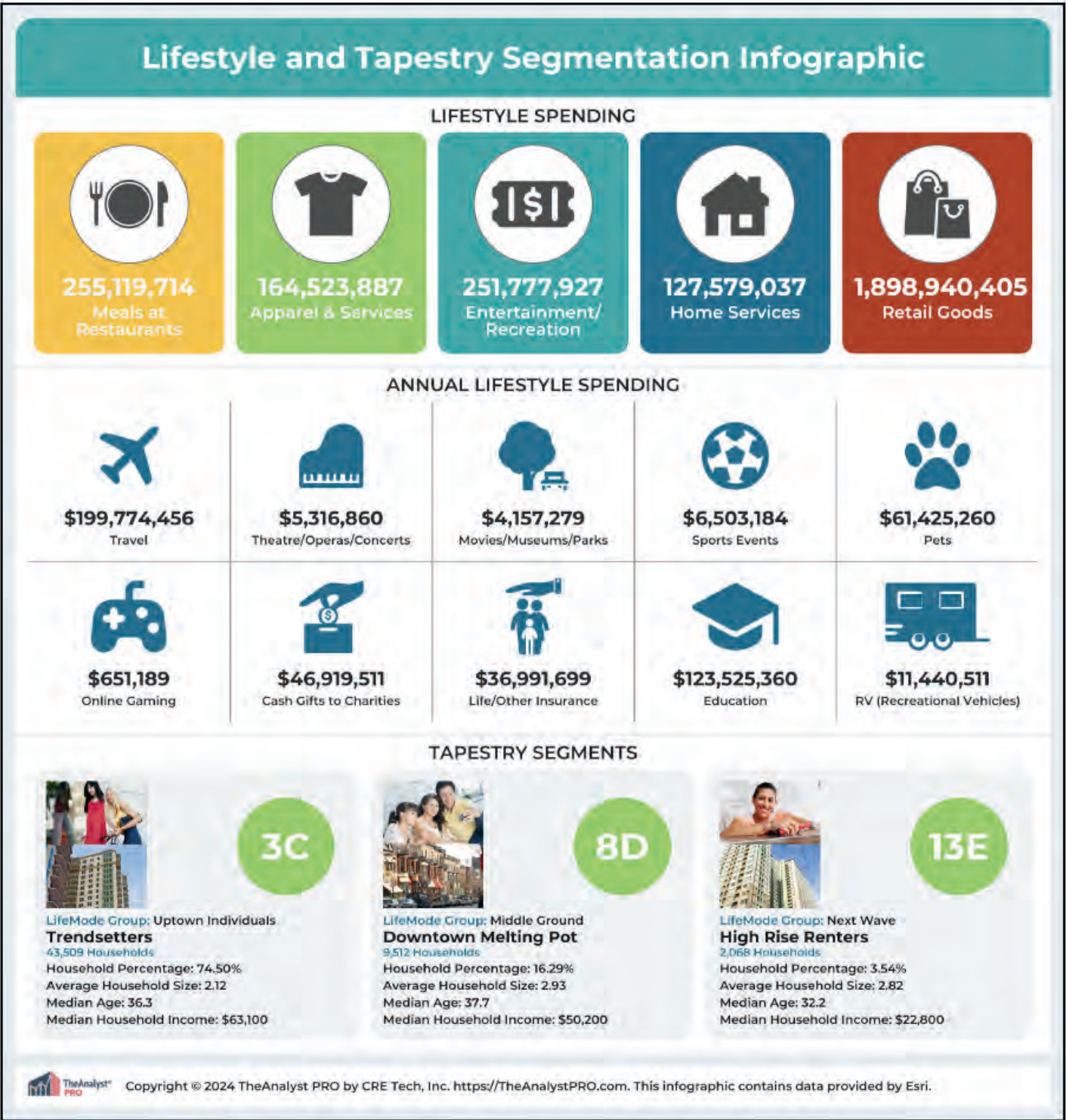
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



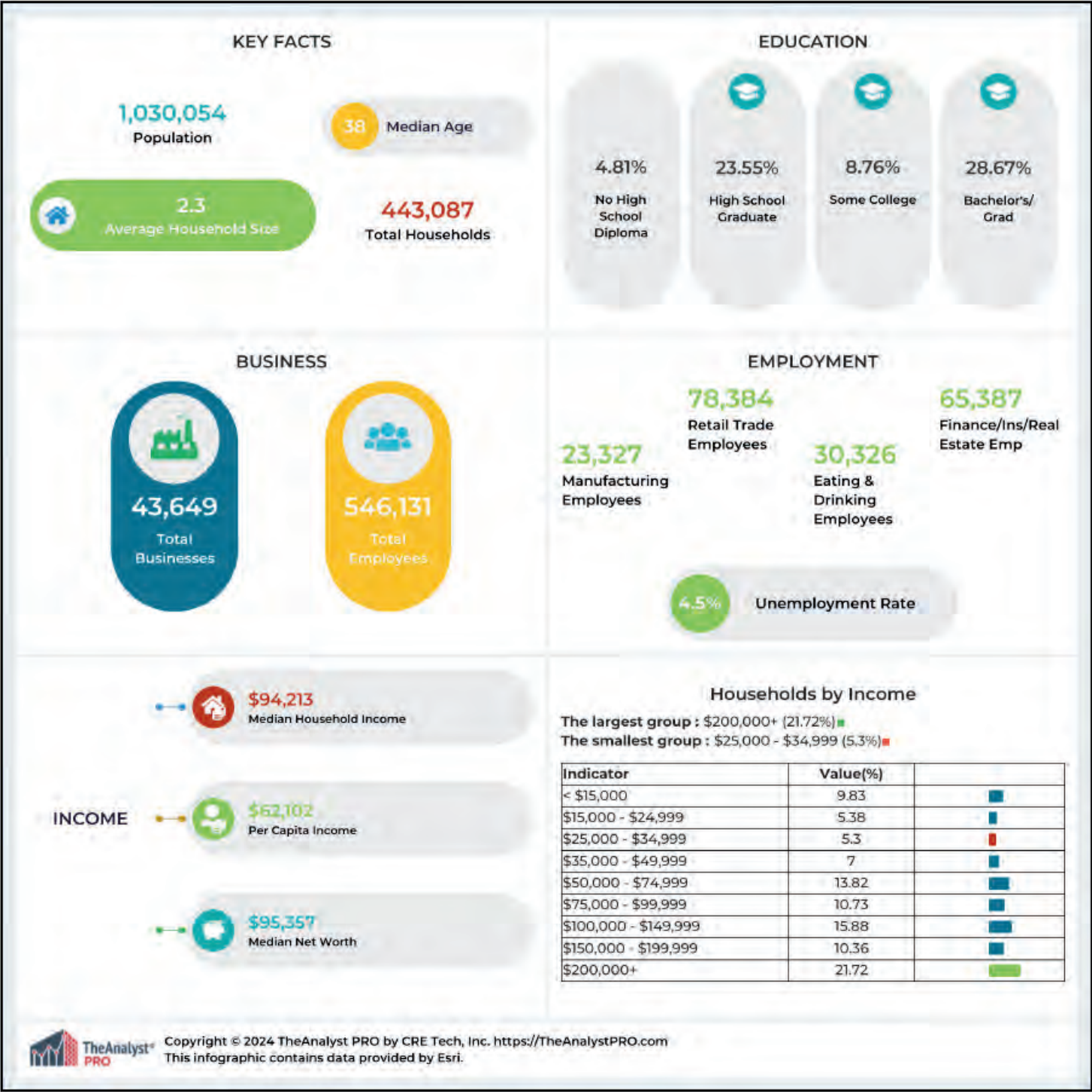
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



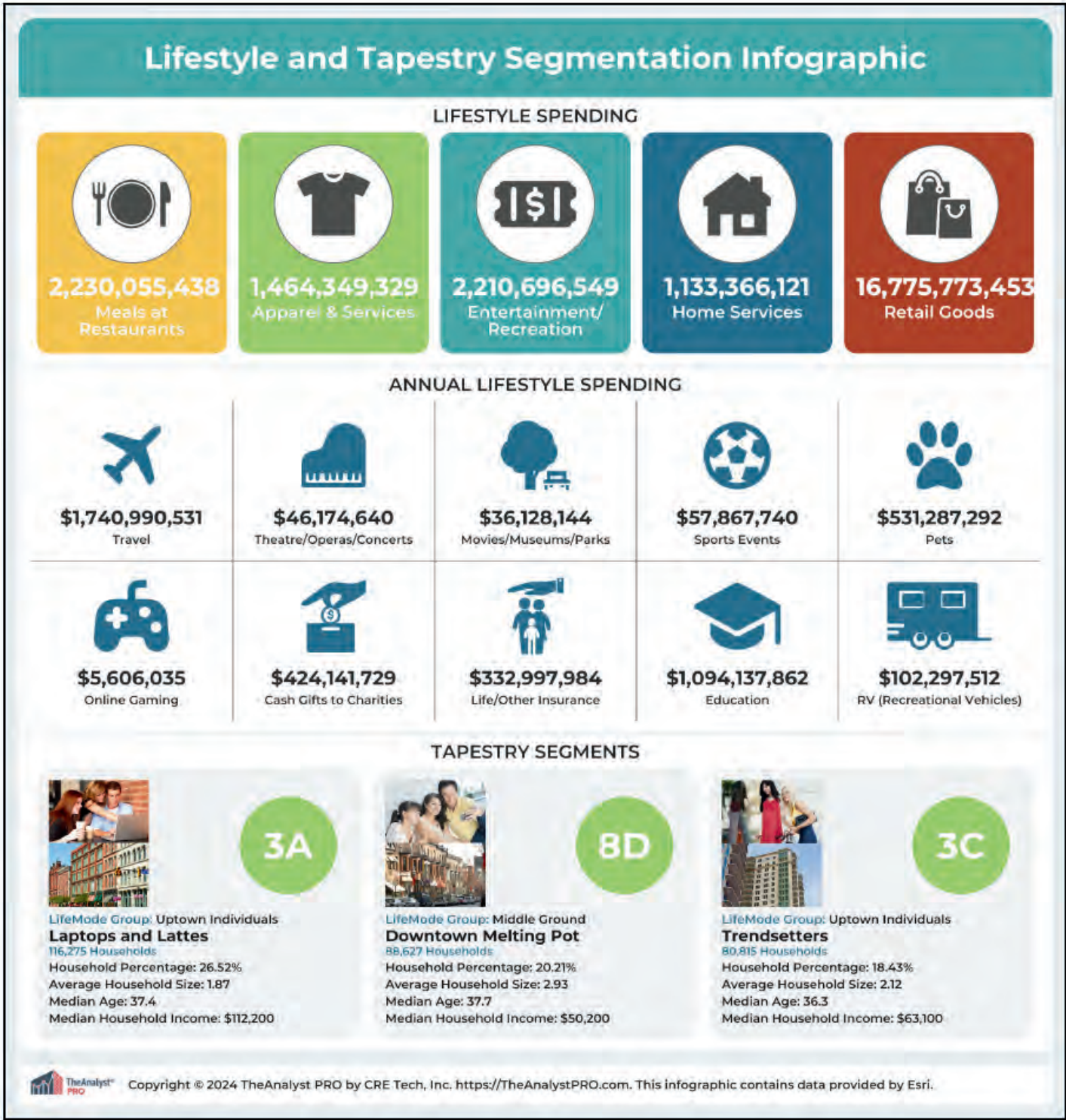
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



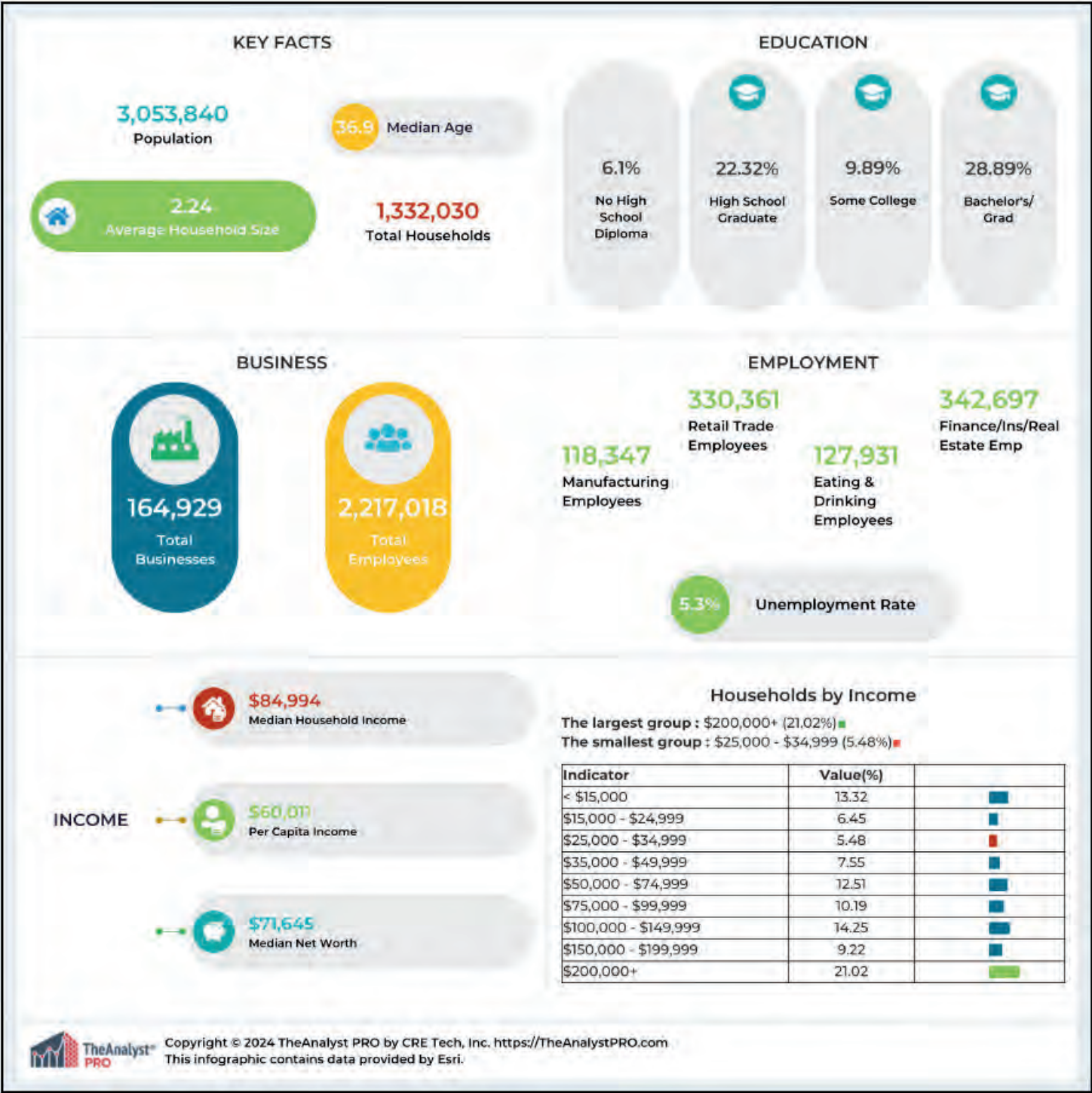
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)





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**For more information about this
opportunity, please don't hesitate to
contact us.**

CONTACT



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Foresight Commercial Real Estate

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