

HEALTHCARE / ACADEMICS FOR LEASE - ASTORIA

3,450 SF 2ND FLOOR • NEW CONSTRUCTION • HEALTHCARE • ACADEMICS • ELEVATOR



30-87 31 Street, Astoria - Healthcare - Academics - Comm Facility

31 STREET

30th AVENUE

31st AVENUE

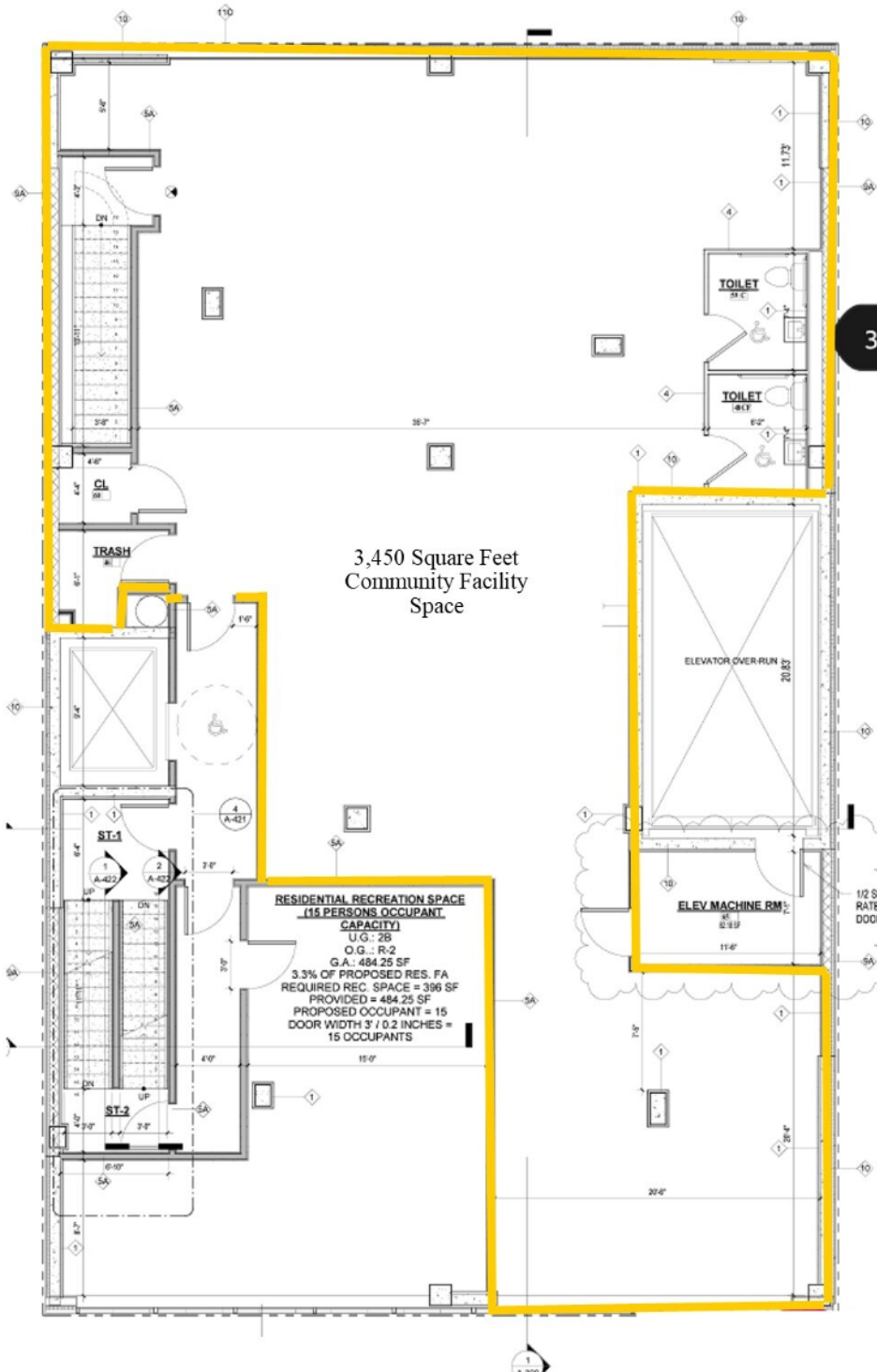


30 STREET

29 STREET



2ND FLOOR PLANS (ELEVATOR ACCESS)



PROPERTY SNAPSHOT



30-85 31 STREET DETAILS & ASKING

Cross Street: 31 STREET & 31 AVE

Year Built: 2025

Heating: Forced hot air

Cooling: Forced Air System

Electric/Water Meter: Separately metered

Ceiling Heights: 12 FT

Floor Plate: 5,000 SF

Parking: Street Parking

Zoning: C4-3

Total Building Size:

Community Facility Space: 3,450 SF

Retail : 2 Spaces Leased

Residential Units :

Frontage: 50'

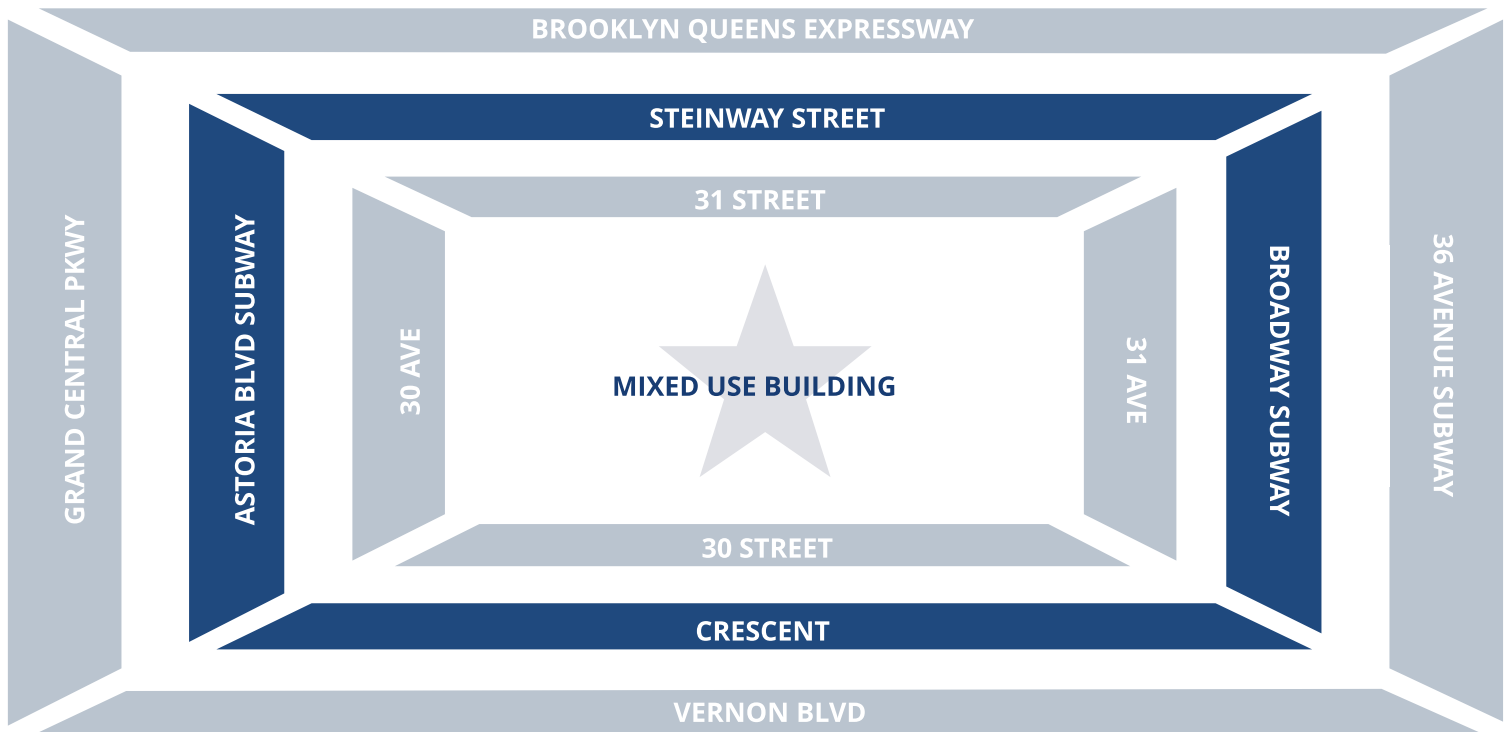
Use Mix: Retail / Resi / Community Fac

Delivery Condition: Vanilla Box

Planned Delivery: Immediately

Asking Rent : \$49 psf (Modified Gross)

ASTORIA DEMOGRAPHIC



DAYTIME TRAFFIC GENERATORS & DEMOGRAPHIC STATS

- Average Household Income: 122,351
- Median Household Income: \$92,787
- Population: 131,026 residents
- Median Property Value: \$826,900
- Mount Sinai Hospital employs
- Age Distribution :
 - 25–34 25%
 - 35–44 19%
 - 45–54 13%
 - 55–64 10%
 - 65+ 13%
- Residents with health insurance: ~94.2%
- Uninsured Residents: ~5.8%



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