



## 31-59 STEINWAY STREET + 31-63 STEINWAY STREET

ASTORIA, QUEENS

PRIME RETAIL OPPORTUNITIES ON ASTORIA'S PREMIER BLOCK

HIGH DENSITY NATIONAL TENANT CORRIDOR



|                                                       | Ground   | Basement | Frontage | Ceiling Heights                                  |
|-------------------------------------------------------|----------|----------|----------|--------------------------------------------------|
| <b>31-59 Steinway Street</b><br>One Tenant            | 2,597 SF | 2,480 SF | 31' 5"   | Ground - 12'<br>Cellar - 8' 6"                   |
| <b>31-63 Steinway Street</b><br>One Tenant            | 2,558 SF | 2,632 SF | 31' 5"   | Ground - 12'<br>Cellar - 8' 7"                   |
| <b>31-59 + 31-63 Steinway Street</b><br>Single Tenant | 5,155 SF | 5,112 SF | 63'      | Ground - 12' - 10' 7"<br>Cellar - 10' 7" - 8' 6" |

## Comments

- Freestanding branding opportunity with massive signage potential
- Ideal for QSR, Medical, Retail, Restaurants/Markets, Pets/Vets
- Accessible via the  subway lines
- National tenant block including FedEx Office & Print, GAP Factory, Banana Republic Factory, Old Navy (coming soon), J.D. Sports, The Vitamin Shoppe, CityMD, Bath & Body Works, German Doner Kebab, McDonald's, The Children's Place, Chase Bank, CVS Pharmacy, Maspeth Savings Bank, Chipotle, The Dermatology Specialists, T-Mobile, Verizon, Nios Spa, Snipes

## By the Numbers

### Retail Businesses

789

1 Mile Radius

### Households

66,075

1 Mile Radius

### Household Income

\$104,932

Average

### Subway Ridership

2,110,765

Steinway Street Station

Contact Exclusive Broker:

**Mark Tergesen**

212.400.9528

mt@absre.com

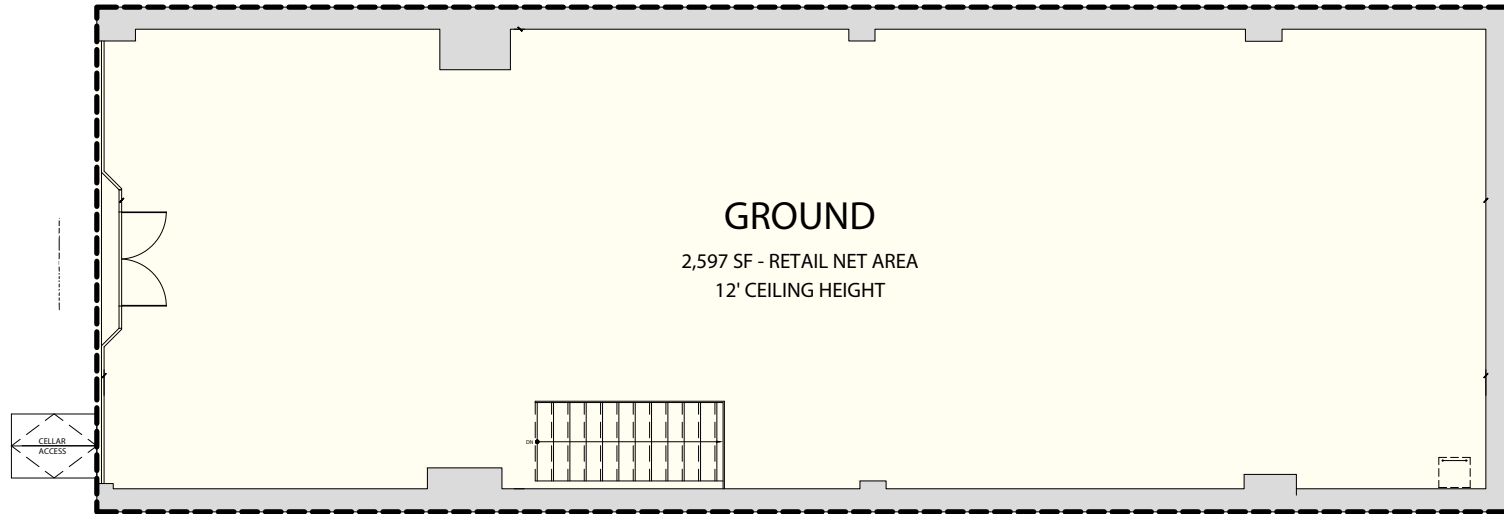
**Howard I. Gilbert**

212.400.9492

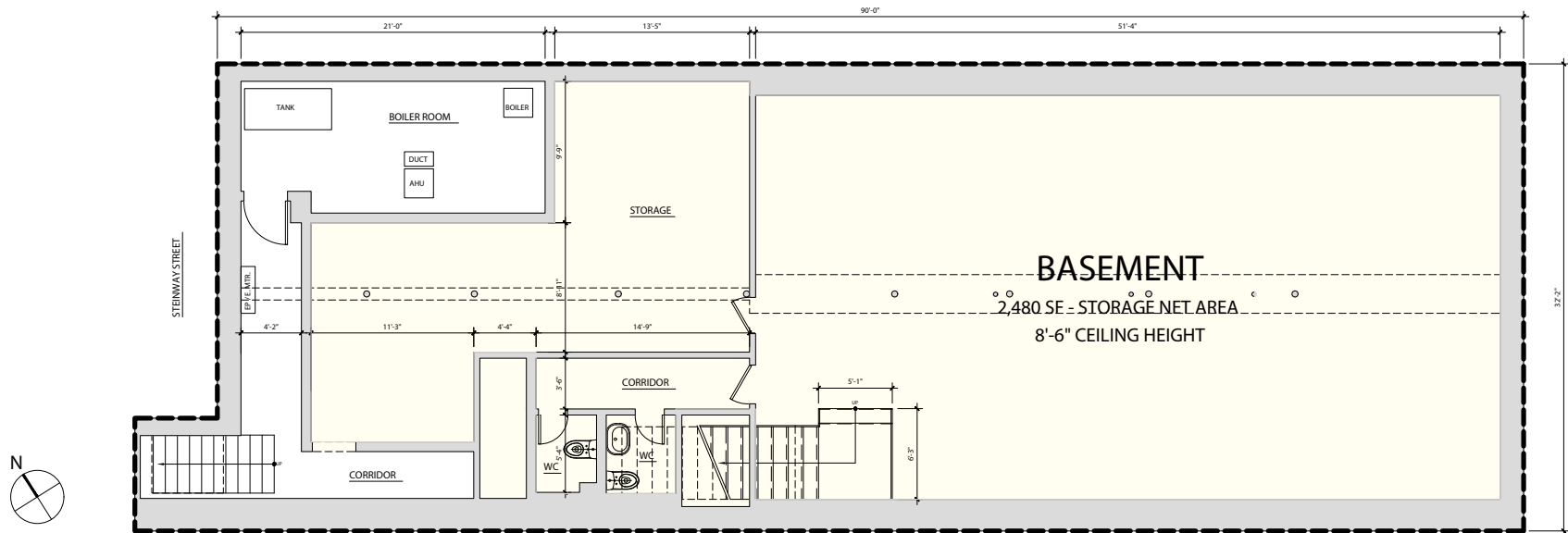
hgilbert@absre.com



# 31-59 Steinway Street - Single Tenant Opportunity - Existing Conditions



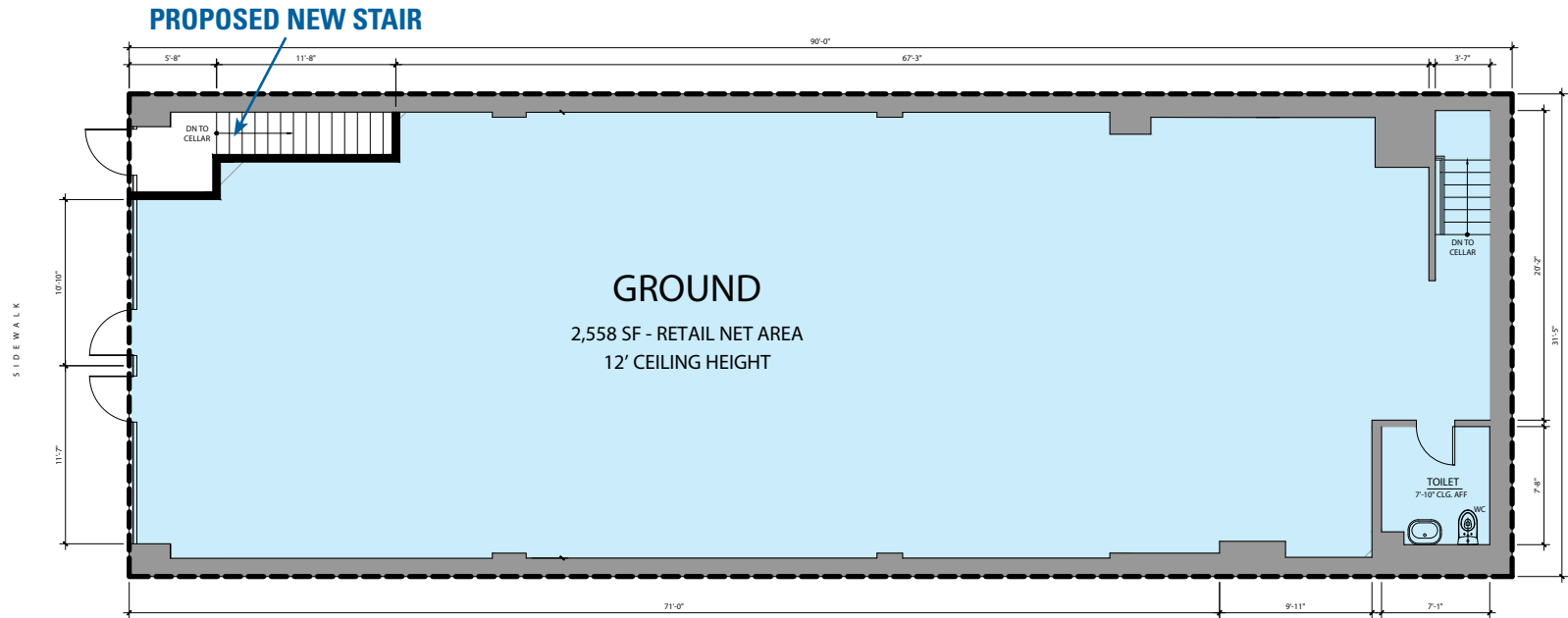
1 First Floor Plan  
SCALE: 1/4" = 1'-0"



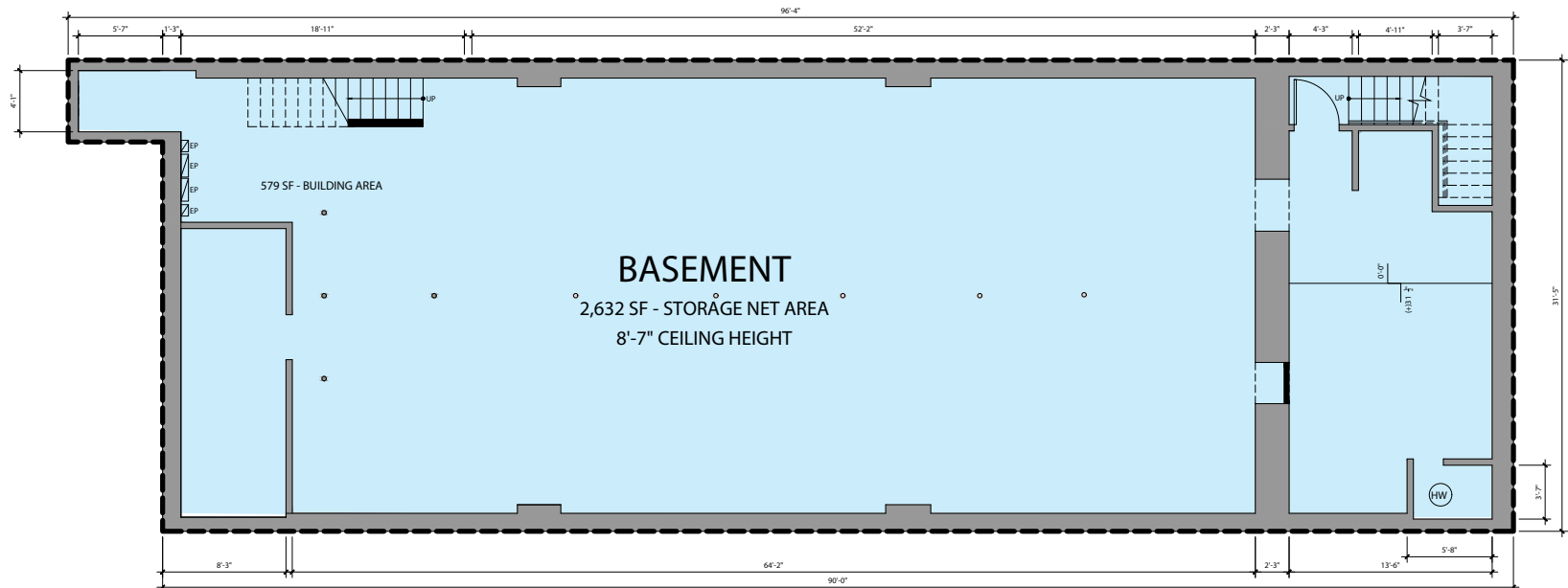
2 Cellar Plan  
SCALE: 1/4" = 1'-0"

# 31-63 Steinway Street - Single Tenant Opportunity

STEINWAY STREET



① First Floor Plan  
SCALE: 1/4"=1'-0"

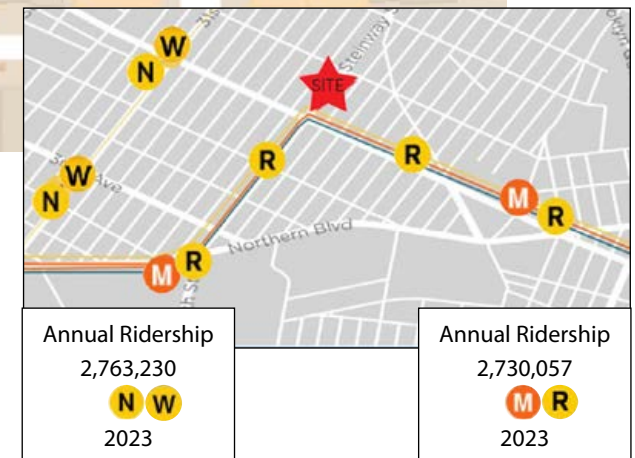


② Cellar Floor Plan  
SCALE: 1/4"=1'-0"

# Area National Tenants



- |                               |                                    |                                 |                                    |
|-------------------------------|------------------------------------|---------------------------------|------------------------------------|
| 1. GAP Factory                | 8. German Doner Kebab              | 15. CVS                         | 22. Tiger Schulmann's Martial Arts |
| 2. Popeye's Louisiana Kitchen | 9. McDonald's                      | 16. The Dermatology Specialists | 23. Nios Skin Lab                  |
| 3. FedEx Office & Print       | 10. The Children's Place           | 17. T-Mobile                    | 24. Old Navy (coming soon)         |
| 4. Verizon                    | 11. <b>SITE: 31-63 Steinway St</b> | 18. Diamond Braces              | 25. JD Sports                      |
| 5. The Vitamin Shoppe         | 12. Chipotle Mexican Grill         | 19. Bank of America             |                                    |
| 6. CityMD                     | 13. Chase Bank                     | 20. Banana Republic Factory     |                                    |
| 7. Bath & Body Works          | 14. TD Bank                        | 21. ZALES                       |                                    |



Contact Exclusive Broker:  
**Mark Tergesen**  
 212.400.9528  
[mt@absre.com](mailto:mt@absre.com)

**Howard I. Gilbert**  
 212.400.9492  
[hgilbert@absre.com](mailto:hgilbert@absre.com)

