

FOR LEASE

PRIME MIXED-USE OPPORTUNITY

- ✓ High Traffic Location
- ✓ Excellent Visibility
- ✓ Strong Demographics
- ✓ Flexible Use Potential

— 30-76 STEINWAY STREET —

— ASTORIA, NY 11103 —



AVAILABLE SPACES



1ST FLOOR RETAIL
APPROX. 2,250 SF

**RENT
UPON REQUEST**



2ND FLOOR
APPROX. 2,250 SF

**RENT
UPON REQUEST**



FULL BASEMENT
ADDITIONAL STORAGE /
FLEX SPACE
INCLUDED WITH LEASE

**RENT
UPON REQUEST**

LEASE TERMS



**LEASE TERMS
UPON REQUEST**



EXCELLENT TRANSIT ACCESSIBILITY

Located just steps from the Steinway St & 30th Ave subway stations, providing convenient access throughout Queens and Manhattan.



PROPERTY OVERVIEW



APPROX. 4,500 SF TOTAL BUILDING



2 FLOORS + FULL BASEMENT



APPROX. 2,250 SF PER FLOOR



FULL BASEMENT INCLUDED



C4-2A (R6A EQUIVALENT) ZONING DISTRICT



APPROX. 6,777 SF BUILDABLE SF
WITH ADDITIONAL AIR RIGHTS



GAS LINE IN PLACE (IDEAL FOR RESTAURANT USE)



DELIVERED VACANT



PRIME MIXED-USE OPPORTUNITY
Ideal for Retail, Restaurant, Medical,
Wellness, Office, Showroom &
Mixed-Use Concepts

KEY FEATURES



High Pedestrian
& Vehicle Traffic



Excellent Visibility
& Street Exposure



Prime Steinway
Street Frontage



Surrounded by National
Retailers, Restaurants,
Cafés & More



Strong Fundamentals
& Long-Term Value-
Add Opportunity



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IDEAL FOR INVESTORS,
DEVELOPERS &
OWNER-USERS