

# 52-09

**31<sup>ST</sup> PLACE**  
LONG ISLAND CITY

Corner of Bradley Avenue & 31<sup>st</sup> Place

RESTAURANT FOR LEASE

#### APPROXIMATE SIZE

Ground Floor: 1,000 SF  
Second Floor: 2,000 SF + 6,700 SF Outdoor Patio  
Rooftop: 2,500 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Arranged

#### TERM

Negotiable

#### COMMENTS

- Unique space in a massive hotel
- Large outdoor patio space
- Event space on 20<sup>th</sup> floor consisting of approx. 2,000 SF + an additional 300 SF private terrace above with beautiful Manhattan skyline views
- Ten minutes outside Manhattan

#### NEIGHBORS

Penske • BP Gas Station • Citi Bike • Tesla •  
Dunkin' • U-Haul • Ryder • Bantry Bay Bar

#### TRANSPORTATION



**JAMES FAMULARO**  
President

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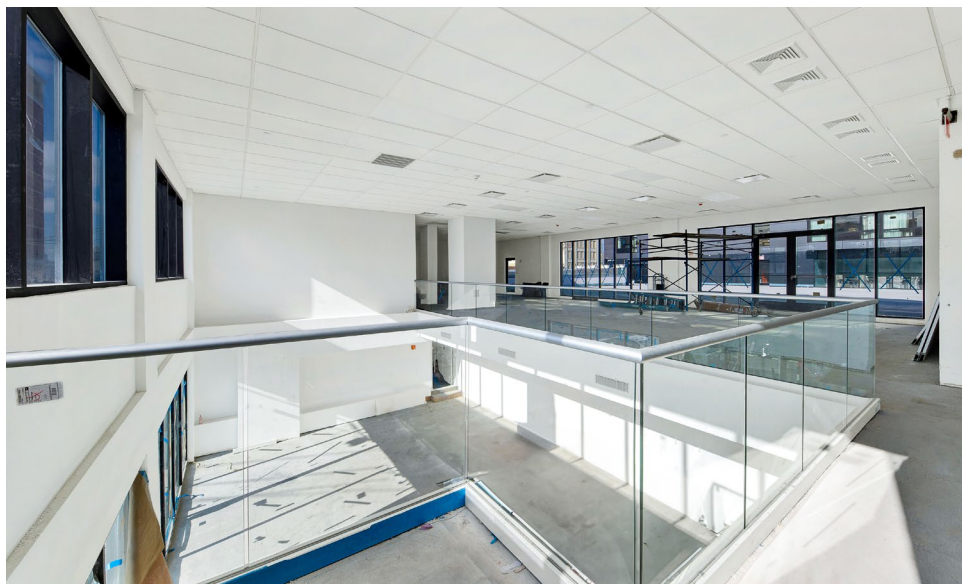
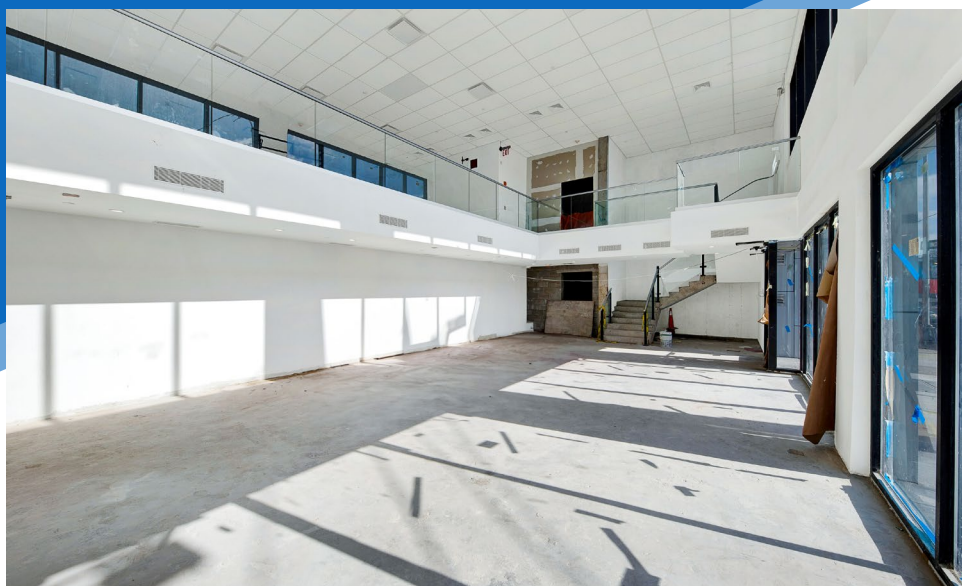
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INTERIOR

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ROOFTOP VIEWS



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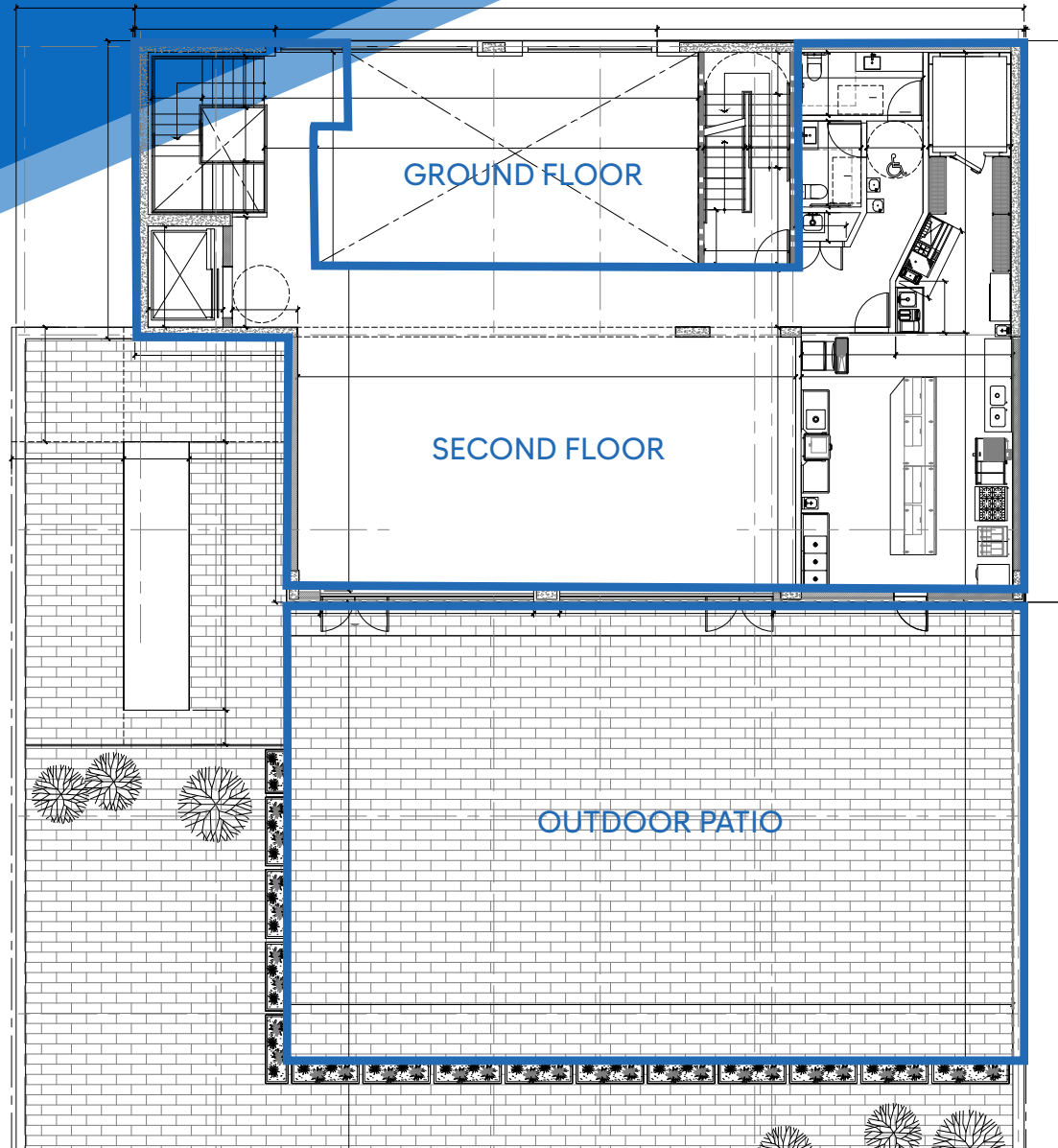
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FLOOR PLAN

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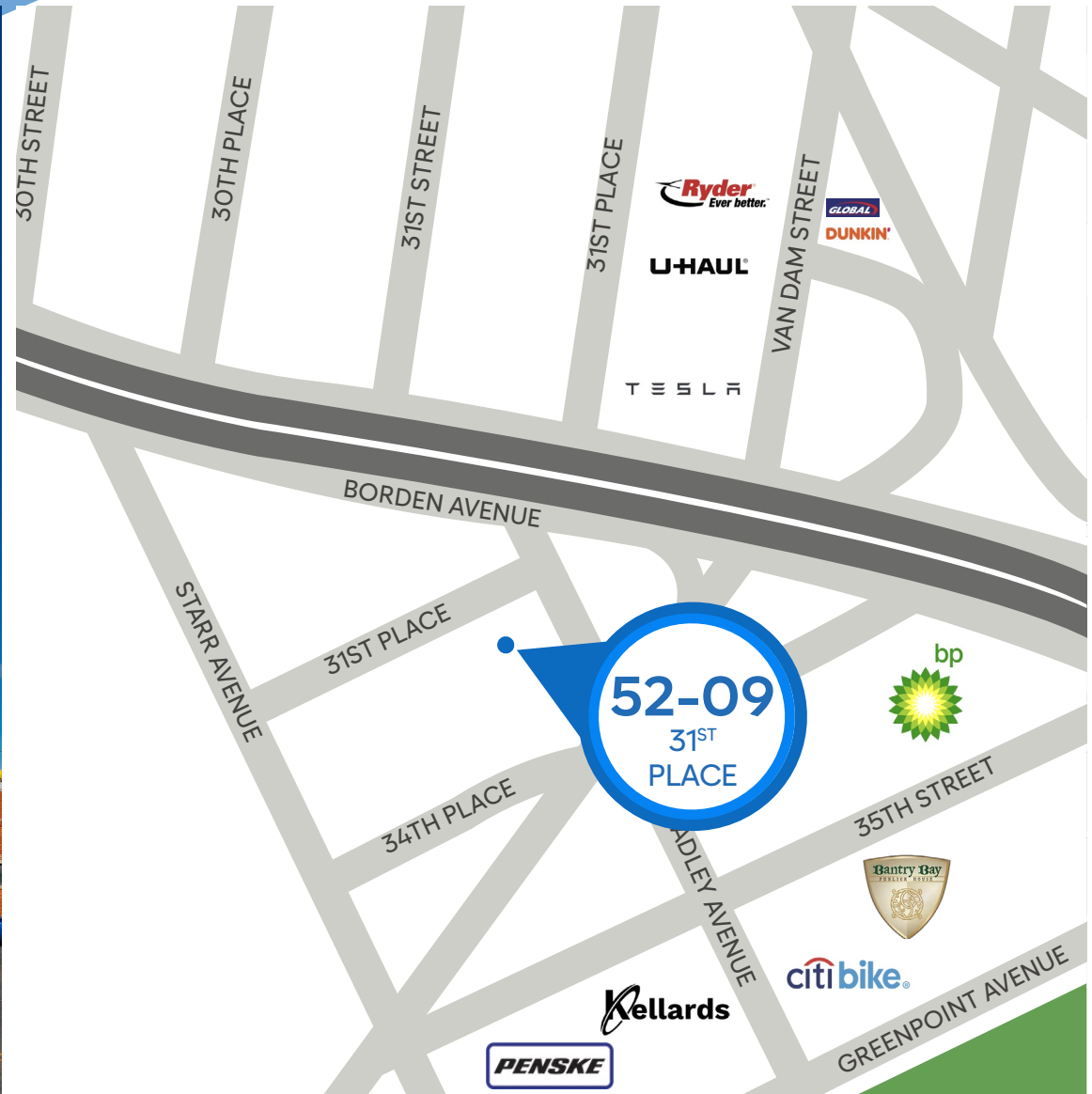
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EXTERIOR RENDERINGS | NEIGHBORS



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**MERIDIAN**  
RETAIL LEASING

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