

31-09

BROADWAY
ASTORIA, QUEENS

Between 31st & 32nd Streets

RETAIL FOR LEASE

APPROXIMATE SIZE

Ground Floor: 2,300 SF + Full Basement
Second Floor: 1,300 SF

ASKING RENT

~~\$25,000/Month~~ Reduced
\$21,500/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

30 FT

COMMENTS

- Currently "Club Fitness"
- 25 FT high ceilings
- Flagship opportunity
- Prime Astoria location with strong co-tenancy

NEIGHBORS

Champion Pizza Astoria • Barzola • Omonia Café • Foodtown • Subway • Key Food • Orange Theory • Club Pilates • Dunkin' • Sherlyn's Bakery • Buffalo Wild Wings • Citizens Bank • Quontic Bank • Capital One Bank • Starbucks

TRANSPORTATION



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INTERIOR

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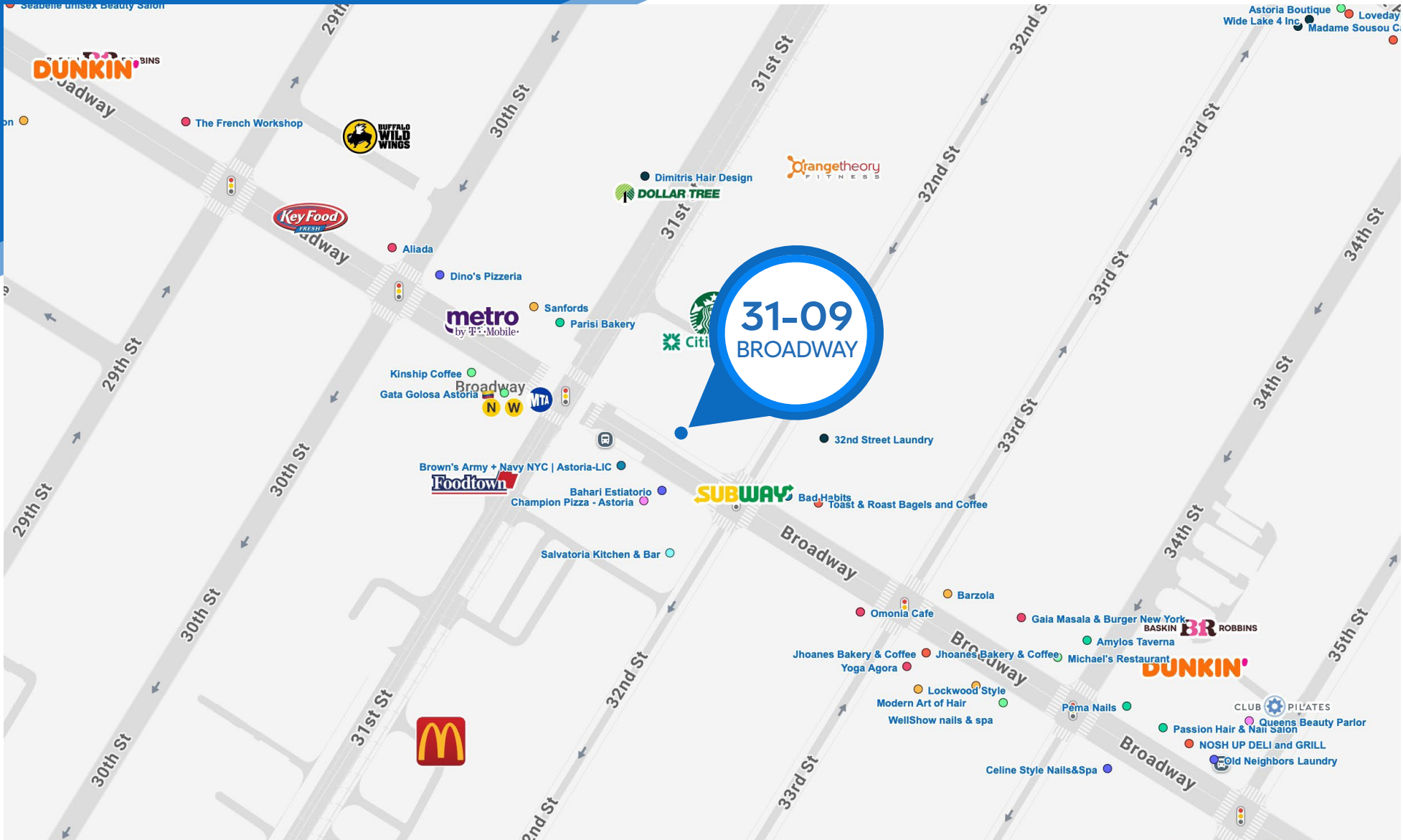
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