

23-02 31ST STREET



CORNER OF 31ST STREET & 23RD AVENUE
ASTORIA / NY



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PROPERTY HIGHLIGHTS

- Easy access to N & W subway lines with over 5.5 million riders annually
- High visibility with 42 feet of frontage along 23rd Avenue
- Heavy neighborhood foot traffic
- Existing ventilation and capped off gas line



<p>State Farm</p> <p>Zorbas Stamatis</p>	<p>ALMA BANK</p>	<p>Copycom Space Salon</p>
<p>New York City Bagel Coffee House</p> <p>The Bonnie Bar Law Offices City Vape Modern Spaces</p> <p>investorsBank</p>	<p>Kitaku Barber Shop</p> <p>Flowers by Dennis & Bella</p> <p>Odyssey Optical Inc.</p> <p>Froyo Lounge</p> <p>Convenience Store</p> <p>Copycom</p> <p>CITYMD NEW YORK'S URGENT CARE</p> <p>UNITED STATES POSTAL SERVICE Artichoke Pizza</p> <p>Double G. Pharmacy</p> <p>Astoria Fishery</p> <p>Laundromat</p>	<p>Nook n Crannie Kapil Stationary</p> <p>metroPCS</p> <p>Prima Donna</p> <p>Capital One</p> <p>citibank</p> <p>T-Mobile</p> <p>La Guli Pastry Shop Square Food & Grocery Chicken Festival Restaurant</p> <p>Trattoria L'incontro</p> <p>Home Comfort</p> <p>Pizza Palace</p>
<p>23RD AVENUE</p>	<p>31ST STREET</p> <p>N W DITMARS STATION</p>	<p>DITMARS BLVD.</p>
<p>WESTERN UNION</p> <p>BAREBURGER</p> <p>Gus Skoufis & Company</p>	<p>Family Dentistry</p> <p>CVS</p> <p>California Farmer</p>	<p>Parrot Coffee Coif Hair Salon and Spa</p> <p>King Penny Thrift Shop</p> <p>STERLING NATIONAL BANK</p> <p>The Last Word Bar</p> <p>Thessaloniki Jewelry</p> <p>Chip City Dessert Shop</p>

SIZE: 1,200 SF Ground Floor

FRONTAGE: 24'

TRANSPORTATION: **N W**

NEIGHBORS:



CONTACT OUR BROKERS FOR MORE INFORMATION:

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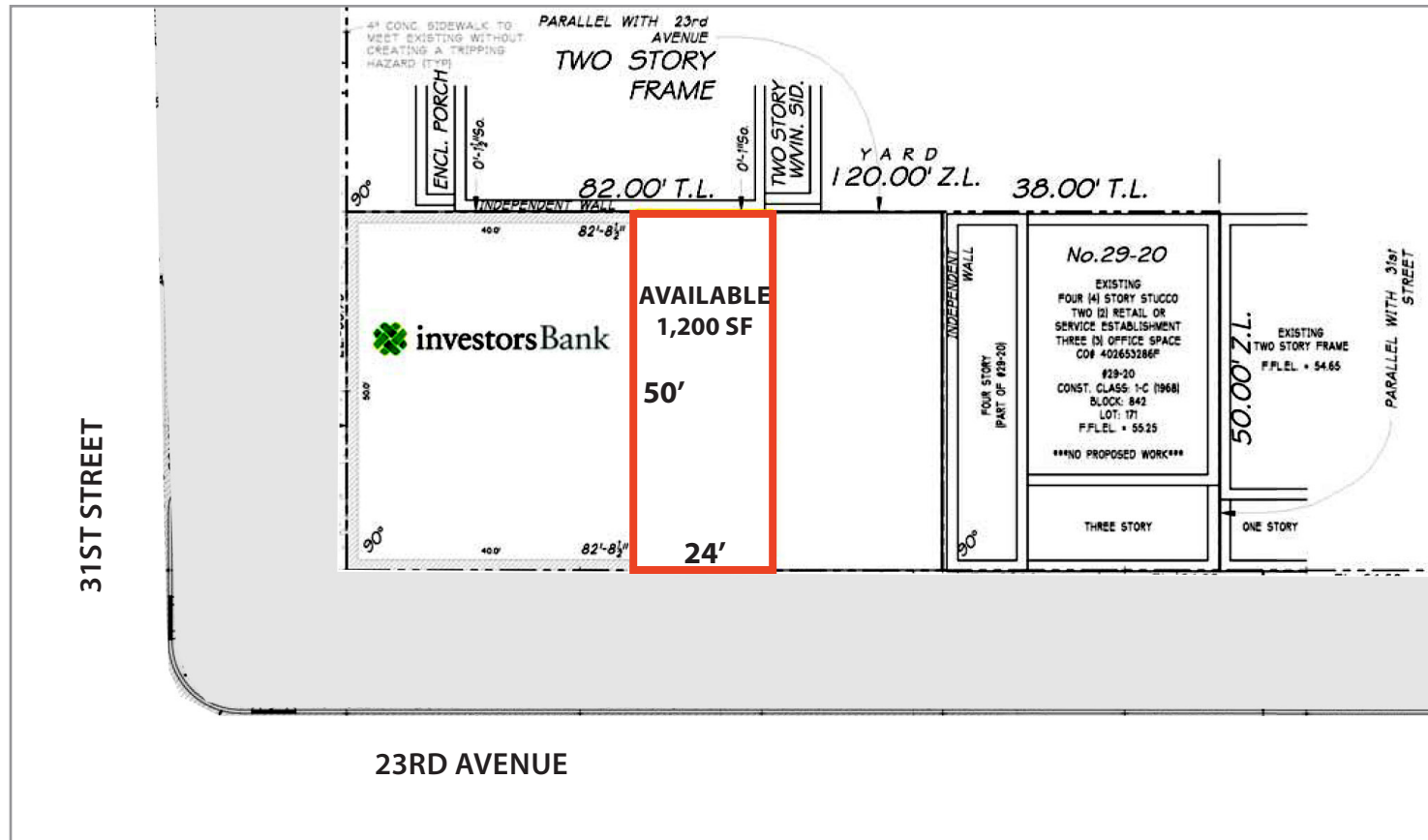
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SITE PLAN



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