

For Lease

37-10 Broadway

ASTORIA, QUEENS, NEW YORK

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CBRE



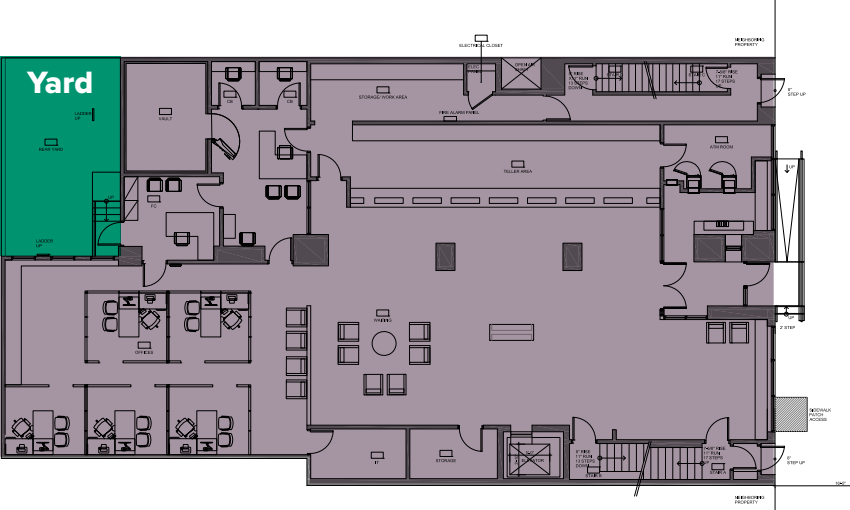
Property Overview

- Premises:** Ground Level - 5,050 SF
Second Floor - 3,764 SF
Basement - Full basement
- Frontage:** Approx. 50 feet
- Possession:** Immediate
- Subways:** Short walk from the Steinway Street (M/R) stop with 2.9M annual ridership and the Broadway (N/W) stop with 2.8M annual ridership
- Asking Price:** Available upon request
- Comments:**
- Well-located in the heart of Astoria, Queens on the border of Long Island City
 - Ground level retail and versatile second floor located one block West of Steinway Street
 - Surrounded by national brands including Northwell Health, Walgreens, Flagstar Bank, Santander, Lot-Less, PureGym, Bank of America, McDonald's, Chase Bank and many more.

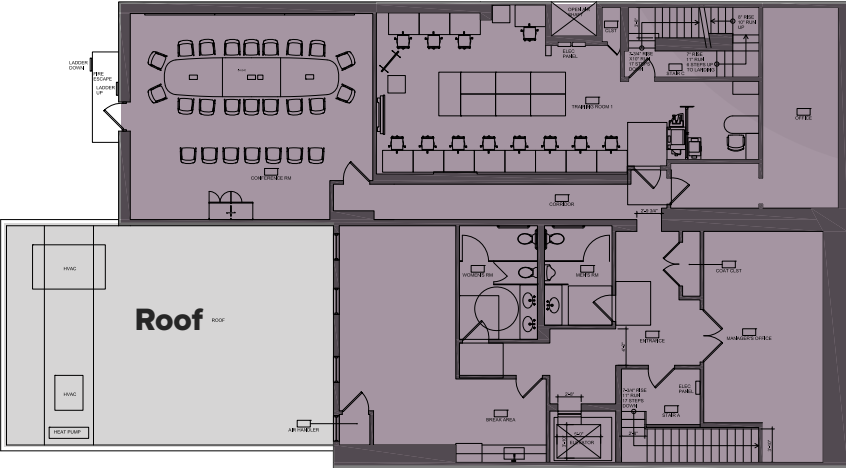


Floor Plans

First Floor



Second Floor



Basement



Area Demographics

Demographics	.25 Miles	.5 Miles	1 Mile	2 Miles
Population	10,204	45,029	134,581	464,461
Median HH Income	\$104,672	\$96,224	\$89,761	\$96,918
Daytime Population	8,581	34,162	118,505	462,246



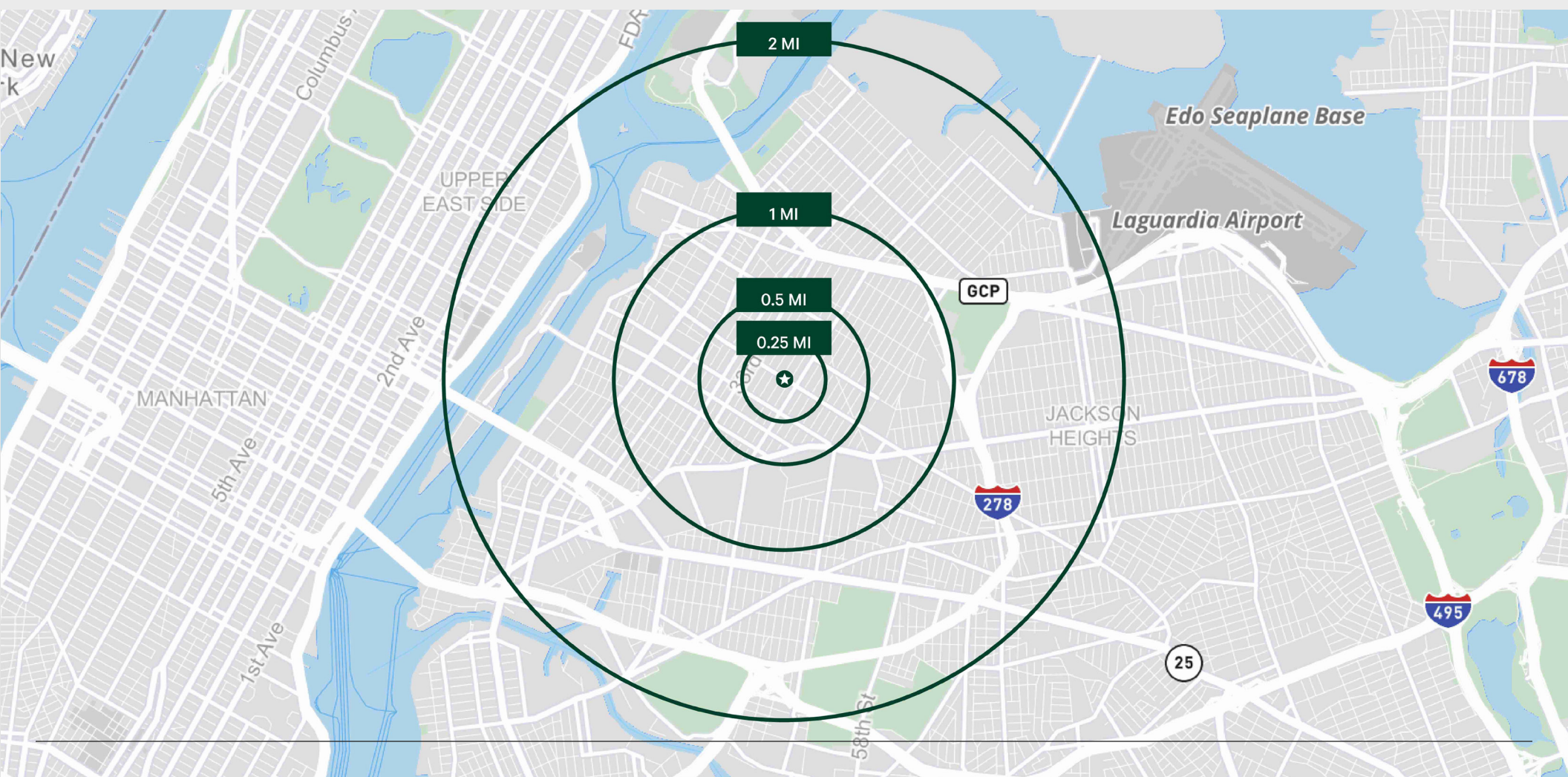
Population



Median HH
Income



Daytime
Population



Retail Map



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