

# <<11,000 SQ FT RETAIL SPACE>>

## CAN BE DIVIDED



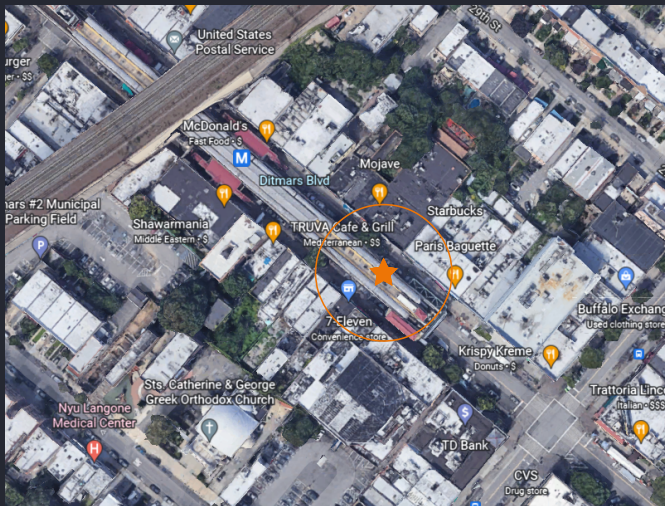
## Premium Queens, NY Location for Lease!



**22-32 31st St.  
Astoria, Queens**



THE GLOBAL INTERNET  
REALTY GROUP &  
ASSOCIATES



NEARBY RETAILERS AND TRANSIT:



**T.J. maxx**

**CHASE**

**Burlington**

**CITYMD  
URGENT CARE**

## 11,000 SQ FT in The Shopping Hub of Astoria!

Adjacent to numerous amazing national retail tenants already established along this corridor.

- ✓ 11,000 SQ FT of premium retail space, divisible to suit your requirement.
- ✓ 60 linear feet of window frontage.
- ✓ 7-day, 20-hour pedestrian foot traffic.
- ✓ 7500 SF Street Level  
3500 SF Selling LL
- ✓ Lease Term: Flexible, to a maximum of 25 years.
- ✓ 5 mile population: 3,000,000 people.
- ✓ Asking Rent: \$95 psf.



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