



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



New Ground Floor Retail Space With Water Views For Lease

11,000 SF

3007 Vernon Boulevard • Astoria • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Kirill Galperin
📞 718.437.6100 x122
Kirill.G@TriStateCR.com



Location Overview

Located in the Astoria neighborhood of Queens between Welling Ct & 30th Rd near the 30th Ave subway station.

Nearest Transit: Q & N trains at 30th Ave and the Q103, Q19, Q18, Q102, & Q104 bus lines.

Nearby tenants include Halletts Cove Playground, Astoria Housing Authority, Citi Bike, Rockwell Health Center, Welling Court Mural Project, Mary's Grocery And Taqueria, Christian Brothers Carpet Cln, Astoria Blue Feather Early Learning Center, Whitey Ford Field, Green City Force, Wizard Studios Events New York, Astoria Provisions, Arcadia Bar and Kitchen, Queens Public Library at Astoria, Parma Tile, and more!

Main Highlights

- ▶ New construction
- ▶ Ground floor with water views
- ▶ 14' ceilings
- ▶ 55' of frontage
- ▶ On-site parking attendant for customers
- ▶ Gas in place
- ▶ Ability to vent
- ▶ Close to ferry terminal



88,786 SF

Total Building Size



18,550 SF

Lot Size



R6A, C1-3

Zoning

FOR LEASE • 11,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Kirill Galperin
📞 718.437.6100 x122
Kirill.G@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



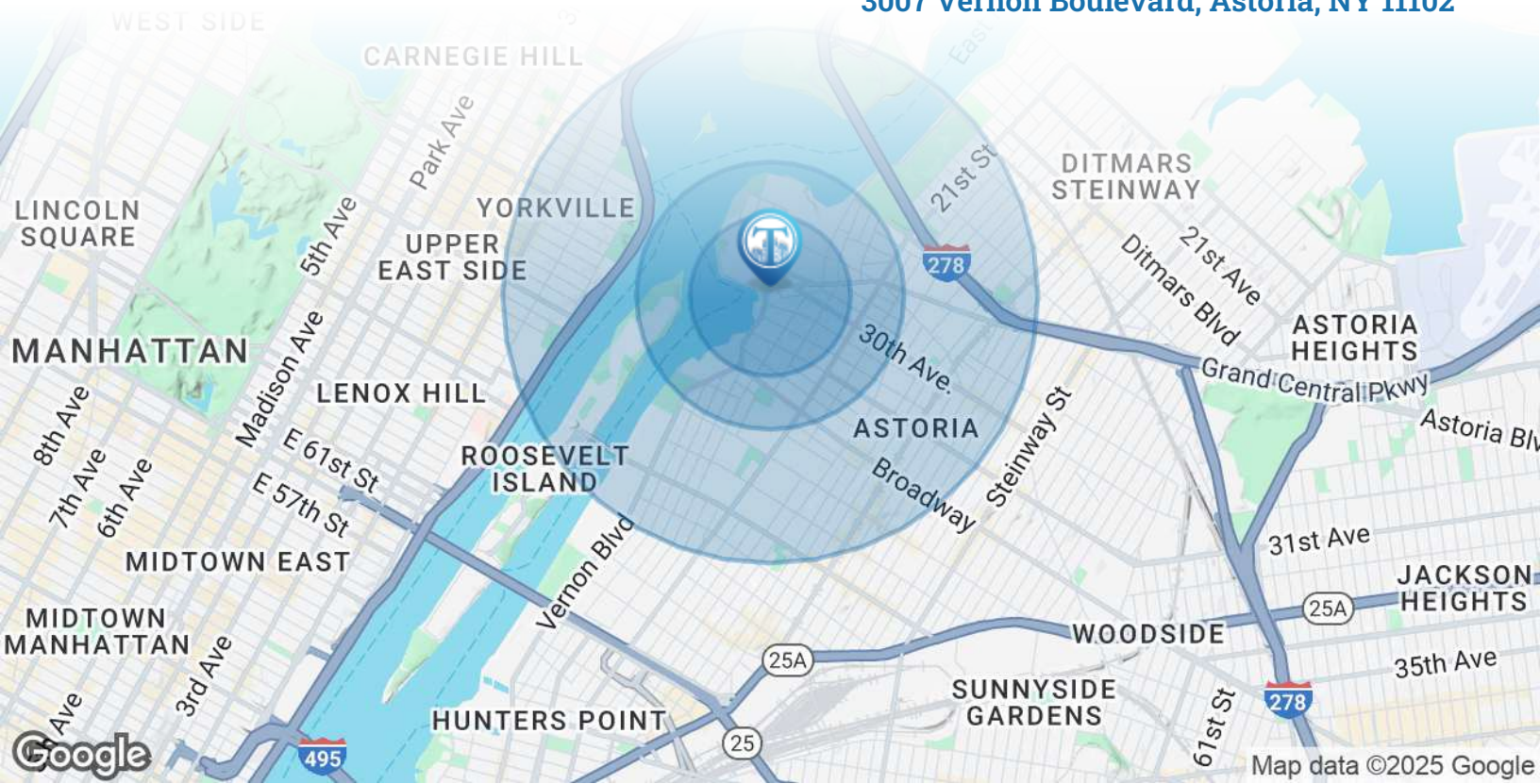
FOR LEASE • 11,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 718.437.6100
 sb@tristatecr.com

Kirill Galperin
 718.437.6100 x122
 Kirill.G@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,675	23,530	138,804
Average Age	38	40	41
Average Age (Male)	36	39	40
Average Age (Female)	39	40	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,947	9,964	67,521
# of Persons per HH	2.6	2.4	2.1
Average HH Income	\$101,386	\$111,800	\$143,521
Average House Value	\$992,025	\$958,181	\$1,120,809



138,804

People within 1 Mile



\$143,521

Avg Household Income

FOR LEASE • 11,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Kirill Galperin
 📞 718.437.6100 x122
 Kirill.G@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease



TriStateCR.com

11,000 SF | 3007 Vernon Blvd
New Ground Floor Retail Space
With Water Views For Lease

11,000 SF • For Pricing **Call: 718-437-6100**

3007 Vernon Boulevard • Astoria • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com

SITE SOURCE
RETAIL BROKER NETWORK