

PRIME RETAIL SPACE FOR LEASE

SOUTH ASTORIA, QUEENS



LOCATED BETWEEN 44TH & 43RD STREET

For more information, please contact our exclusive agent:

Preeti Mirani

Besen Retail
(646) 472-8723

pmirani@besenpartners.com

43-04 30TH AVENUE

7 Minutes Walk to the 46th Street – Subway



BESSEN RETAIL

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PROPERTY DETAILS

▪ **APPROXIMATE SIZE**
400 SF

▪ **ASKING RENT**
\$2,600/month
\$78/SF/YR

- **COMMENTS**
- Ideal for boutique retailers, service users, or food operators
 - Surrounded by a dense mix of residential buildings, established local businesses, and national tenants
 - Consistent foot traffic and a built-in customer base
 - Prominent frontage along 30th Avenue
 - Conveniently located near multiple subway lines and major thoroughfares

▪ **POSSESSION**
Immediate

▪ **TRANSPORTATION**
46th Street – Subway Stop



30 Av/43 St – Bus Stop

Q18

▪ **NEIGHBORS**
Key Food Supermarket, Moa Coffee, Kam Rai Thai, Malala Chinese Mole, Blackbird's, Empire State Deli, Taco Tumba, VIDA Steakhouse NYC, The Quays Pub, Gian Piero Bakery, Ukus, Napoli's and more.



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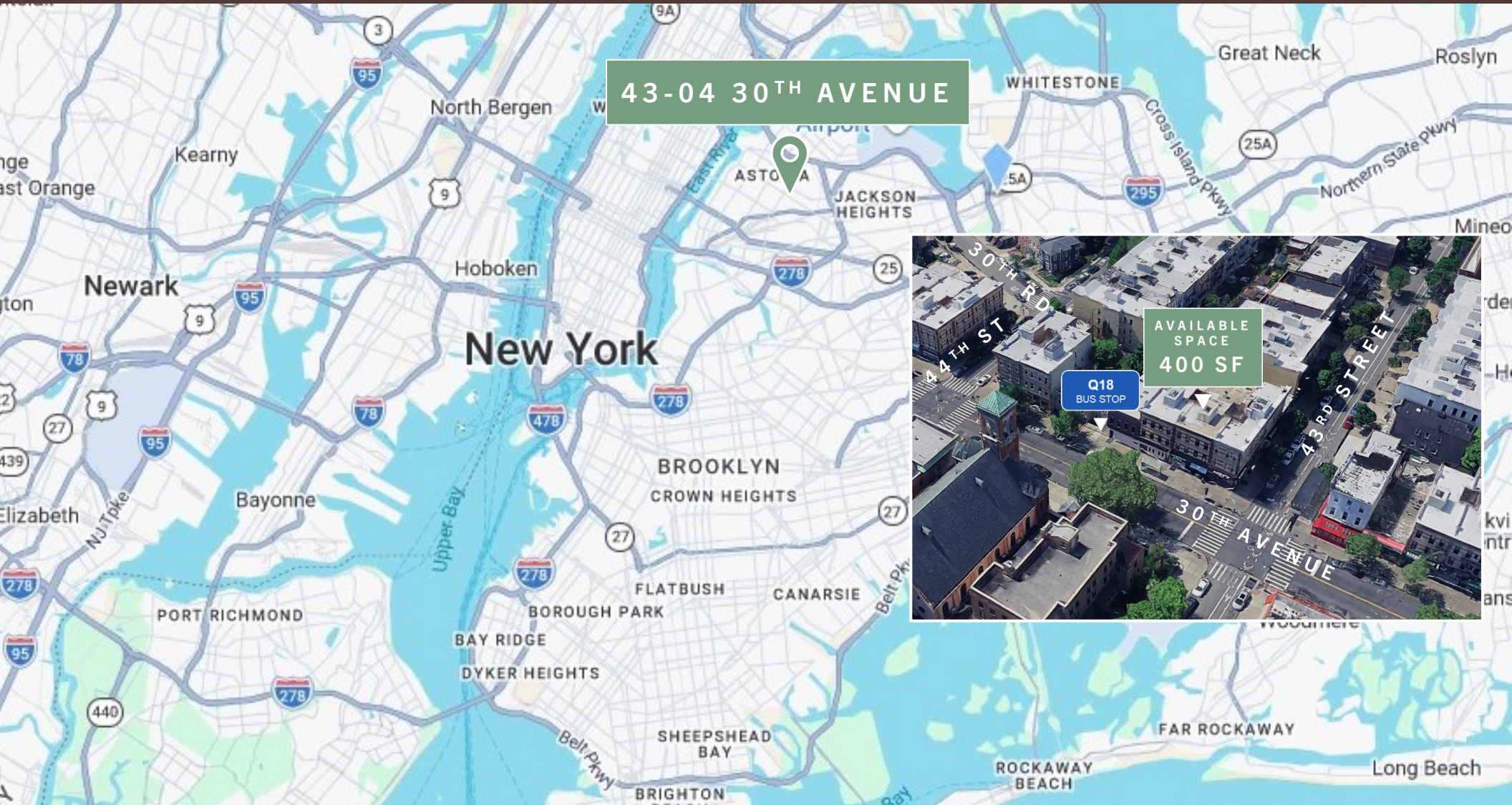
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