

PRIME RETAIL SPACE FOR LEASE

SOUTH ASTORIA, QUEENS



Q18
BUS STOP

AVAILABLE
SPACE
400 SF

YOUR SIGN HERE

ANDY'S
UNISEX
TEL. 728-8407

moa coffee

DRAGO FUNERAL HOME

Jobs Available

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



BESEN RETAIL

PRIME RETAIL SPACE FOR LEASE

SOUTH ASTORIA, QUEENS



PROPERTY DETAILS

▪ **APPROXIMATE SIZE**
400 SF

▪ **ASKING RENT**
\$3,000/month

▪ **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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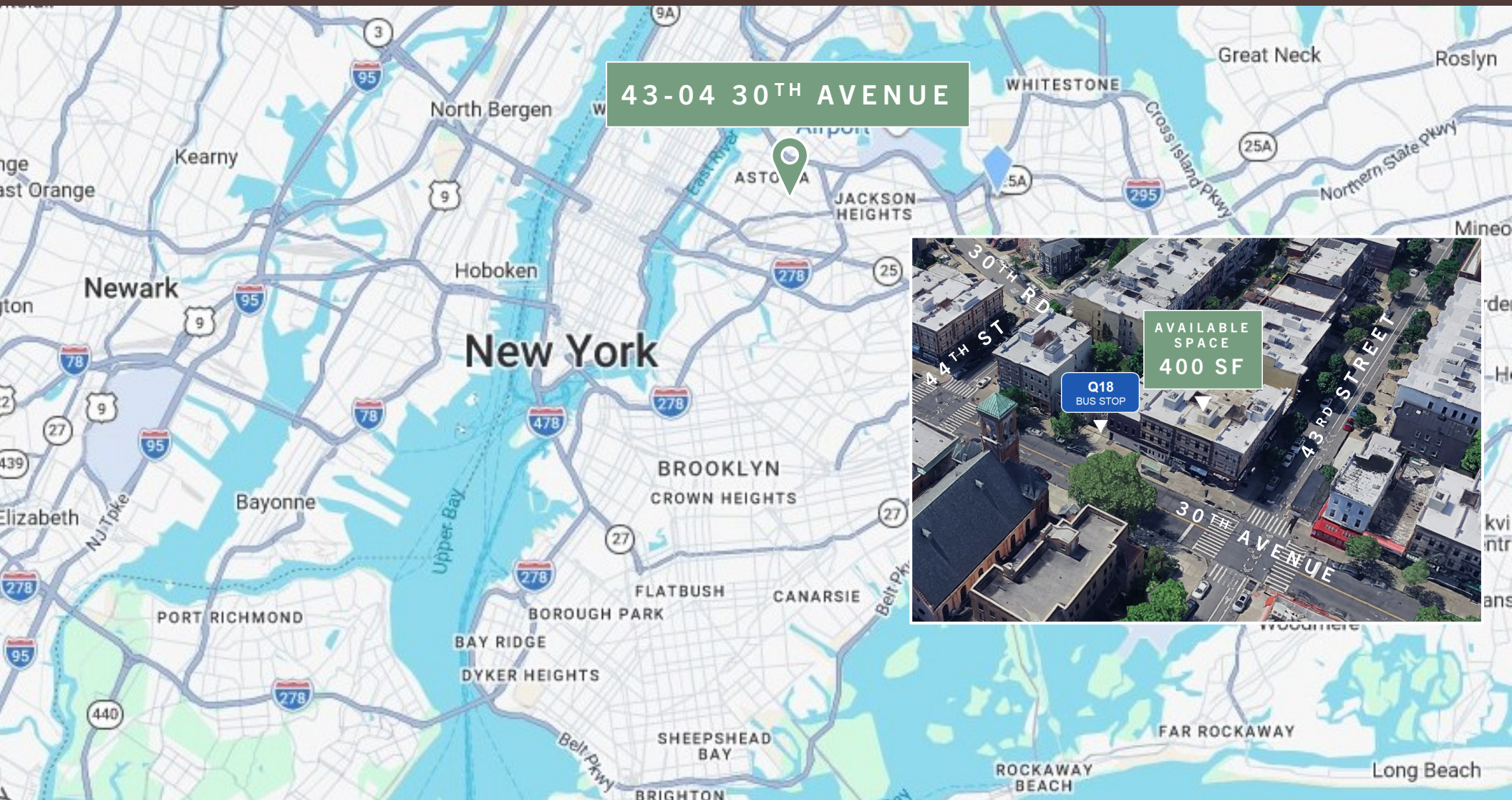
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