

# 34-39

31<sup>ST</sup> STREET  
ASTORIA, QUEENS

Between 34<sup>th</sup> & 35<sup>th</sup> Avenues

RESTAURANT FOR LEASE

## APPROXIMATE SIZE

Ground Floor: 2,000 SF  
Mezzanine: 450 SF

## ASKING RENT

\$10,078/Month  
Key-Money Upon Request

## POSSESSION

Arranged

## TERM

Negotiable

## FRONTAGE

20 FT

## CEILING HEIGHTS

15 FT

## COMMENTS

- Beautifully built-out second generation restaurant/bar
- New high-end kitchen equipment, bar, and lighting
- Popular F&B co-tenancy
- Full liquor license in place

## NEIGHBORS

T-Swirl Crep • Shun Lee Express • Eleverages  
• Peter Wine & Liquor • Key Food • Nur Thai •  
Foodtown • Urban Vegan Roots • Coffee Me

## TRANSPORTATION



## JAMES FAMULARO

President

## BOBBY ORTENSE

Associate  
212.468.5953  
bortense@meridiancapital.com



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## RESTAURANT FOR LEASE



INTERIOR

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## RESTAURANT FOR LEASE



NEIGHBORS

<p>29TH STREET</p> <p>Shiper Air Service</p> <p>Bonoful Asian American Grocery</p> <p>NYC Henna Queen</p>	<p>29TH STREET</p> <p>Wash &amp; Dry Laundromat</p> <p>Foodtown</p> <p>The Food Emporium</p> <p>NYC &amp; CH</p>	<p>29TH STREET</p> <p>stuff'd</p> <p>Kondo Family Market</p> <p>clouds</p>
<p>30TH STREET</p> <p>Allure Nail Salon</p> <p>Hello Bangladesh</p> <p>Key Food</p> <p>King of Queens Barber Shop</p> <p>S Meat &amp; Hueso</p> <p>Leconic</p> <p>Liana's Unisex</p> <p>RQM Tutorial</p> <p>Powertron</p> <p>On Time Laundromat</p>	<p>30TH STREET</p> <p>The Grand - 35 Avenue Diner</p> <p>JJ Flowers</p> <p>De Junio Rancho El Tabaco Deli</p> <p>alter</p> <p>LUKOIL</p>	<p>30TH STREET</p> <p>Nail Bliss</p> <p>E.T. Laundry</p> <p>La Espiguita</p> <p>BROADWAY China Station</p> <p>Wine Stop NYC</p> <p>Alex Jewelry Shop &amp; Repair</p> <p>Modern Barber Shop</p> <p>Gata Golosa Astoria</p> <p>Home Style Furniture of Astoria</p> <p>Sala's</p> <p>Broadway Natural</p> <p>Broadway Station Bar &amp; Grill</p> <p>DOLLAR TREE</p>
<p>31ST STREET</p> <p>The Family Convenience</p> <p>CHANDO'S CANTINA</p> <p>DOLLAR GENERAL</p> <p>Samossa Bites</p> <p>Sense Beauty Salon</p> <p>PILATESDESIGNS</p> <p>COPACABANA</p> <p>NINJA BAR</p>	<p>31ST STREET</p> <p>T-Swiri Crep</p> <p>Shun Lee Express</p> <p>ELEVENSES</p> <p>sala RESTAURANT</p> <p>Peter Wine &amp; Liquor</p> <p>ecc Emmanuel Charismatic Church</p> <p>Frida Beauty Salon</p>	<p>31ST STREET</p> <p>NOR THAI</p> <p>Prince Beauty</p> <p>McDonald's</p> <p>Trinity Grace Church Queens</p> <p>L &amp; P Stationery</p> <p>McLoughlin's</p> <p>Pho Astoria</p> <p>CHAMPION PIZZA</p> <p>Bahari</p> <p>Citizens</p> <p>QUANTIC</p> <p>Hair by Markos</p> <p>Capital One</p>
<p>32ND STREET</p> <p>ANIMAL CLINIC</p> <p>SAKE KAWA</p> <p>MAD DONKEY</p> <p>Freedom Deli &amp; Supermarket</p> <p>Rara Studios NYC</p> <p>RIO RESTAURANT</p>	<p>32ND STREET</p> <p>SNOWDONIA</p> <p>NEWMUSICSHelf</p> <p>Tea and Milk Astoria</p> <p>Rachel's Nail Spa</p> <p>Happy Gathering</p> <p>Bisi Makeup Studio</p> <p>AA Stylist Barber Shop</p> <p>El Gallito Deli Grocery</p>	<p>32ND STREET</p> <p>MAYAHUEL</p> <p>las cabanias</p> <p>greenbay Spa Zone</p> <p>Gilbey's</p> <p>Lin Laundromat</p> <p>Nuevo Jardin</p> <p>CHINO LATINO</p> <p>Vietnam Village</p> <p>Xcellent Hair Plaza</p> <p>burger bar</p>
<p>33RD STREET</p> <p>Rio Bonito</p> <p>WIKINGO'S DUNGEON</p> <p>PRINTERS</p> <p>Susuru Ramen</p>	<p>33RD STREET</p> <p>PS 166 QUEENS</p> <p>BARRIO</p> <p>PRINTER COPIER SCANNER</p> <p>Azul Laundromat</p>	<p>33RD STREET</p> <p>LOCKWOOD</p> <p>YOGA AGORA</p> <p>Junko Sushi</p> <p>WellsShow</p> <p>Sunrise Chinese Restaurant</p> <p>Barzola</p> <p>Solo</p> <p>El Maruch Restaurant</p> <p>Tokyo Market</p> <p>Chows Laundry</p> <p>Michael's Restaurant</p>
<p>34TH STREET</p> <p>Taco Veloz Astoria</p> <p>Alpha-mart</p> <p>DCA Mini Market</p> <p>36 Deli Grocery</p>	<p>34TH STREET</p> <p>Astoria Voice, Guitar and Piano Lessons</p> <p>TOWN TOWN</p>	<p>34TH STREET</p> <p>Addictive Ink Tattoos</p> <p>Astoria Wine &amp; Spirits</p> <p>Hero Thai-Izakaya</p> <p>Chick It Out</p> <p>Hei Tiki &amp; Sushi Bar</p> <p>DUNKIN'</p> <p>Nosh Up Deli &amp; Grill</p> <p>Ponce Bank</p> <p>Tippin Inn</p> <p>Passion Hair &amp; Nail Studio</p> <p>Queens Beauty Parlor</p>
<p>35TH STREET</p> <p>SCHOOL OF THE ARTS</p> <p>SAC'S PLACE</p>	<p>35TH STREET</p> <p>Sweet Scene</p>	<p>35TH STREET</p> <p>DUANEreade by Wetgreens</p> <p>Caravan Chicken</p> <p>BRUTA</p>

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