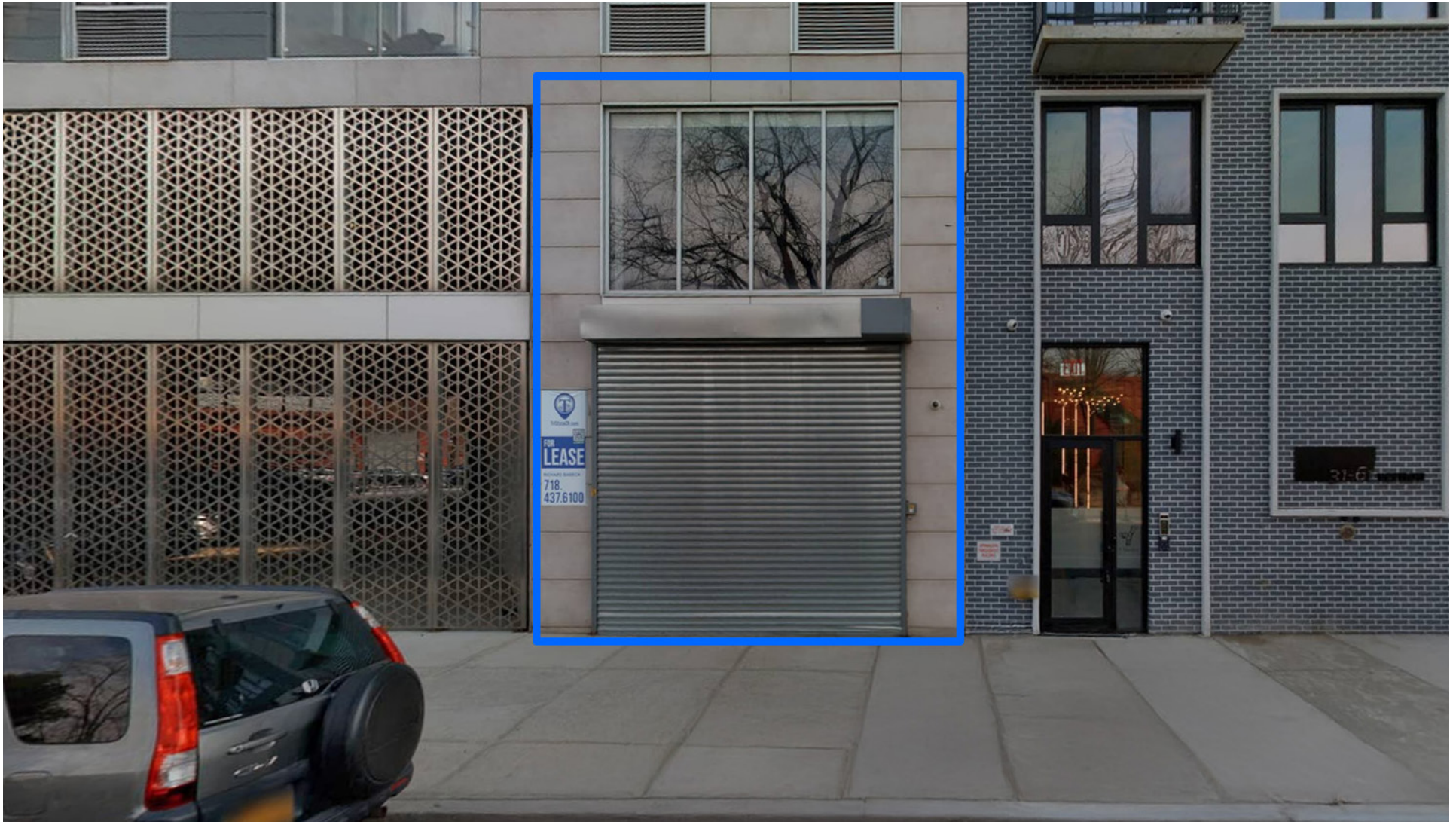


31-57 VERNON BOULEVARD, QUEENS, NY 11106

FOR LEASE

# 2,400 SF BUILT-OUT F&B SPACE WITH MEZZANINE

Between 31st Drive and Broadway



**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Astoria neighborhood of Queens.

### SPACE DETAILS

- Open Floor Plan
- Built-Out F&B
- Large Glass Windows
- Natural Light
- Tremendous Signage & Branding Opportunity on Vernon Boulevard
- Ground Level: 1,400 SF
- Second Floor (Mezzanine): 1,000 SF

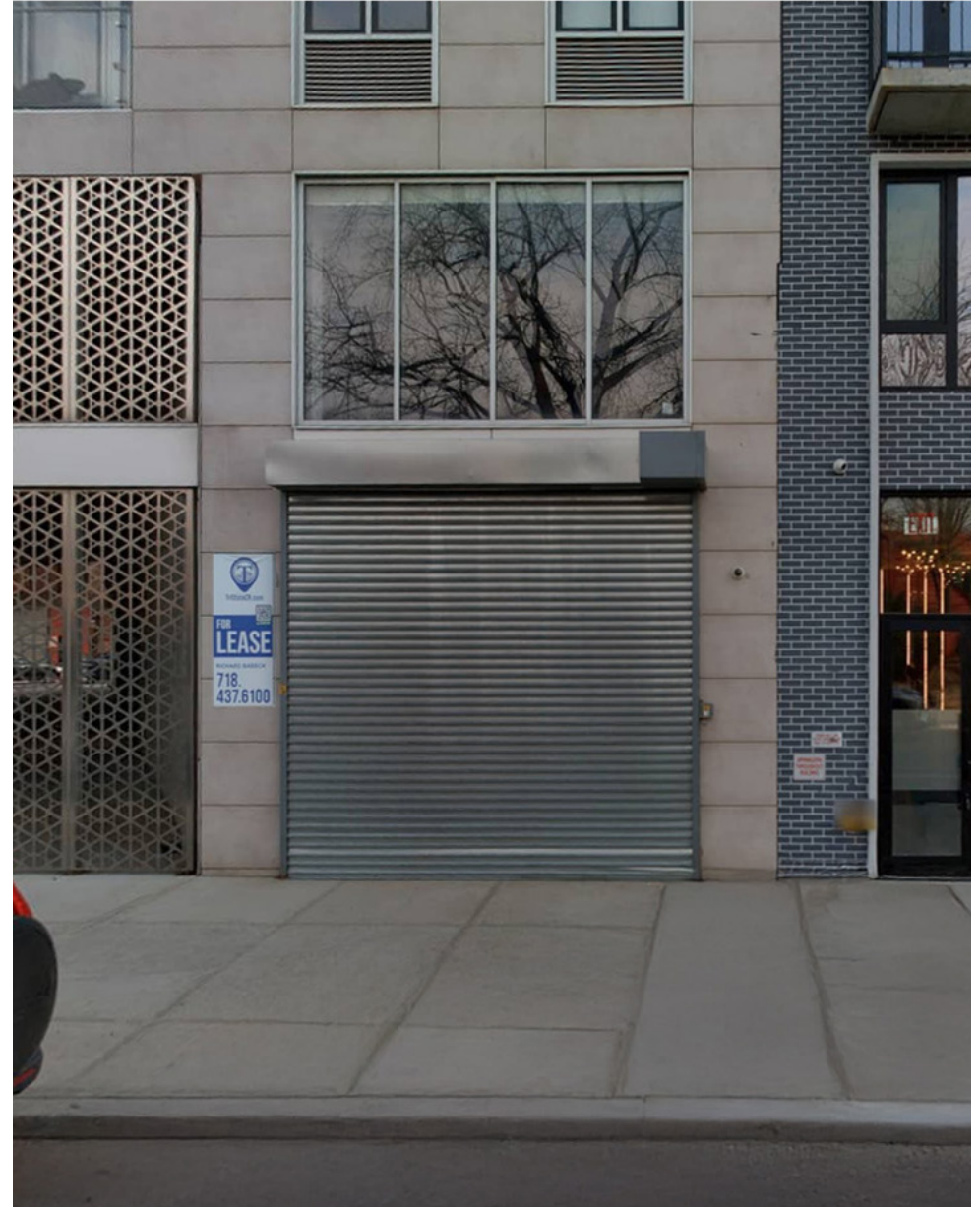
### TRANSPORTATION

**N** **Q** Trains at Broadway

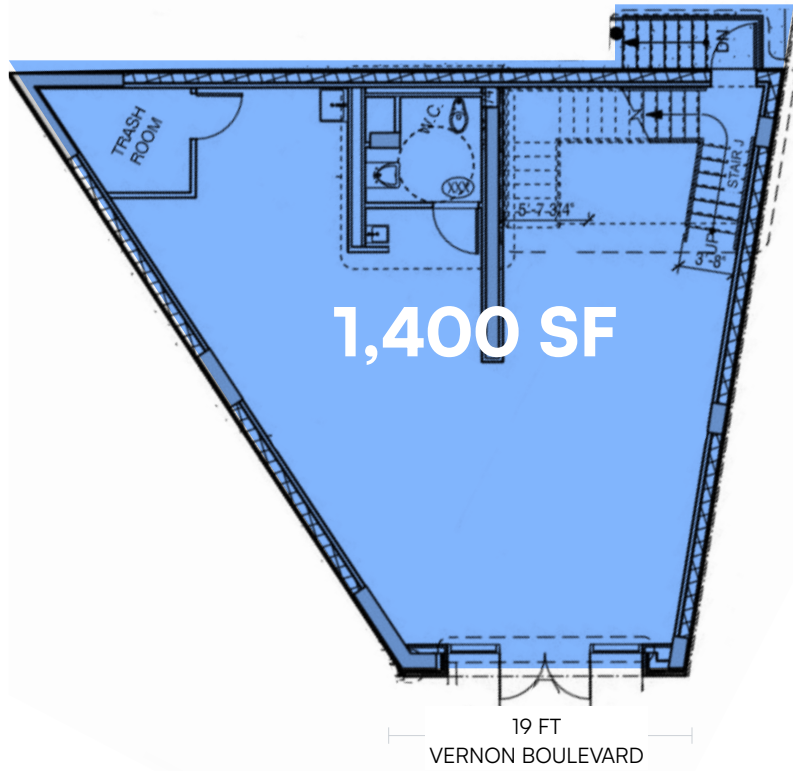
**Q104** **Q103** **Q69** **Q100** Bus Lines

### NEIGHBORS

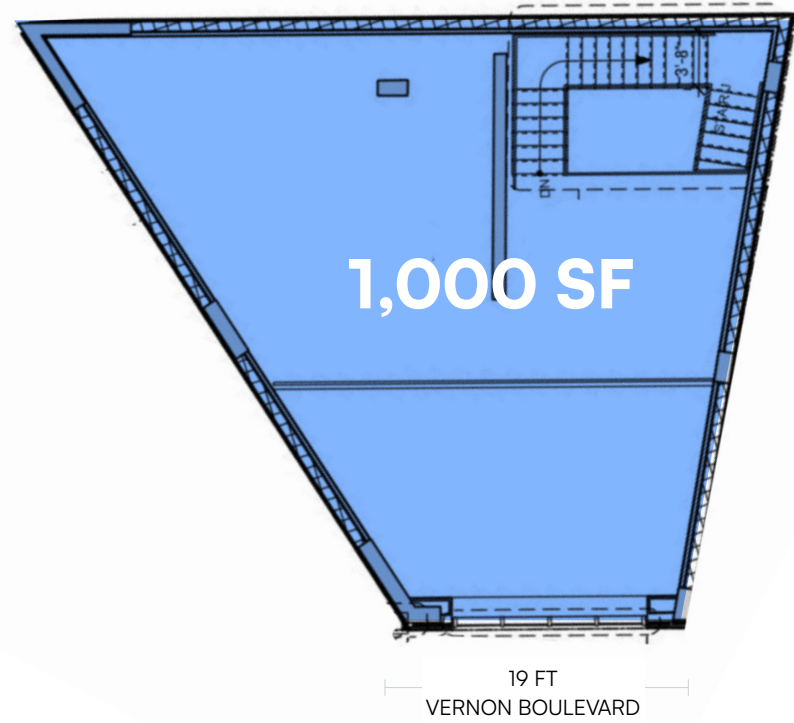
Astoria Yoga, Costco Wholesale, Fresco's Cantina, Vivi Pet Care, McDonald's, Starbucks, Dunkin', T-Mobile, Subway, Spring Food Spot, Bel-Aire Diner, and more!



# FLOOR PLANS



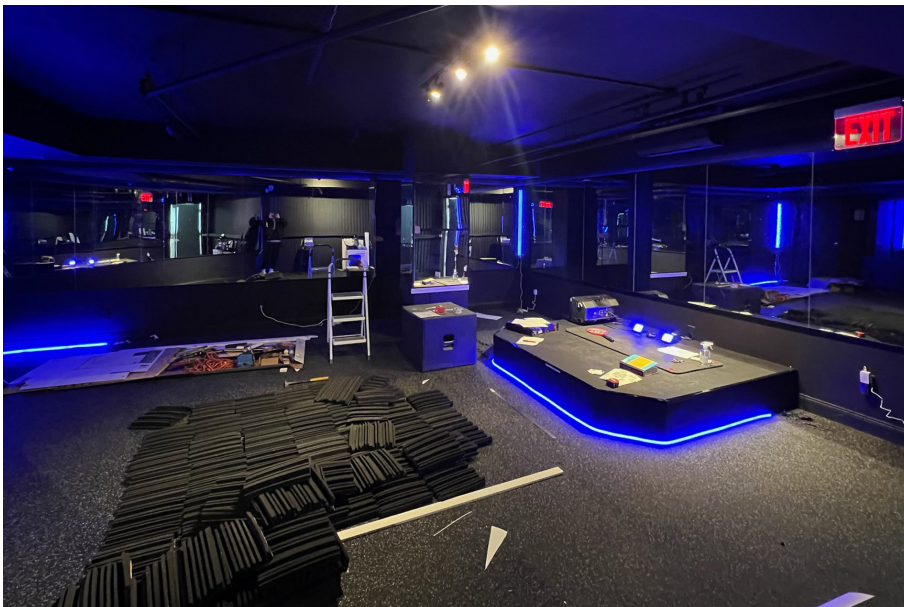
FIRST FLOOR



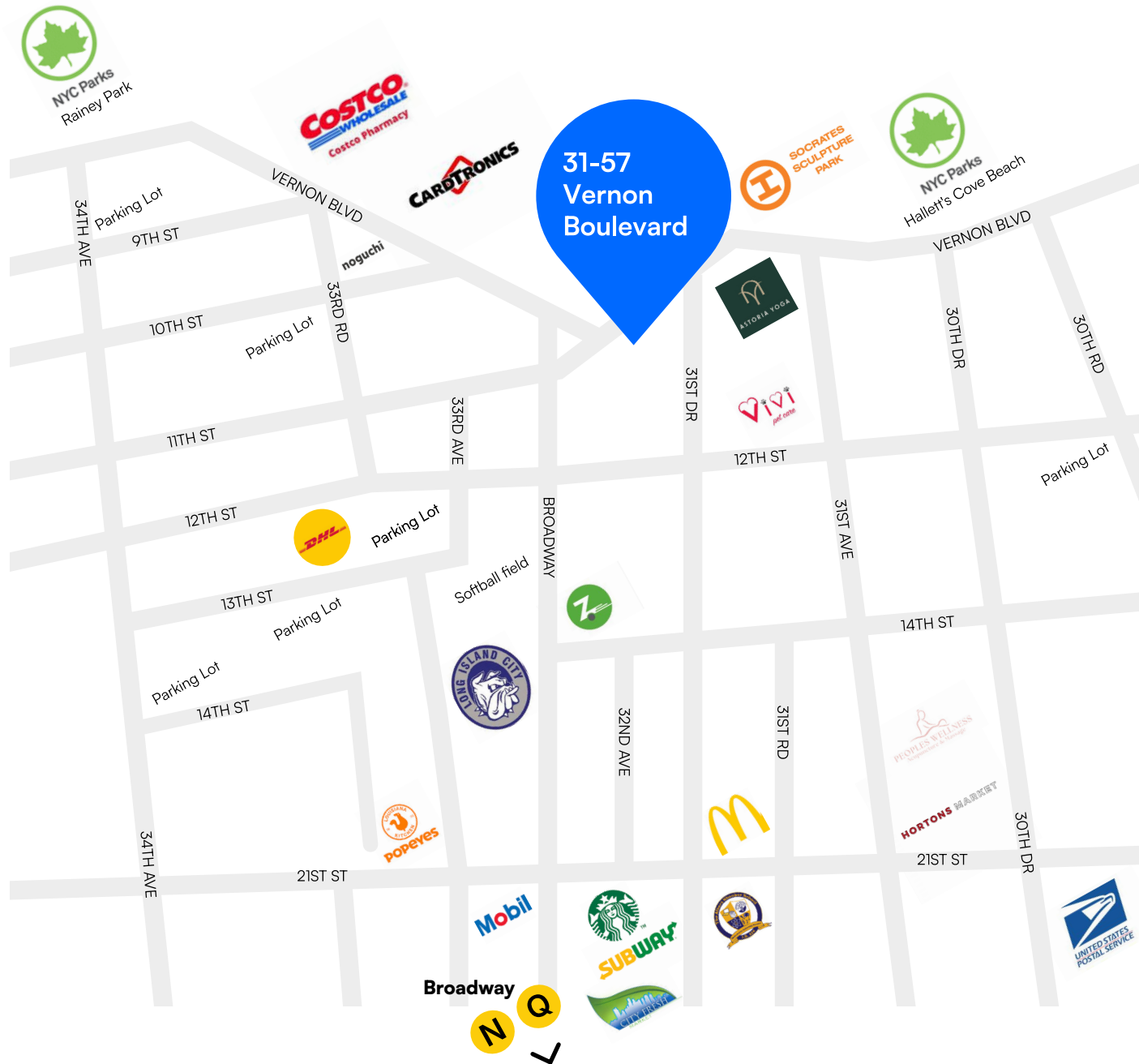
SECOND FLOOR

All square footages are approximate

# PROPERTY PHOTOS



# RETAIL MAP



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**TSC.**