



Boulevard Café

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The Northern Market

VENUE

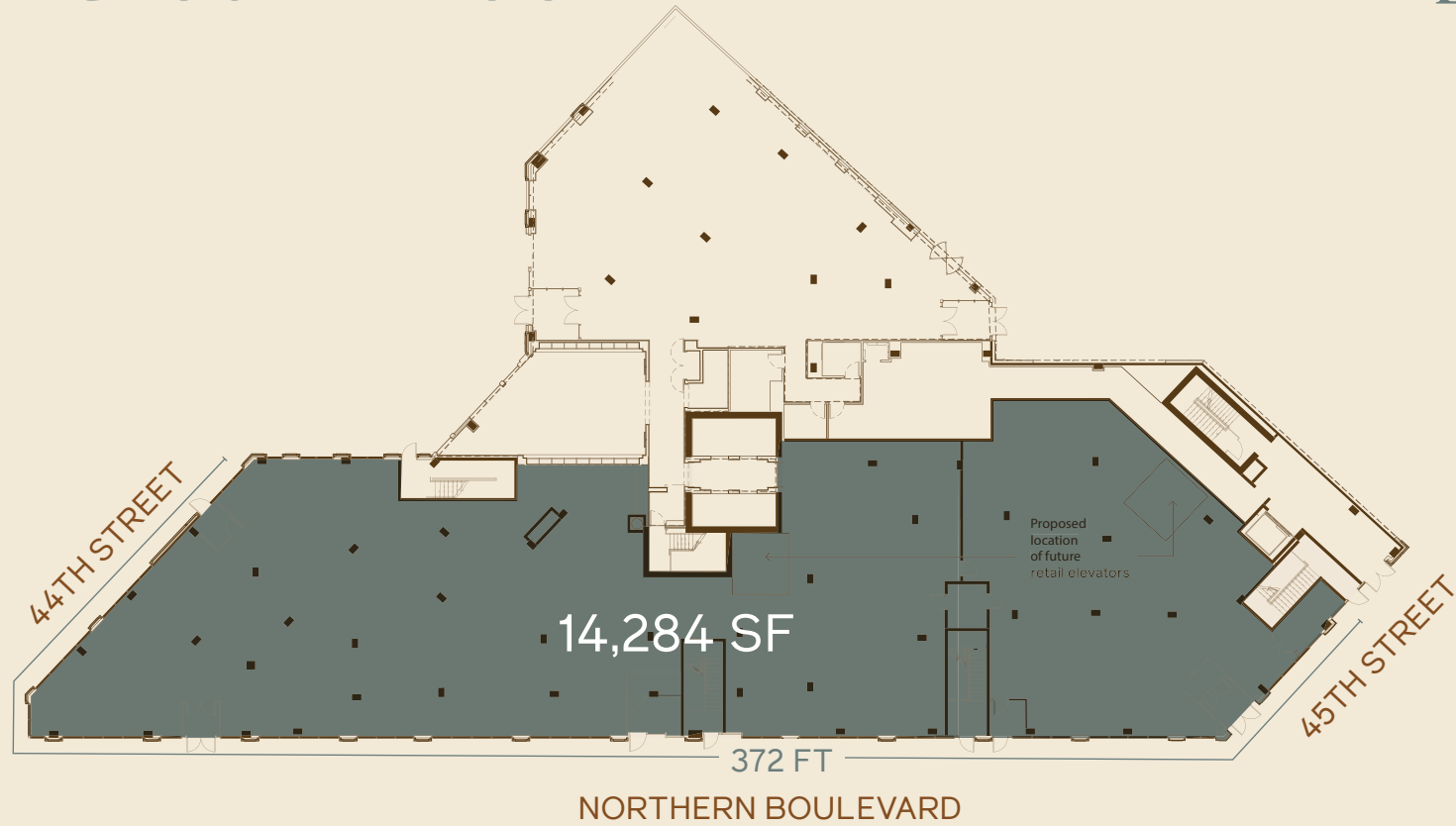
VENUE

VENUE

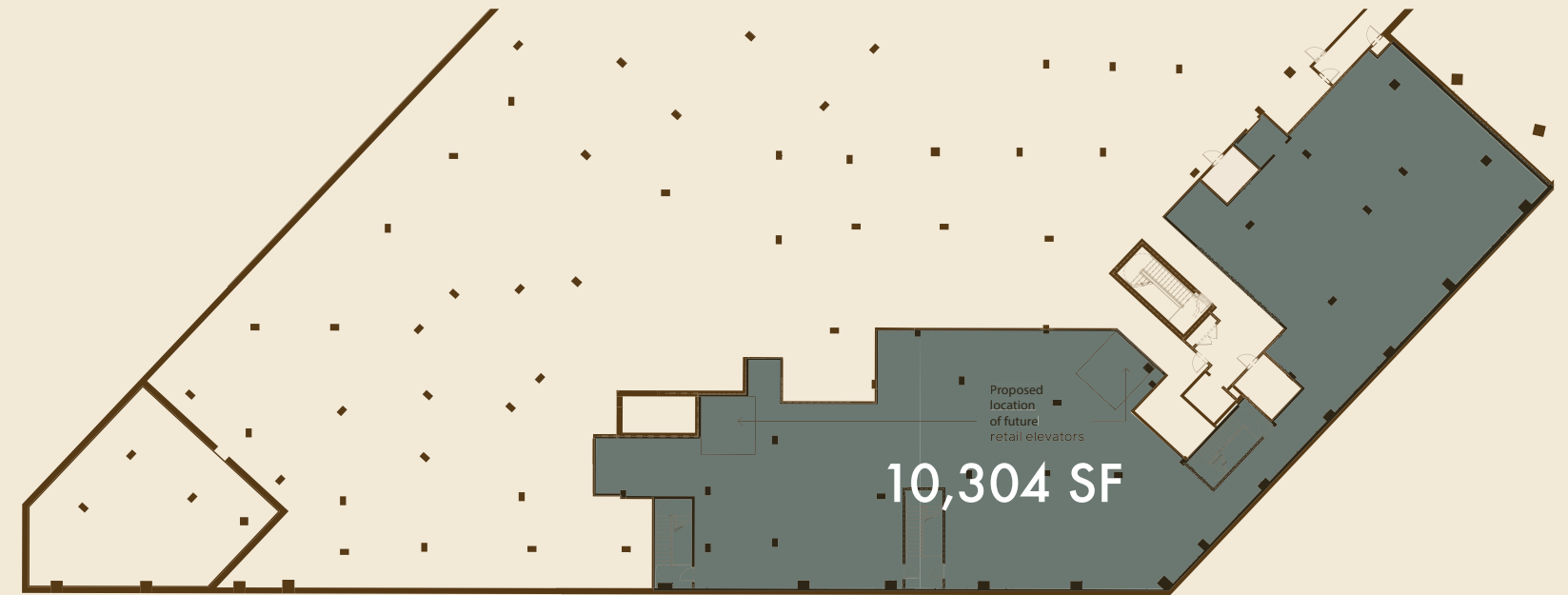
44  
-01 Northern Boulevard

HEARTHSTONE

# GROUND FLOOR



# LOWER LEVEL



## Approximate Size

Ground Floor 14,284 SF  
 Lower Level 10,304 SF

## Frontage

372 FT Wraparound

## Ceiling Heights

Ground Floor 17 FT  
 Lower Level 11 FT

## Possession

4th Quarter 2024

## Term

Negotiable

## Site Status

New Construction

## Comments

Will divide

Usable Lower Level

Vertical transportation can be installed if required

Amenity-type tenants desired

Cooking uses considered

## Neighbors

Raymour & Flanigan  
 FURNITURE | MATTRESSES



Burlington



MART

Marshalls





**2023 TOTAL DAYTIME POPULATION**

|            |        |
|------------|--------|
| 0.5 Miles  | 22,642 |
| 0.75 Miles | 67,946 |



**AVERAGE HOUSEHOLD INCOME**

|            |           |
|------------|-----------|
| 0.5 Miles  | \$109,824 |
| 0.75 Miles | \$108,594 |



**HEALTH CARE AVERAGE**

|            |            |
|------------|------------|
| 0.5 Miles  | \$6,125.23 |
| 0.75 Miles | \$6,115.88 |



**FOOD AT HOME AVERAGE**

|            |            |
|------------|------------|
| 0.5 Miles  | \$7,300.08 |
| 0.75 Miles | \$7,200.98 |



**VEHICLES PER DAY (NORTHERN BOULEVARD)**

24,262



**2022 ANNUAL SUBWAY RIDERSHIP **MR****

|                 |           |
|-----------------|-----------|
| Steinway Street | 2,629,433 |
| 46th Street     | 1,591,672 |

**FOOD AWAY FROM HOME AVERAGE**

|            |            |
|------------|------------|
| 0.5 Miles  | \$4,031.69 |
| 0.75 Miles | \$3,966.67 |



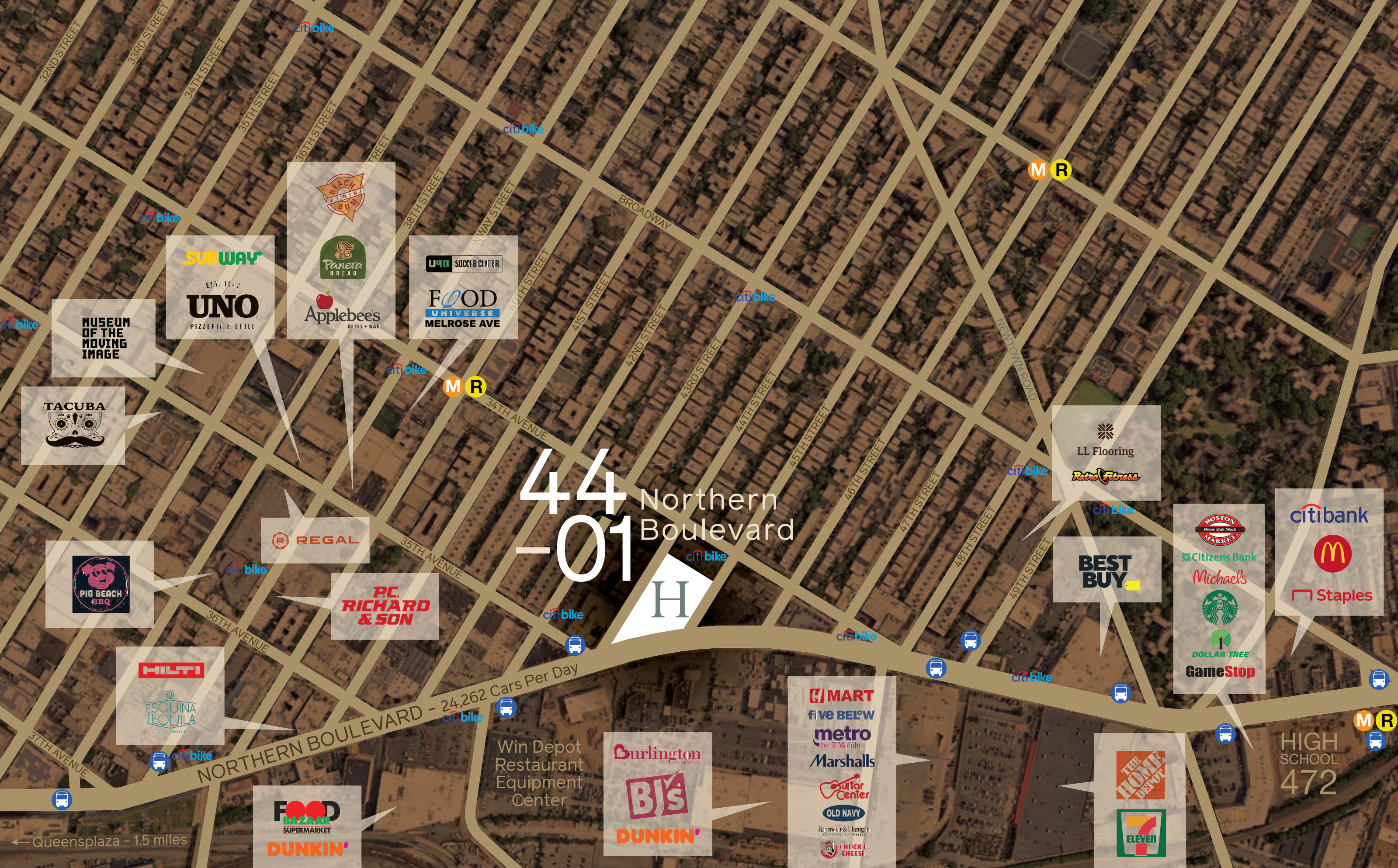
## Hearthstone Highlights

A unique retail opportunity at the base of a brand new 354-unit residential tower in Astoria, which offers exceptional frontage on Northern Boulevard and nearby access to multiple stops for the M and R subways. This highly visible location provides retailers with the chance to position their business in a vibrant and growing community.

# 44 Northern Boulevard -01 H

NORTHERN BOULEVARD - 24,262 Cars Per Day

← Queensplaza - 1.5 miles



**SUBWAY**  
EST. 1965  
**UNO**  
PIZZERIA & ITALIAN

**BEACH BUN**  
**Panera BREAD**  
**Applebee's**  
GRILL + BAR

**U90 SOCCER CENTER**  
**FOOD UNIVERSE**  
MELROSE AVE

**MUSEUM OF THE MOVING IMAGE**

**TACUBA**

**PIG BEACH BBQ**

**REGAL**

**PC RICHARD & SON**

**HILTI**  
**ESQUINA TEQUILA**  
COCINA MEXICANA

**FOOD BAZAAR SUPERMARKET**  
**DUNKIN'**

**Burlington**  
**BJ's**  
**DUNKIN'**

**MART**  
**five BELOW**  
**metro**  
by T-Mobile  
**Marshalls**  
**Guitar Center**  
**OLD NAVY**  
Perry Ellis & Langrett  
**HICKORY CHEESE**

**LL Flooring**  
**Retro Fitness**

**BEST BUY**

**BOSTON Home Store Market**  
**Citizens Bank**  
**Michaels**  
**Starbucks**  
**DOLLAR TREE**  
**GameStop**

**citibank**  
**McDonald's**  
**Staples**

**THE HOME DEPOT**  
**7-ELEVEN**

**HIGH SCHOOL 472**

# Contact Exclusive Agents

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**NEWMARK**

**SILVERSTEIN  
PROPERTIES**