

HALLETT'S POINT

21,500 SF of Grocery Retail Space Available (Building 1)



RETAIL LEASING OPPORTUNITY

LOCATION:

Halletts Point
Astoria, Queens

ARCHITECT:

Dattner Architects

DESCRIPTION:

Residential and Retail Development

FEATURES:

- Approximately 2.4 million square foot project
- 7 buildings
- Over 2,000 rental residences

TIMELINE (BUILDING 1):

- Project to be complete 2017



HALLETT'S POINT is a 2.4 million square foot project that will transform the waterfront of Astoria, Queens. The community will consist of over 2,000 rental residences in seven buildings, with a supermarket, a vibrant mix of

retail, an extended and enhanced waterfront esplanade, parklands and playgrounds. The project also includes community use facilities, and a site for the construction of a new K-8 public school.

The Durst Organization

One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

Property Contact:

David Neil
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Additional Leasing Contacts:

Tom Bow	212.257.6610	TBow@durst.org
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BUILDING 1 OVERVIEW

- 22-story north tower & 17-story south tower
- Approximately 400 units:
 - 8% studio
 - 62% 1 bedroom
 - 29% 2 bedroom
 - 1% 3 bedroom
- Manhattan views and connection to the waterfront
- Parking garage on site with over 200 parking spaces
- Condo quality apartment finishes
- Marketing rental residences to early adopters who want to find the next "hot" neighborhood – including "TAMI" employees (*Technology, Advertising, Media and Information Technology*)



SPACE HIGHLIGHTS

AVAILABILITY:

- 21,500 SF supermarket to be constructed
- Anchor retail presence
- Indoor parking directly accessible on site
- Possession: 2Q 2017

TENANT QUALIFICATIONS:

- Grocery store use
- **FRESH** program operators only:
www.nyc.gov/html/misc/html/2009/fresh.shtml

FINANCIAL BENEFITS:

- Potential qualification for **NYSERDA** rebates
- Potential for grants or loans through New York Health Food & Healthy Communities Fund:
www.liifund.org/projects/healthy-food-markets

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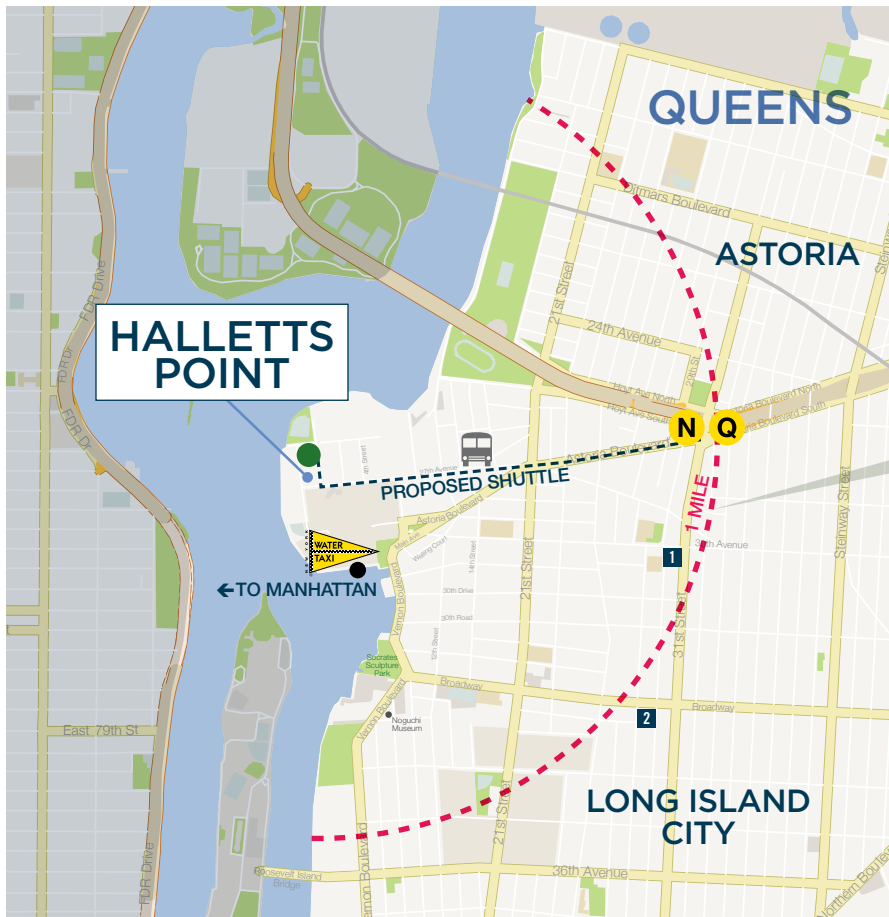
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DEMOGRAPHICS

	WITHIN 1 MILE*	WITHIN 3 MILES
Population	161,266	1,218,001
Number of Households	79,114	561,622
Median Household Income	\$78,431	\$69,978

Source: CoStar

* **5%** projected population increase by **2020.**

Halletts Point Grocery Location

01-02 26th Avenue
Astoria, New York
11102

Average Citywide Ratio for Local Grocery Stores to People = **15,000 SQ FT/ 10,000 people** in neighborhood

Current Population of over 161,000 people have only 1 grocery store. This community can support additional grocery stores.

New Yorkers are more likely to walk to their local grocery store.



Limited Competition = Unlimited Possibilities

- 1** Trade Fair Supermarket
30-08 30th Ave
Long Island City, NY 11102
- 2** C-Town Supermarkets
2910 Broadway
Astoria, NY 11106

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DEVELOPMENT TIMELINE

Approx.
2,000
RENTAL UNITS
by completion
at Halletts Point

Approx.
1,000
PARKING SPACES
throughout the
development



BUILDING	ESTIMATED COMPLETION
1	mid-late 2017
2 & 7	early 2019
3	early 2020
4	early 2022
5 & 6	early 2021



TRANSPORTATION



SHUTTLE SERVICE
provided for Building
1 residents to public
transportation **N Q**

ADJACENT WATERFRONT DEVELOPMENTS

ASTORIA COVE
1,700 units
(Alma Realty)

**2 ADDITIONAL
SITES**
Development
details TBD

MAJOR EMPLOYERS IN CLOSE PROXIMITY TO HALLETT'S POINT

Kaufman Astoria Studios

Cornell NYC Tech
Roosevelt Island
Campus Project

Mount Sinai Queens

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