

ASTORIA COVE

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SERHANT.
NEW DEVELOPMENT





Project Overview

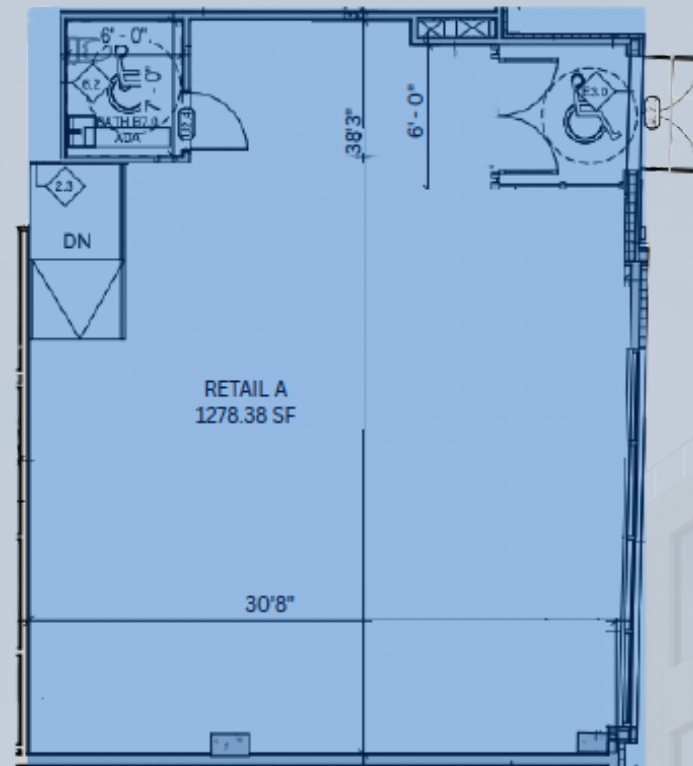
- 3 state-of-the-art residential buildings
- 700+ luxury apartments
- 7,000+ SF of modern retail space
- 300+ parking spaces
- Part of a 3 phase development consisting of over 2,800 units
- Expansive public waterfront with parks, walkways, and recreation

What makes Astoria Cove Special

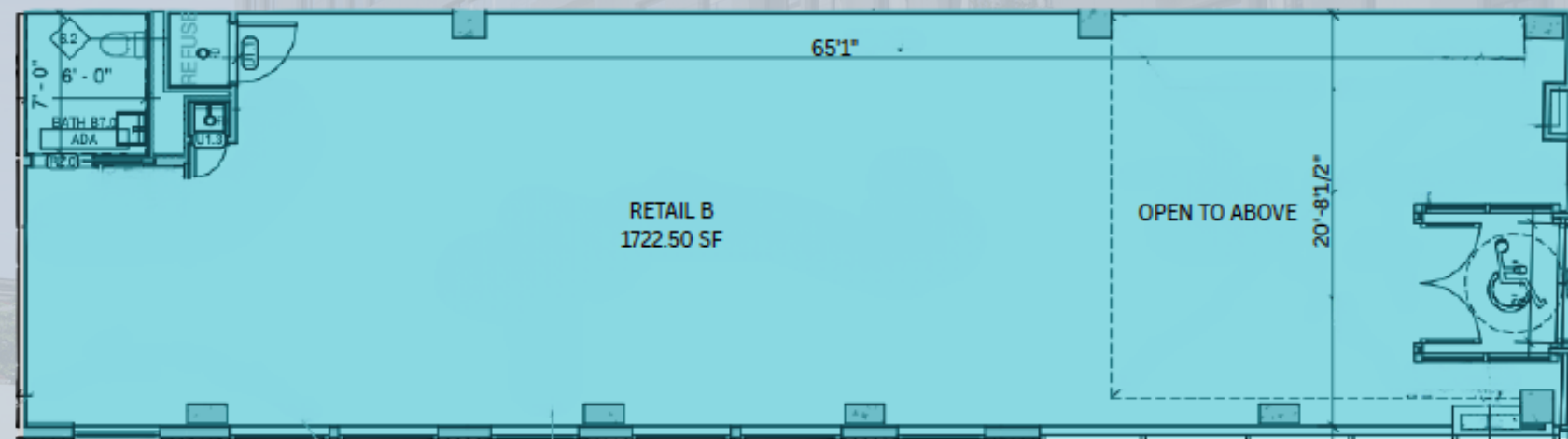
- Waterfront + Location Appeal
- Mixed-use & Density
- Public Infrastructure & Accessibility
- Affordable & Market Rate Housing Mix
- Amenities & Lifestyle Features
- Growing Neighborhood and Demand



Space 1

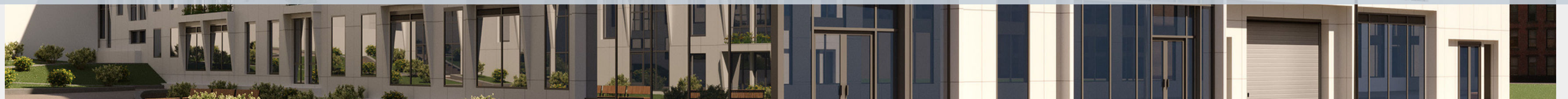


Space 2



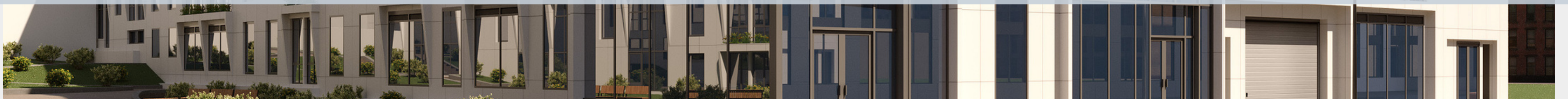
Retail Space Available

- \$45sf + NNN
- Space1 - 1,278sf
- Space 2 - 1,722sf
- New Development Delivered As Shell Space
- Fully Customizable
- Large Windows, High Ceilings
- High Visibility, Heavy foot traffic



Business Benefits

- Built-in customer base with thousands of new residents
- High visibility with waterfront views and modern design
- Easy access via subway, ferry, and waterfront walkways
- Retail synergy from on-site amenities like pool and fitness
- Diverse demographics of families and professionals
- Long-term growth from \$1–2B multi-phase project
- Zoning approval ensures stability and low regulatory risk
- Early mover advantage with limited retail competition
- Brand boost from association with a landmark development



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