

JAMAICA, QUEENS JAMAICA AVENUE

LOCATION:

148-02 Jamaica Avenue
Store 104
Jamaica, NY 11435

SIZE:

1,463 SF **Lease Pending**
1,518 SF **Available July 2022**

DESCRIPTION:

- New Renovation
- New Store Fronts
- Partial Basement Storage
- C6-3 Zoning

OTHER TENANTS:

Boostmobile
Creative Levels Barber Shop
Beauty Supply
2nd Floor - Queens Defenders Law Firm



NEIGHBORHOOD: Densely populated middle income neighborhood. Near the LIRR Jamaica Station, the subway at Jamaica Ave (E, J and Z lines), at Hillside Ave (F line) and numerous Bus Lines (Q6, Q8, Q9, Q17, Q20A/20B, Q30, Q44, Q54, Q56, Q60 and Q83). Just of the intersection of Sutphin Blvd. Minutes from Van Wyck Expressway. Site is surrounded by national, regional and local companies.

RENT: TBD **2021/2022 RE Taxes:** \$125,553 per year. Each store is responsible for 10%

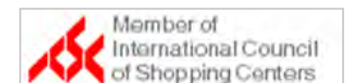
NOTE: Excellent Jamaica Avenue Location with Tremendous Pedestrian and Vehicular Traffic!
Ideal for all Retail, Service Business, Medical and Office Space.

2019	1/2 Mile	1 Mile	3 Mile
Estimated Population	27,827	113,589	694,863
Estimated Median HH Income	\$56,167	\$59,989	\$72,467

Subway Lines



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
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The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

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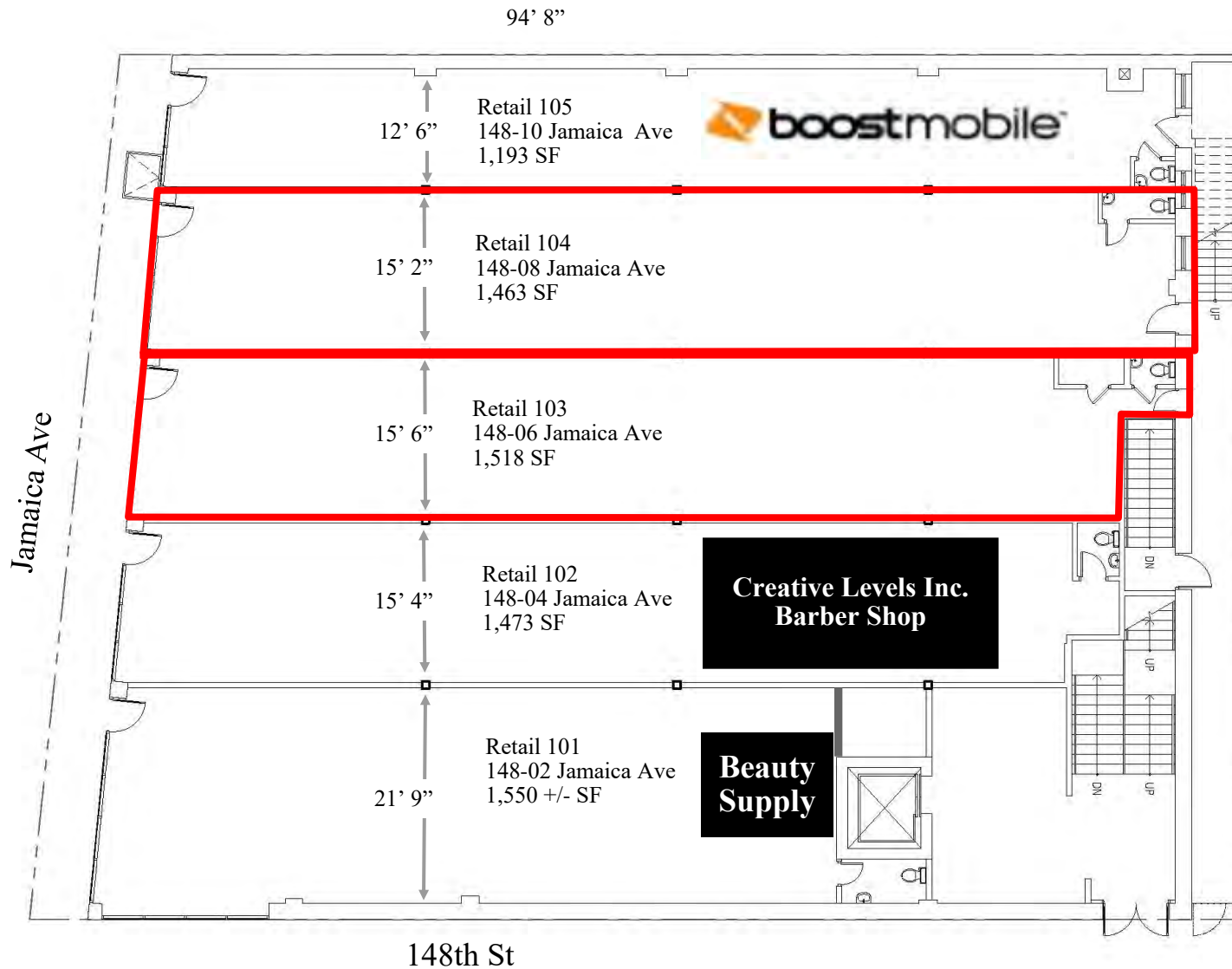


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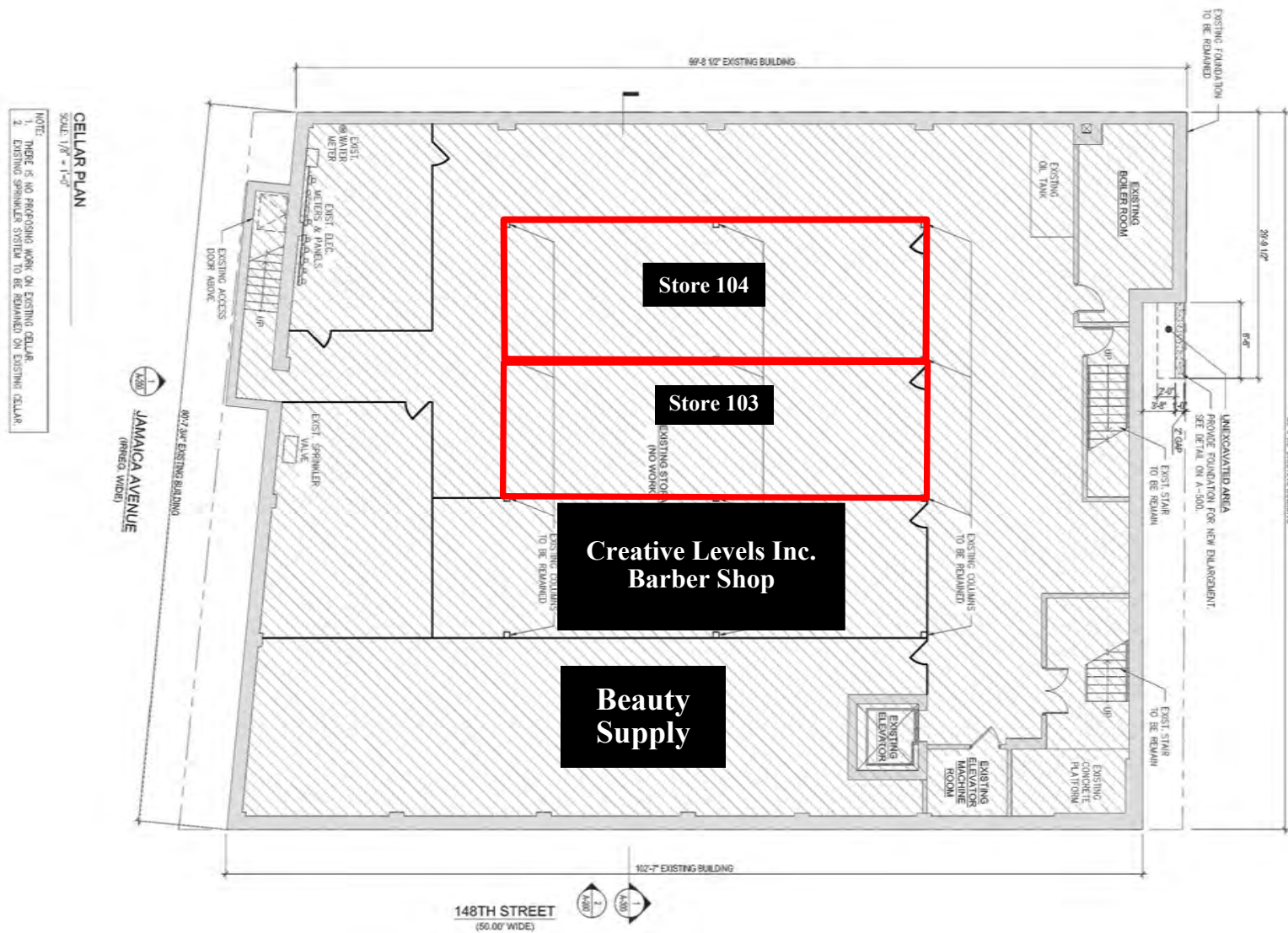


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