

# JAMAICA, QUEENS JAMAICA AVENUE

## LOCATION:

148-02 Jamaica Avenue  
Store 104  
Jamaica, NY 11435

## SIZE:

**Available: 1,463 SF**  
**With partial basement**

## DESCRIPTION:

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

## OTHER TENANTS:

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



## 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

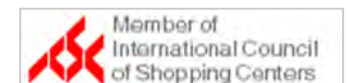
**NOTE: Excellent Jamaica Avenue Location with Tremendous Pedestrian and Vehicular Traffic!  
Ideal for all Retail, Service Business, Medical and Office Space.**

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  
[www.metrocbb.com](http://www.metrocbb.com)

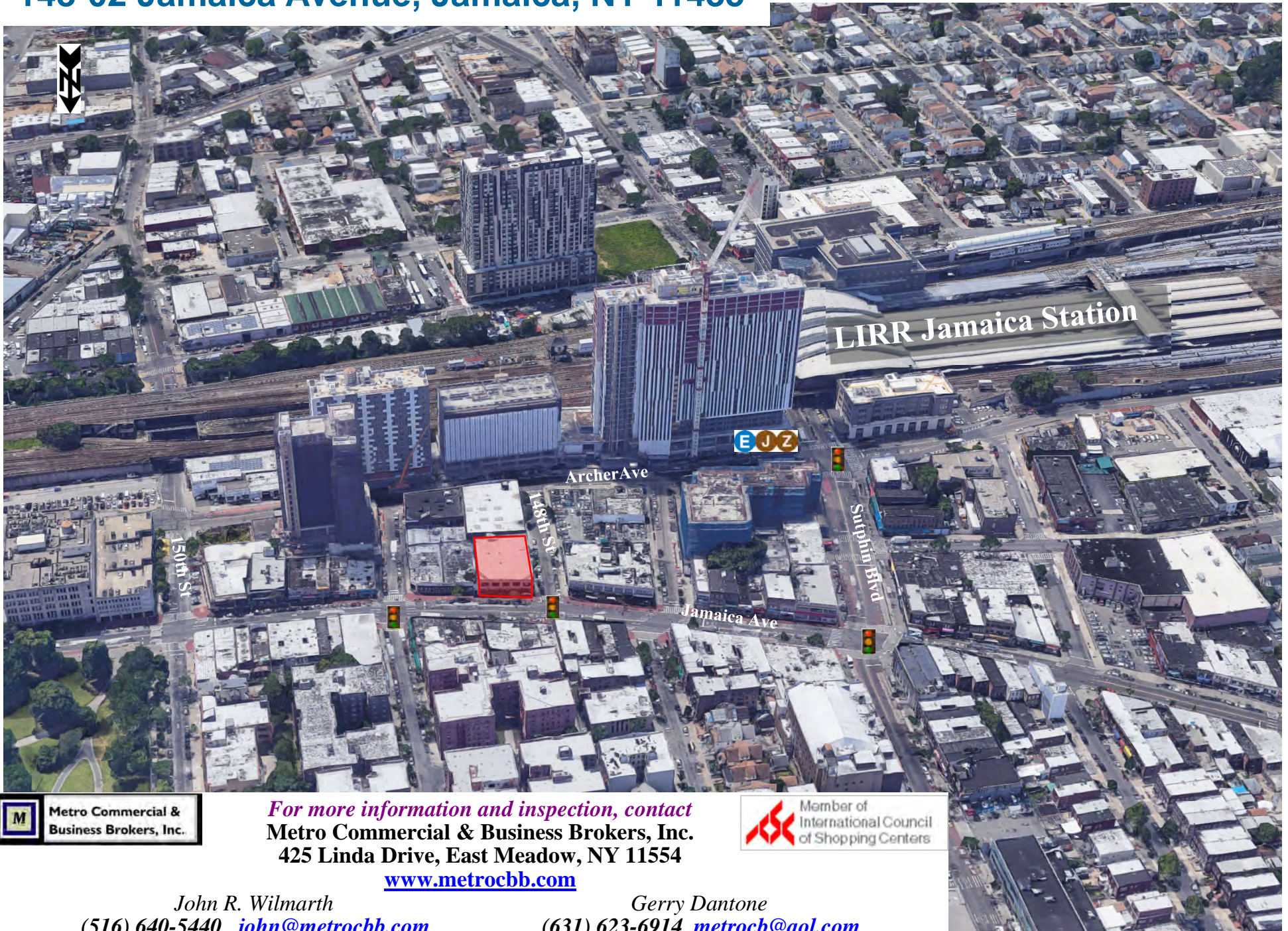


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The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. 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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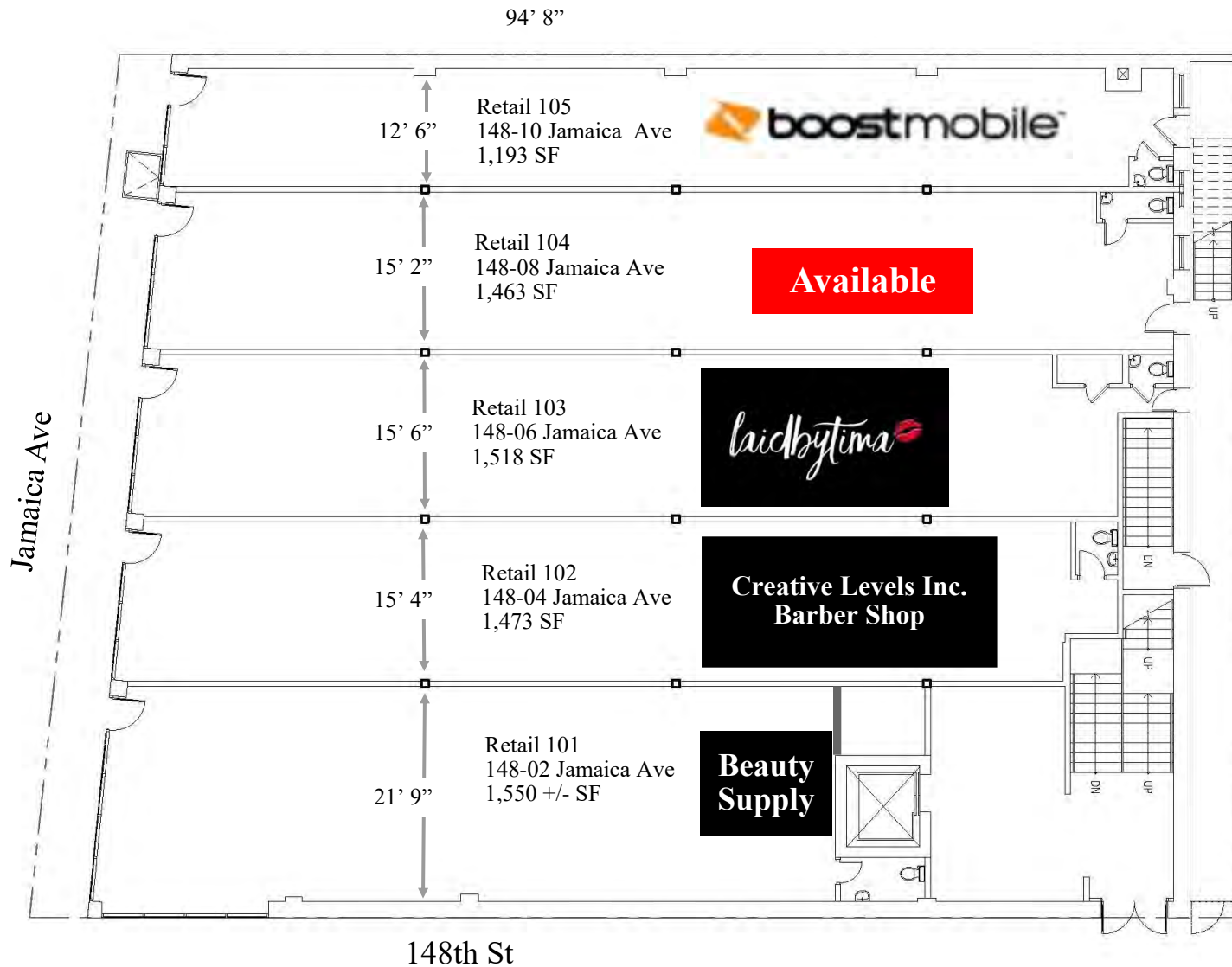


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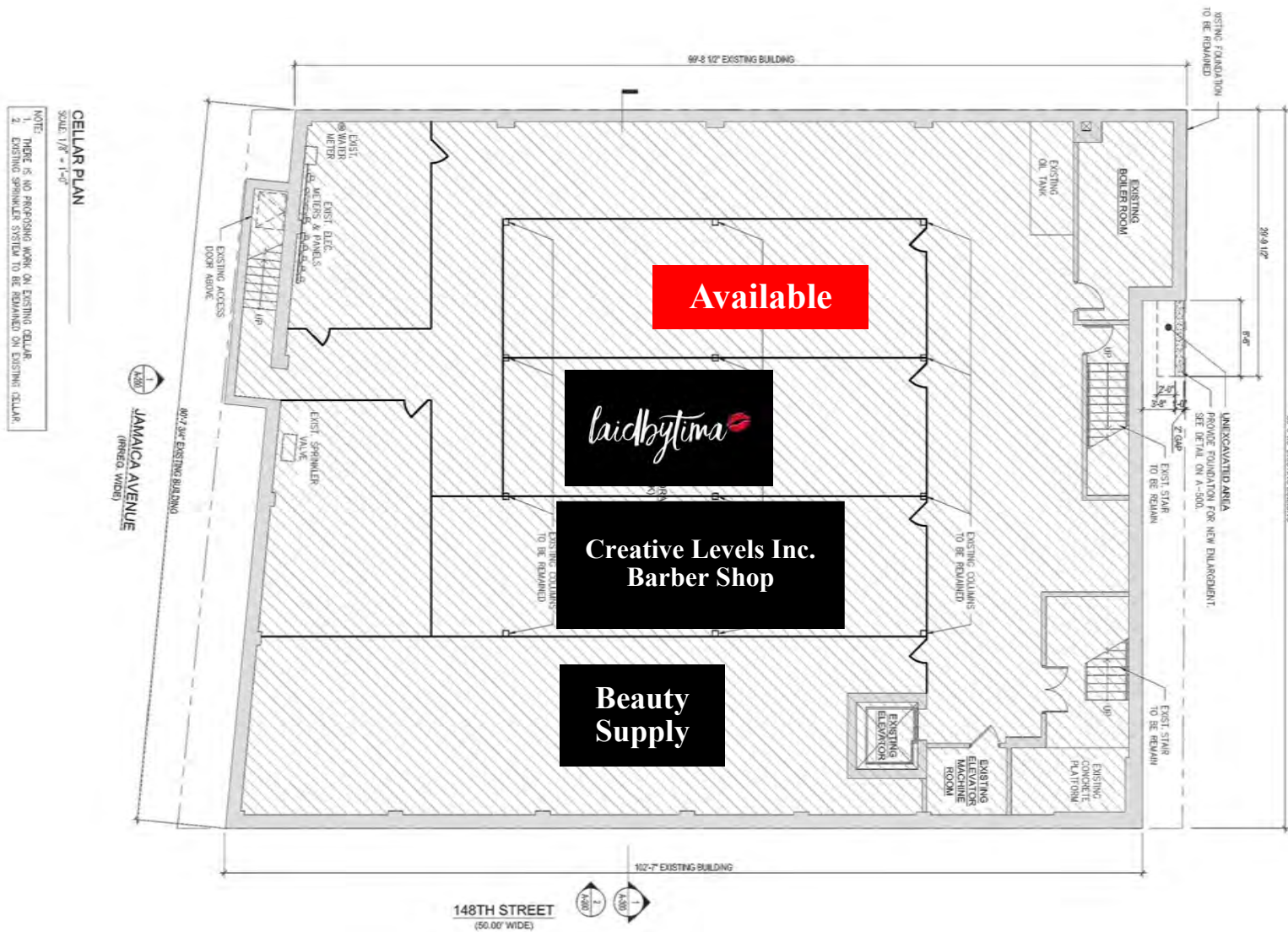


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