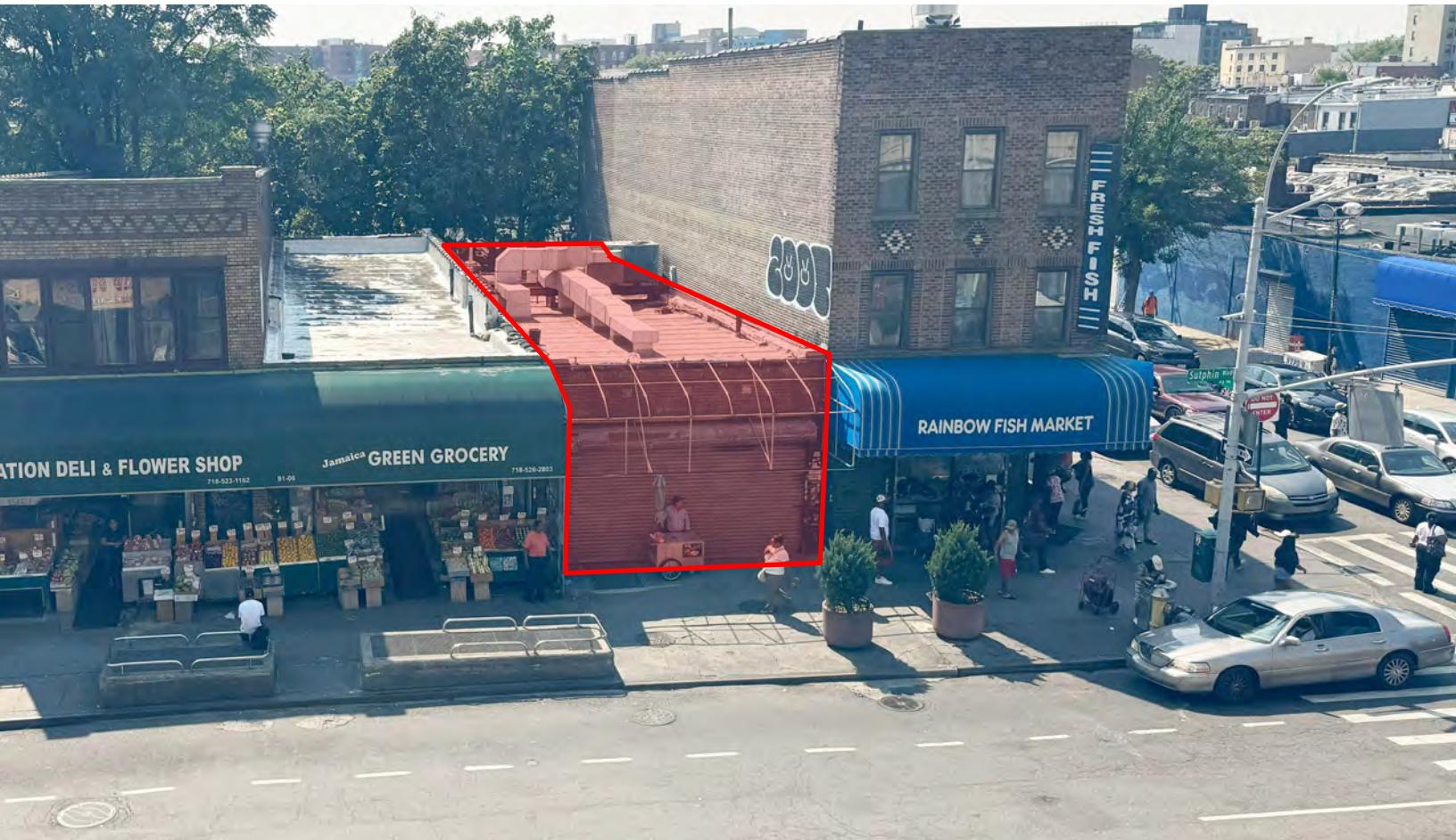


FOR SALE



**91-04 Sutphin Boulevard
Jamaica, Queens, NY 11435**

**RETAIL: 1,800 SF plus basement
LOT SIZE: 2,040 (20' x 102')**

**ZONING
C-6-4 R10 Equivalent**

Metro Commercial & Business Brokers, Inc.
www.metrocbb.com
John Wilmarth 516 640-5440 x 1
john@metrocbb.com

Downtown Jamaica is a vibrant shopping and cultural center set in southeast Queens, here you'll find three performing arts centers, dozens of landmarked historic gems, Rufus King Park, two colleges, a major transportation hub, and hundreds of independent businesses and blue-chip national stores. The site is located at the heart of it all near the LIRR Jamaica Station and at the Sutphin Boulevard Subway stop.



Sutphin Blvd-Archer Av	E	J	Z
Elev on Sutphin Blvd south of LIRR			
Yearly Ridership 7,354,064			



Jamaica Station

2020	1 Mile	3 Mile	5 Mile
Estimated Population	102,863	656,092	1,597,648
Estimated Households	31,028	221,263	530,390
Estimated Average HH Income	\$75,645	\$93,052	\$88,744
Estimated Median HH Income	\$57,096	\$72,083	\$68,024

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.



PROPERTY INFORMATION

Address: 91-04 Sutphin Boulevard
Jamaica, Queens County, NY 11435

Block/Lot: 9988/32
Lot Size: 2,040 SF (20' x 102')
Building Size: 1,800 SF (20' x 90')
Basement Area: TBD Storage

ZONING

C6-4 R10 Equivalent
Commercial FAR: 10
Residential R10 Equivalent
FAR 10 to 12

AVAILABLE

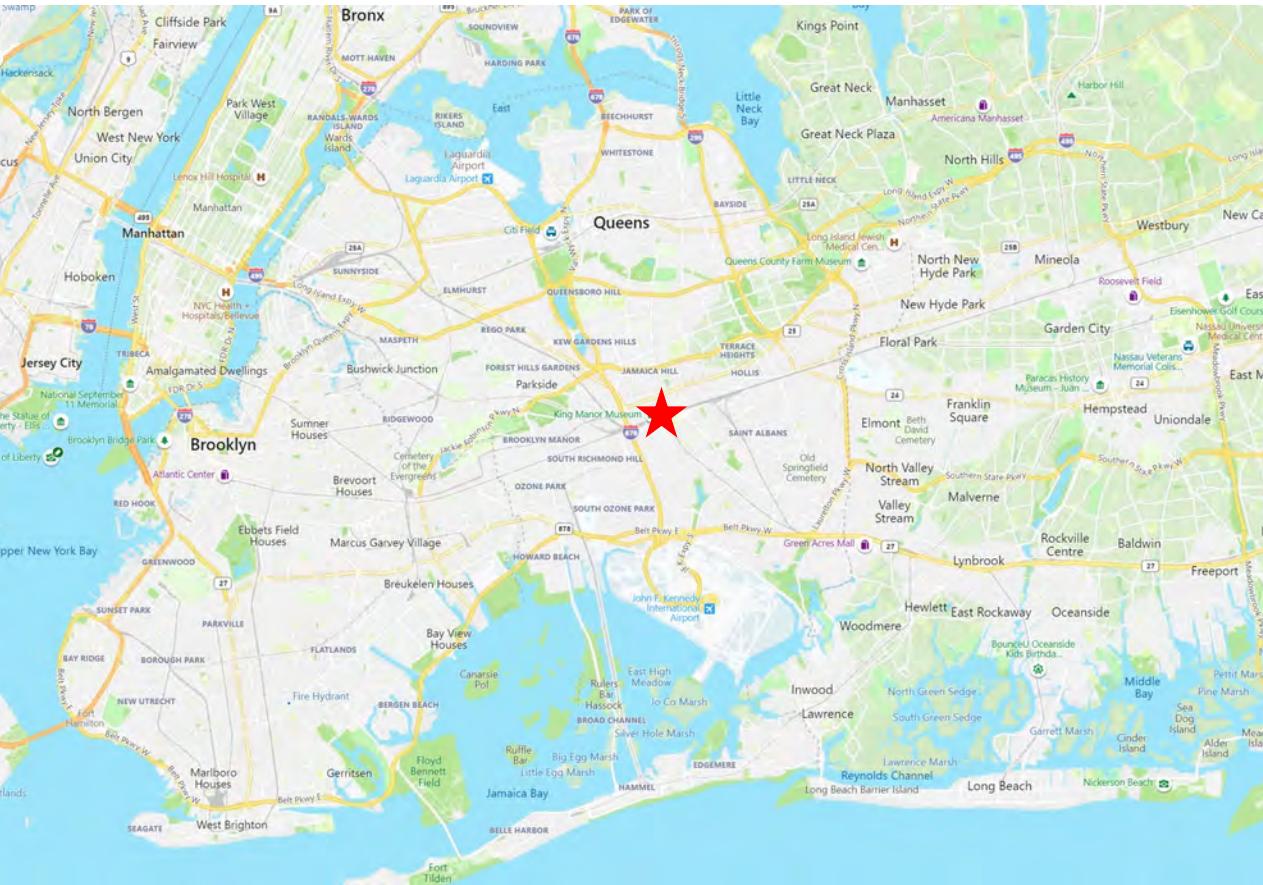
1,800 SF Store
Plus Basement

PRICE Please Call.

RE TAXES

Approximately \$45,580/yr
Jamaica BID: \$2,590/yr

The site is located in Downtown Jamaica one of the busiest areas in Queens. The area is easily accessible from all reaches of New York City and Long Island. The Sutphin Blvd/Archer Ave Subway entrance is located in front of the property with a week day ridership of 23,891 and a weekend ridership of 22,958. The LIRR Jamaica Station (located across the street) is a major hub station of the Long Island Railroad. With weekday ridership exceeding 200,000 passengers, it is the largest transit hub on Long Island the fourth busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic. It is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal. Additionally 15 Bus lines also service the area and the train to JFK Airport.



SUBWAY LINES

Sutphin Blvd/Archer Ave (At Site)
Yearly Ridership 7,354,064



Sutphin Blvd/Hillside Ave (5 Blocks North)
Yearly Ridership 1,345,420



BUS LINES

Q6, Q8, Q9, Q20A, Q20B
Q24, Q25, Q30, Q31
Q34, Q40, Q41, Q43
Q54, Q56, Q60, Q65



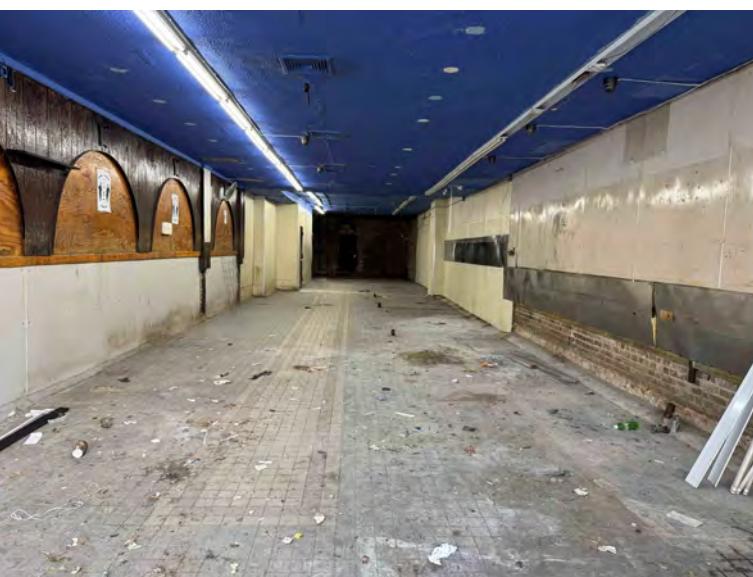
Jamaica Station

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FRONT



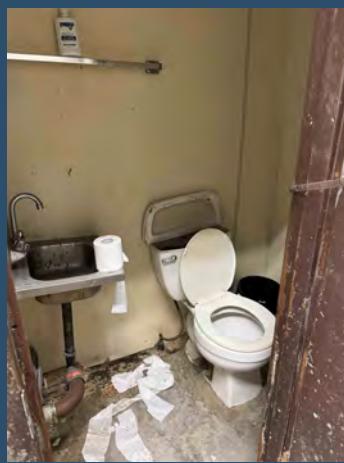
Look to the Back



Look to the Front



Back of Store



Basement

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