

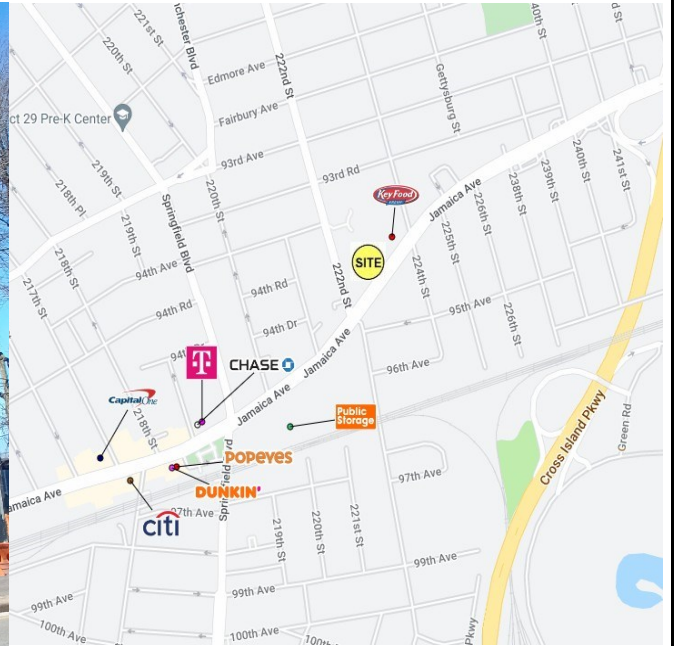
AVAILABLE FOR LEASE – NEW CONSTRUCTION

222-25 JAMAICA AVENUE, JAMAICA, NY 11432

STREET VIEW



AREA MAP



AGENTS:

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BUILDING SPECIFICATIONS

- NEW CONSTRUCTION OF A 3-STORY BUILDING COMPLETED JANUARY 2023
- LOT APPROX. 34,000 SF
- 1ST FLOOR APPROX. 27,307 SF – WILL BE PARKING/STORAGE; APPROX. 5,000 SF CAN BE COMMERCIAL USE
- 2ND FLOOR APPROX. 22,766 SF + PATIOS – COMMERCIAL SPACE
- 3RD FLOOR APPROX. 22,766 SF – COMMERCIAL/COMMUNITY SERVICE SPACE
- ALL FLOORS MAY BE DIVIDED
- ALSO PARKING AVAILABLE IN REAR
- JAMAICA AVENUE – 18K VPD

DEMOGRAPHICS

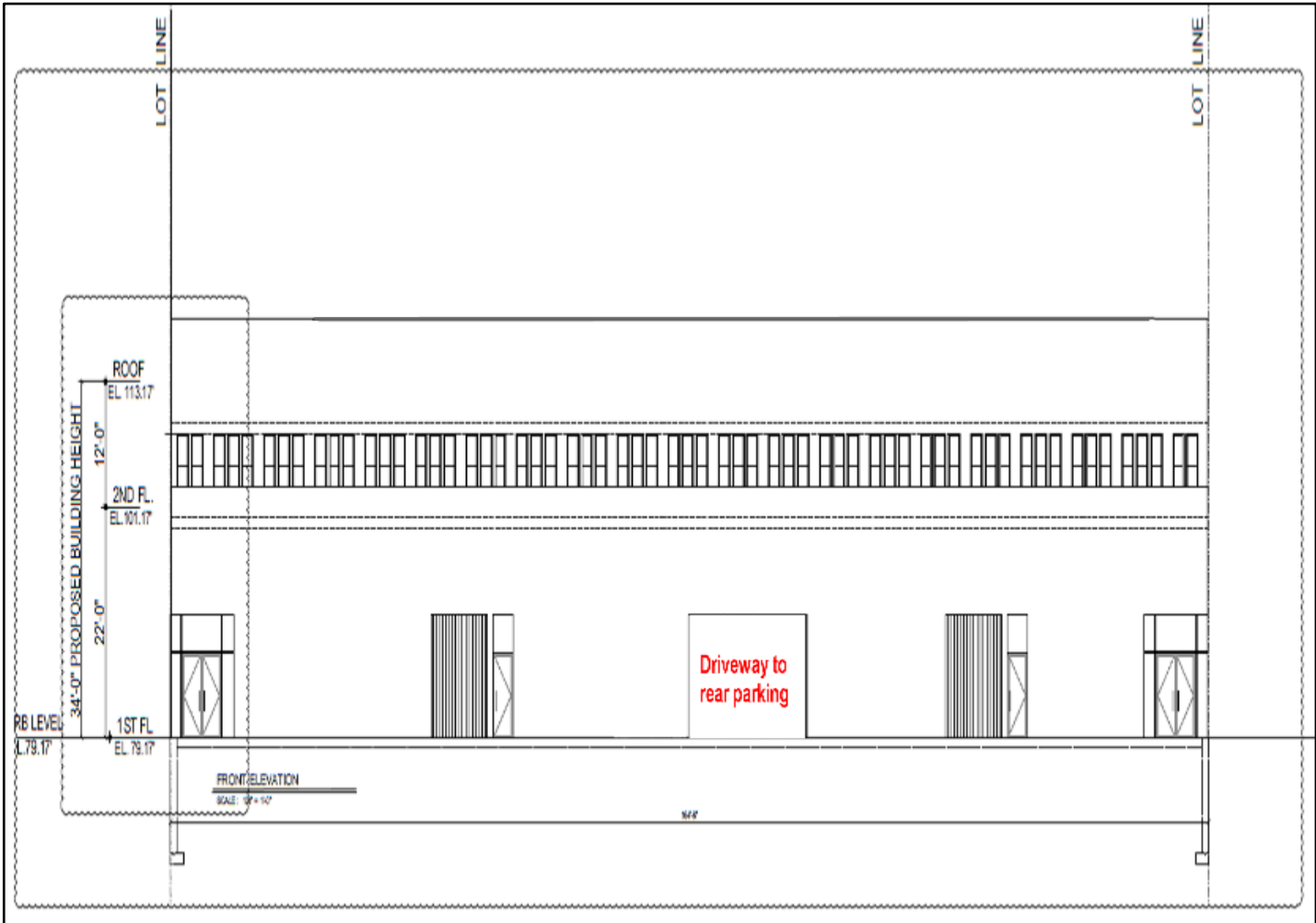
<u>Radius</u>	<u>¼ Mile</u>	<u>½ Mile</u>	<u>1 Mile</u>
Population	3,965	13,981	52,132
# of Households	1,203	4,238	15,961
Avg. HH Income	\$92,745	\$103,917	\$113,988
Daytime Pop	988	2,562	8,435



February 20, 2024

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RENDERING VIEW



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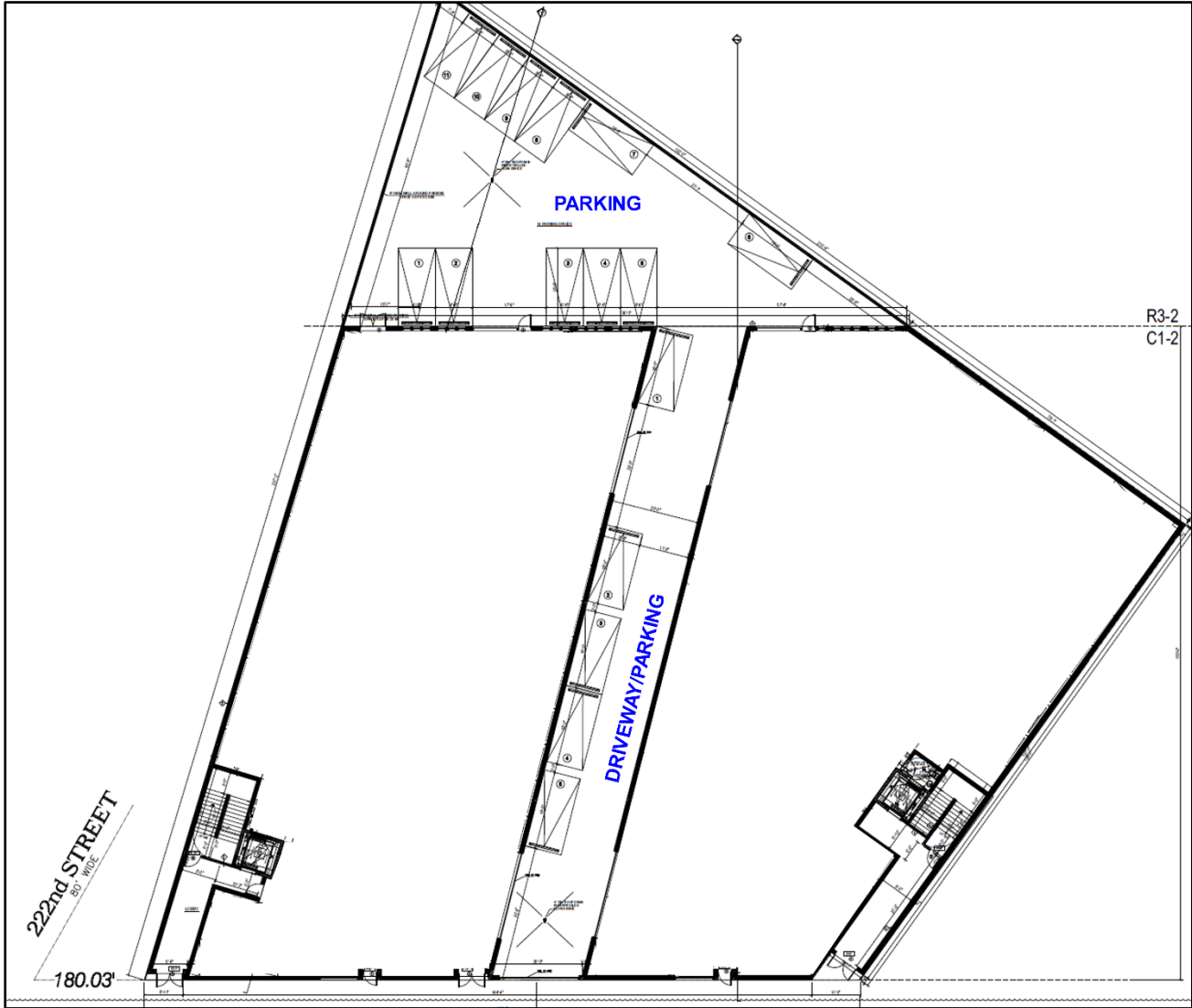
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1ST FLOOR PLAN – STORAGE/PARKING



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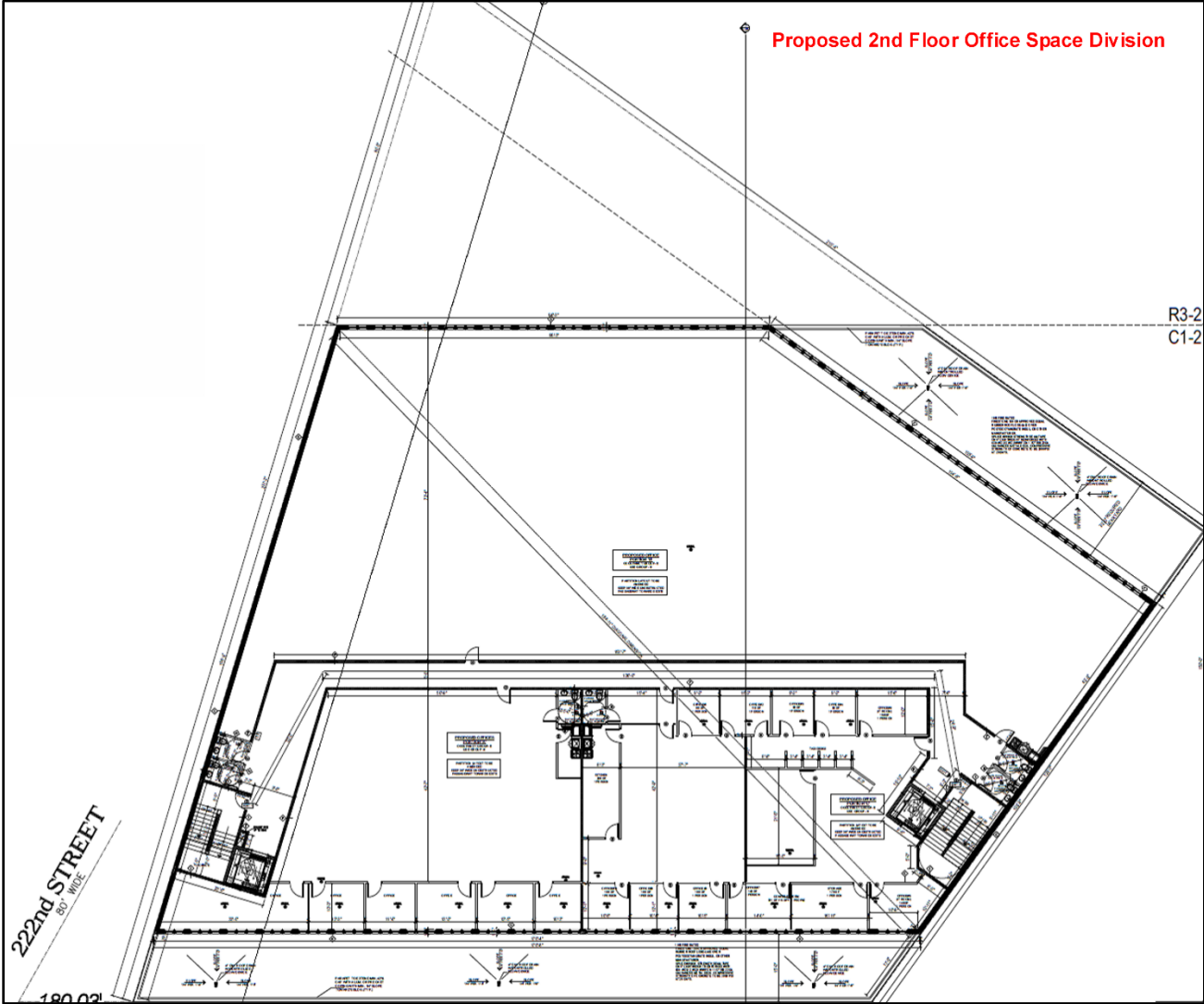
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2ND FLOOR PLAN – OFFICE SPACE



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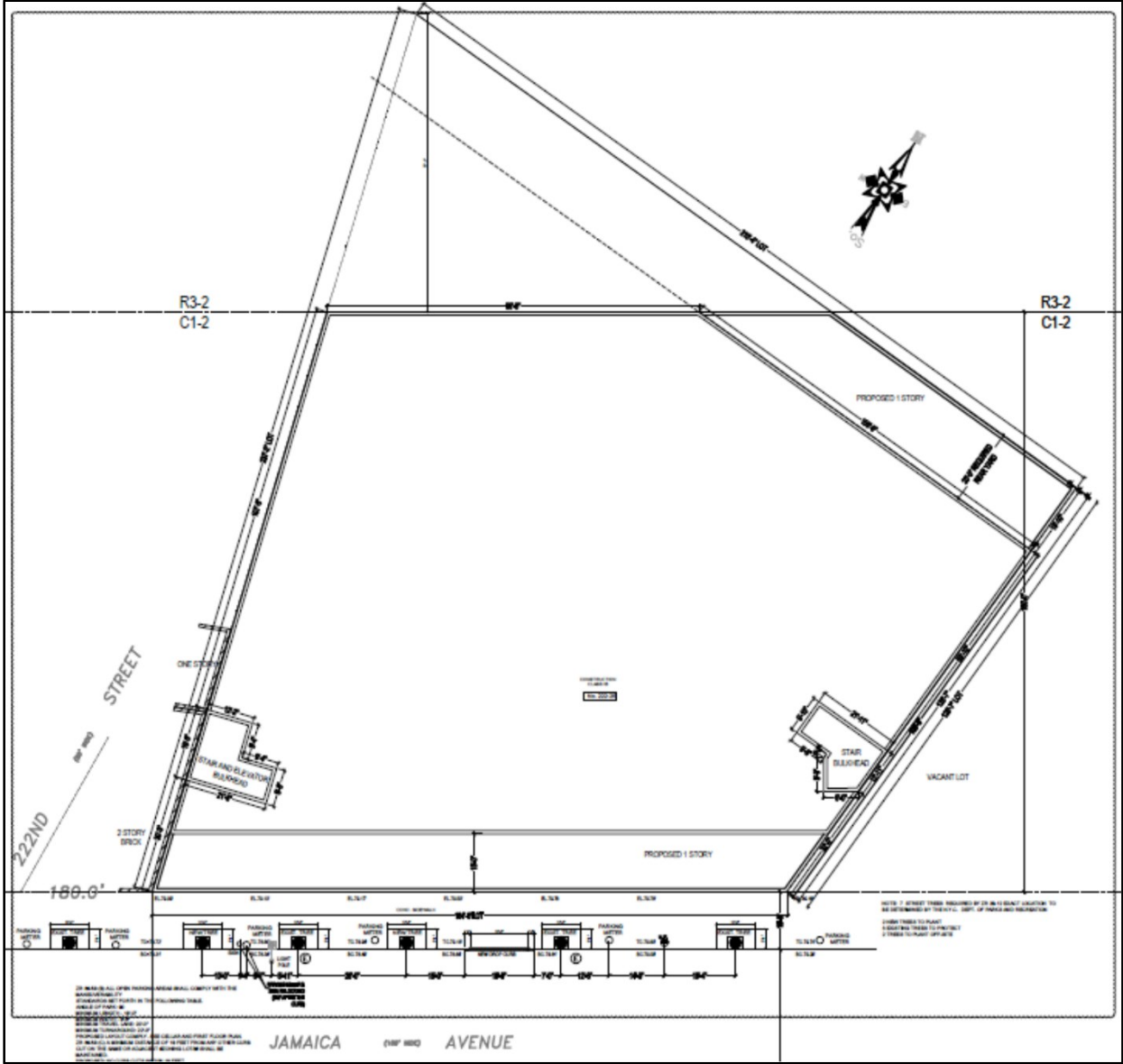
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3RD FLOOR PLAN – OFFICE SPACE



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