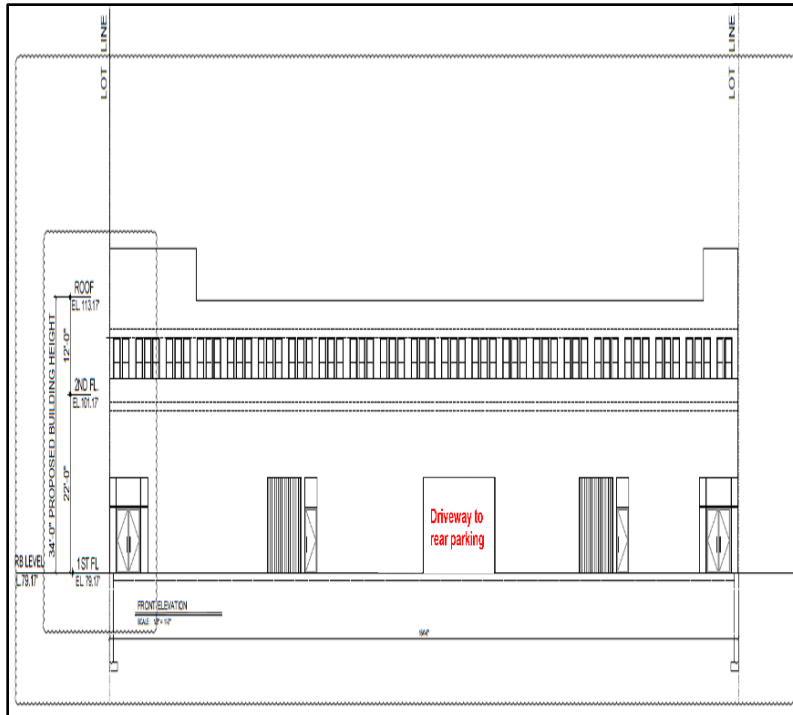


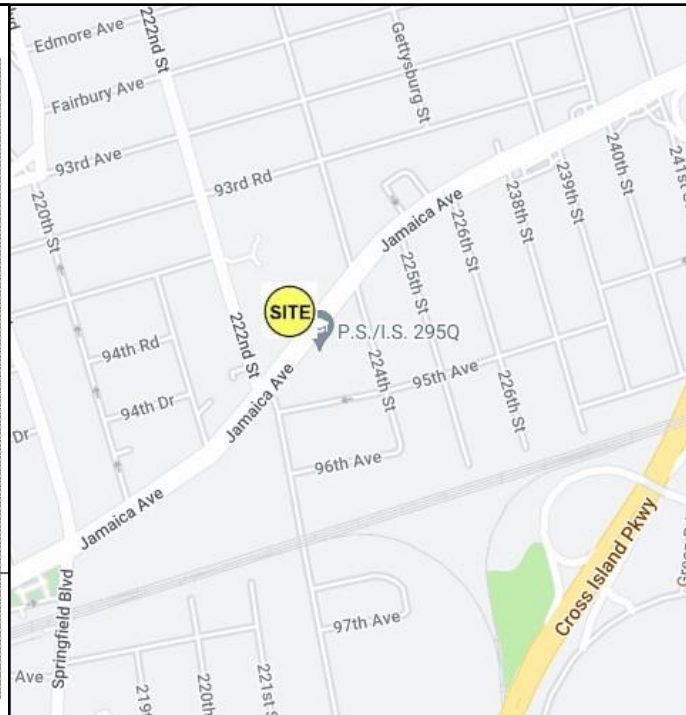
AVAILABLE FOR SALE—NEW CONSTRUCTION

222-25 JAMAICA AVENUE, JAMAICA, NY 11432

RENDERING VIEW



AREA MAP



AGENTS:

ANTHONY JURKOVIC
516.498.1010 ext. 212
[**aj@comretail.com**](mailto:aj@comretail.com)

MIKE RAIFAISEN
516.498.1010 ext. 235
[**mr@comretail.com**](mailto:mr@comretail.com)

525 Northern Boulevard, Suite 201
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
[**www.comretail.com**](http://www.comretail.com)

View our Facebook Page!
Connect on LinkedIn!

BUILDING SPECIFICATIONS

- NEW CONSTRUCTION TWO 2-STORY BUILDINGS; OWNER WILL BUILD FIRST TWO FLOORS
- APPROX. 25,000 SF FOR WAREHOUSE (1ST FLOOR)
- APPROX. 25,000 SF FOR OFFICE (2ND FLOOR)
- AVAILABLE FOR SALE
- ADDITIONAL TWO FLOORS OF 25,000 SF EACH CAN BE BUILT ABOVE; HAVE PRELIMINARY PLAN APPROVAL
- PARKING AVAILABLE
- JAMAICA AVENUE – 18K VPD

DEMOGRAPHICS

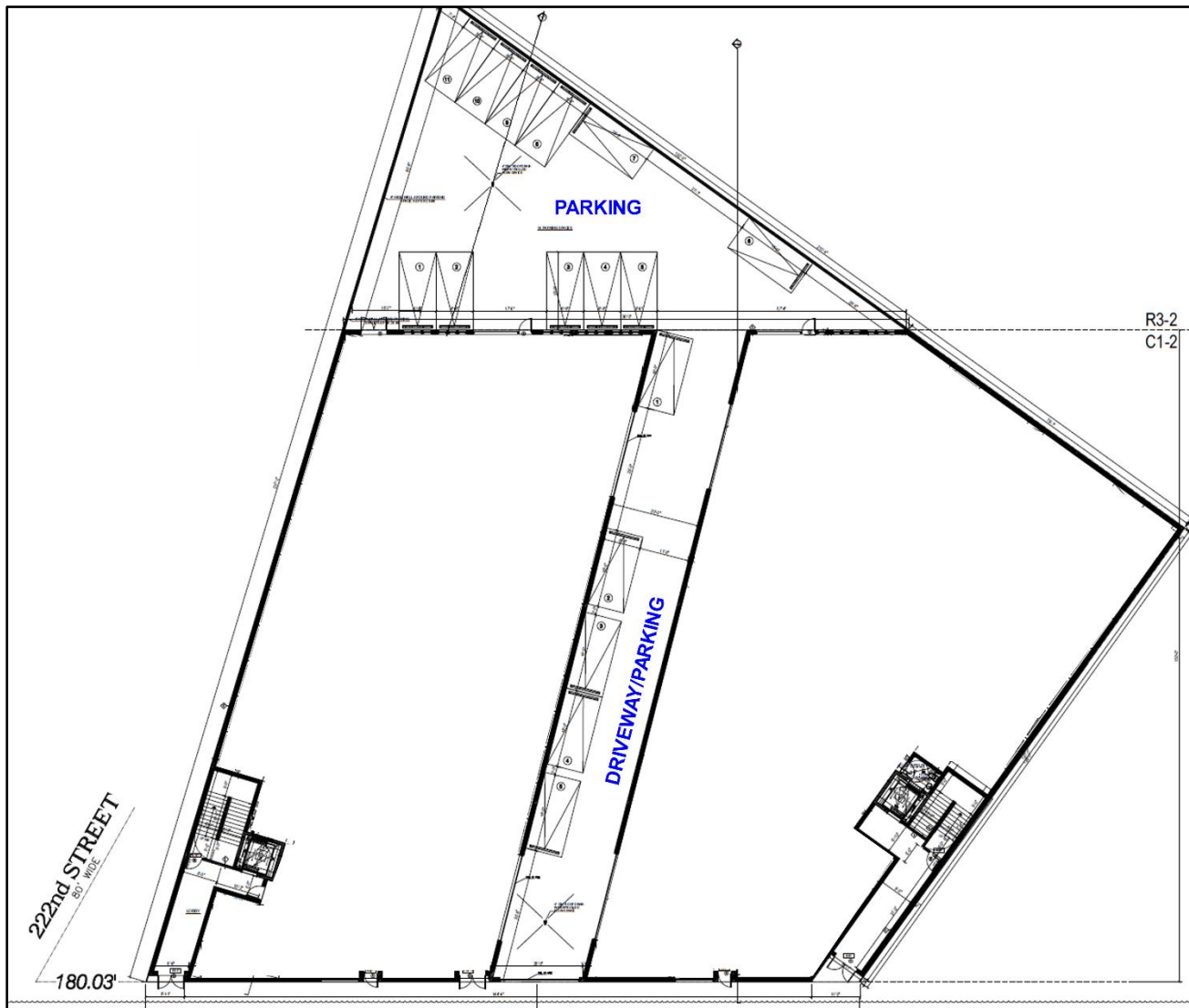
<u>Radius</u>	<u>¼ Mile</u>	<u>½ Mile</u>	<u>1 Mile</u>
Population	3,965	13,981	52,132
# of Households	1,203	4,238	15,961
Avg. HH Income	\$92,745	\$103,917	\$113,988
Daytime Pop	988	2,562	8,435

March 30, 2022



All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

1ST FLOOR PLAN



AGENTS:

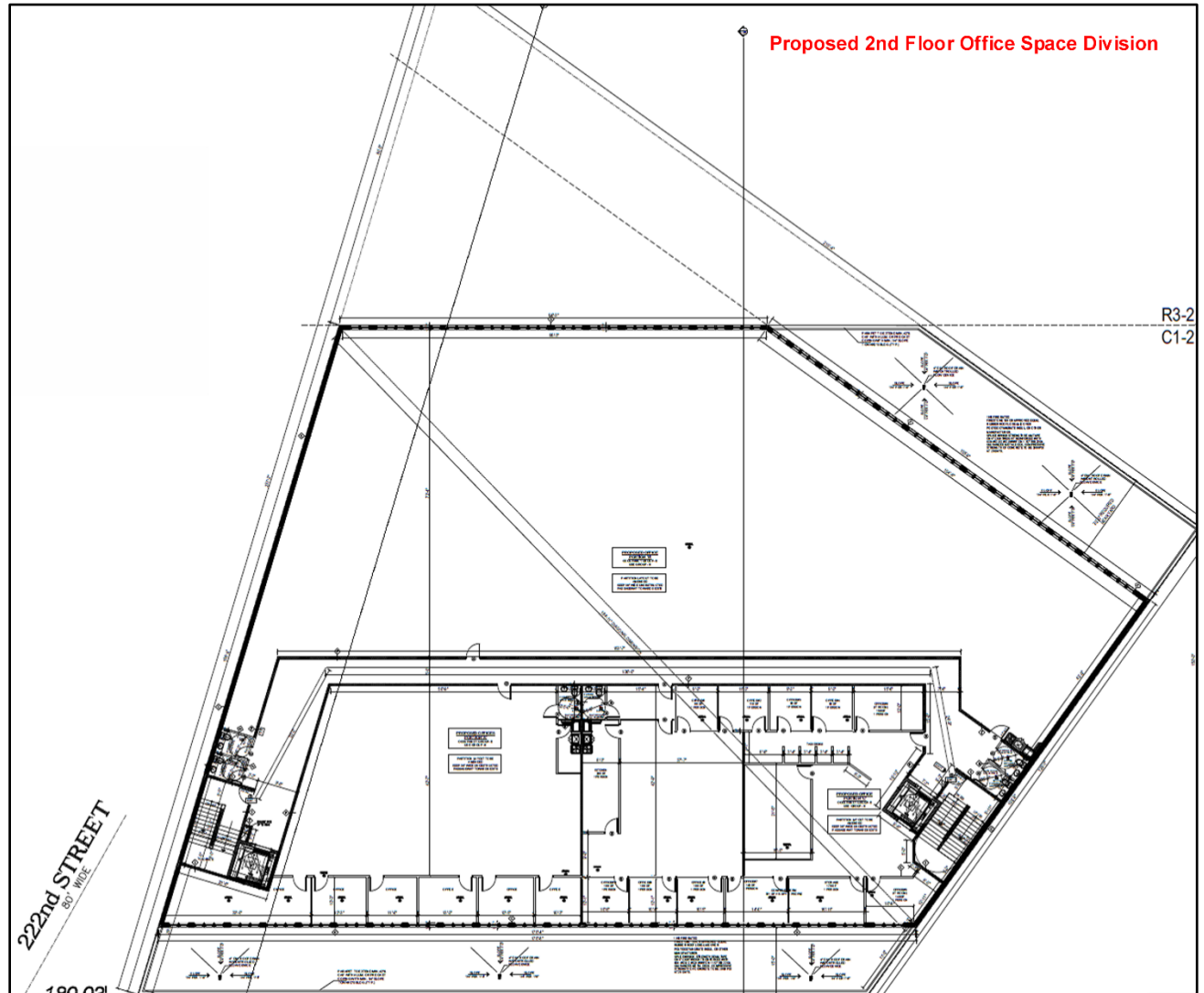
ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com

March 30, 2022

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information.
All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker.
Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

2ND FLOOR PLAN



AGENTS:

ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com

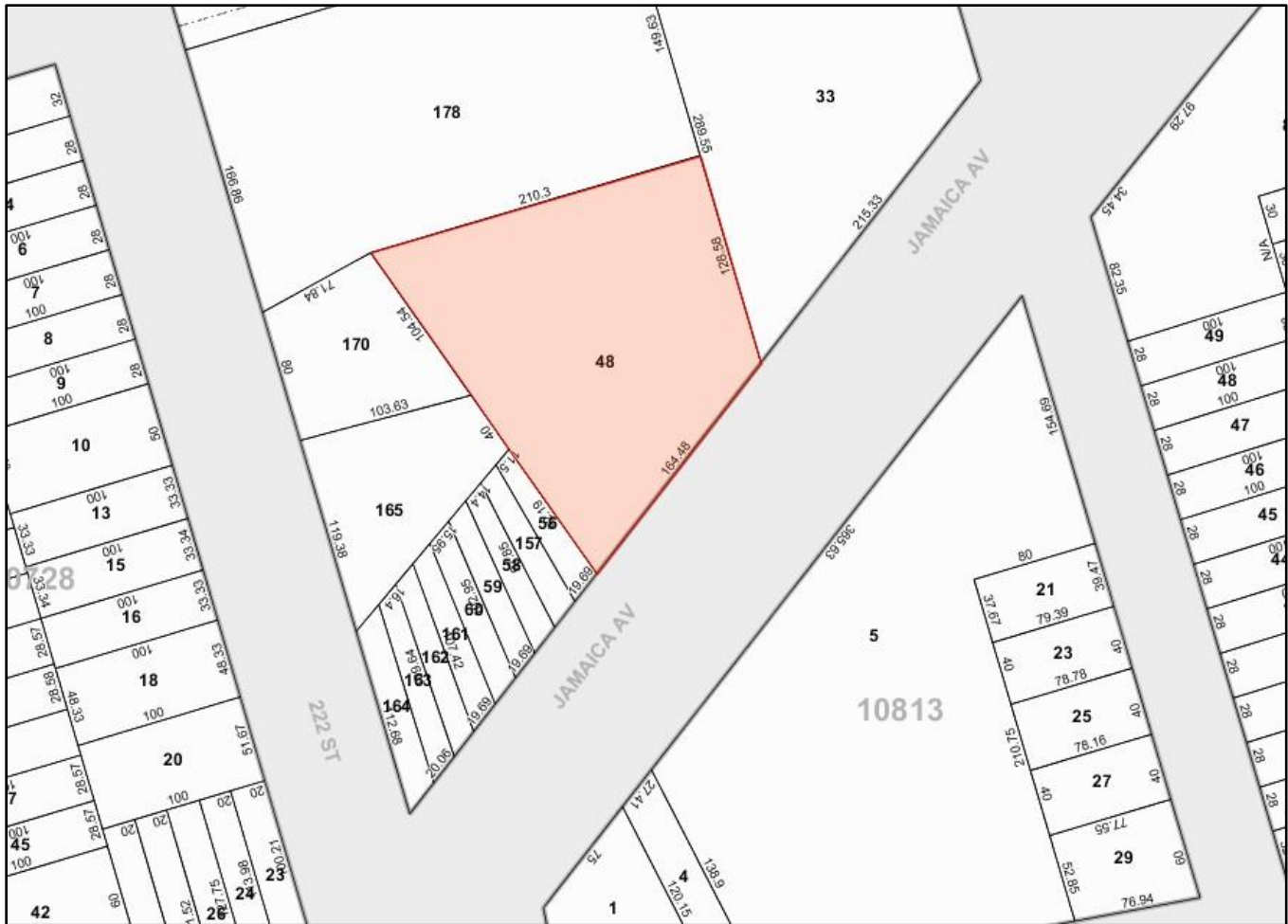
MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com



March 30, 2022

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information.
All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker.
Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

TAX MAP



AGENTS:

ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com



March 30, 2022

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.