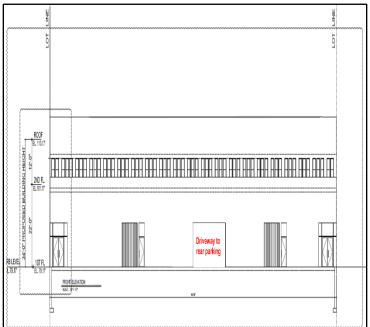
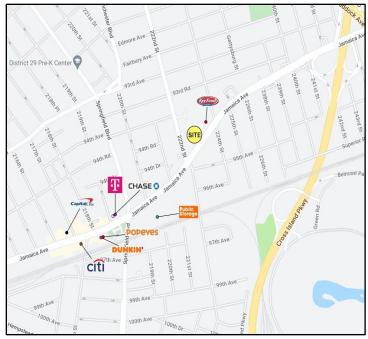
AVAILABLE FOR LEASE – NEW CONSTRUCTION

222-25 JAMAICA AVENUE, JAMAICA, NY 11432

RENDERING VIEW



AREA MAP



AGENTS:

ANTHONY JURKOVIC 516.498.1010 ext. 212 aj@comretail.com

MIKE RAIFAISEN 516.498.1010 ext. 235 mr@comretail.com

525 Northern Boulevard, Suite 201 Great Neck, NY 11021 Tel: 516.498.1010 Fax: 516.498.1088 www.comretail.com

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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

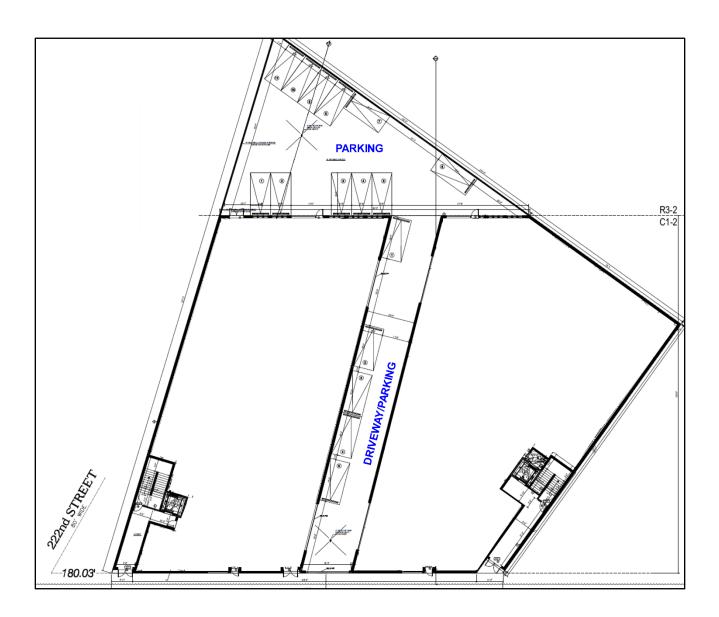
DEMOGRAPHICS



Radius	½ Mile	½ Mile	1 Mile
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

September 19, 2022

1ST FLOOR PLAN – STORAGE/PARKING





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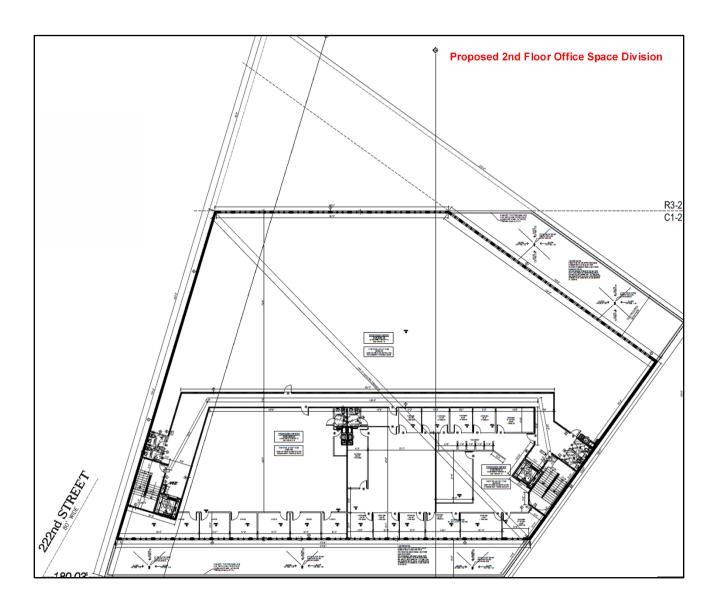
September 19, 2022

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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.

2^{ND} FLOOR PLAN – OFFICE SPACE





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ANTHONY JURKOVIC 516.498.1010 ext. 212

aj@comretail.com

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mr@comretail.com

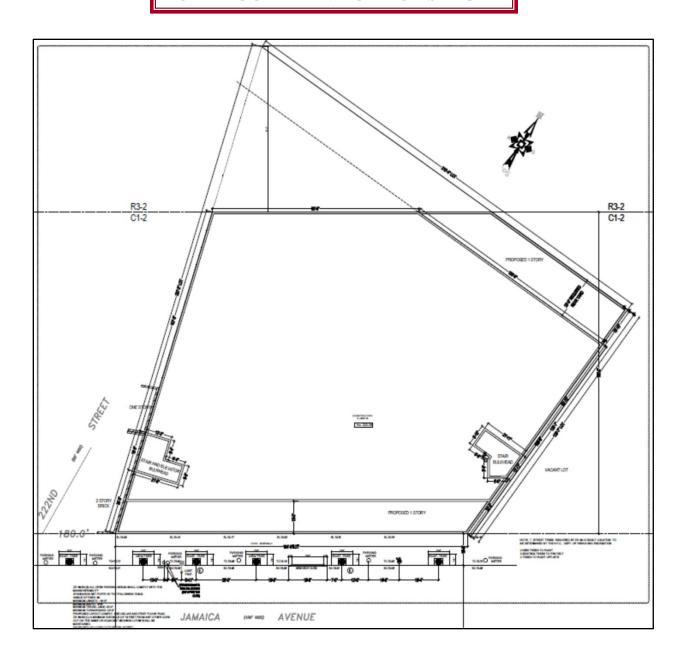
September 19, 2022

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3RD FLOOR PLAN – OFFICE SPACE





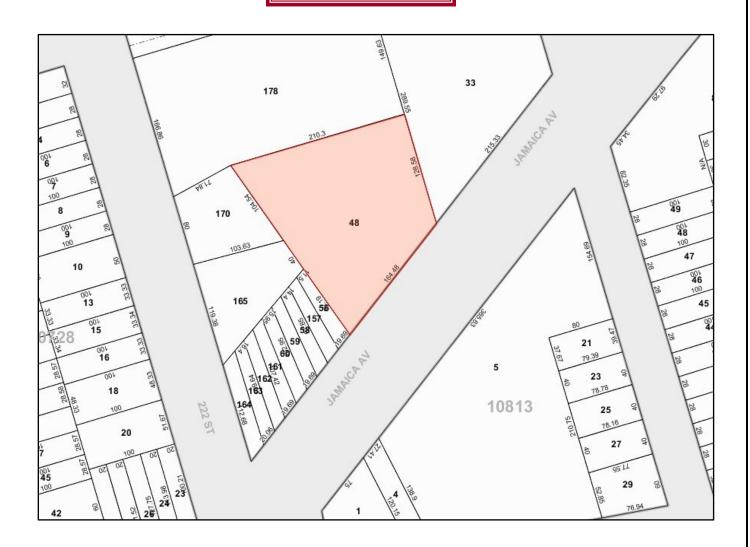
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ANTHONY JURKOVIC 516.498.1010 ext. 212 aj@comretail.com

MIKE RAIFAISEN 516.498.1010 ext. 235 mr@comretail.com

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TAX MAP





AGENTS:

ANTHONY JURKOVIC 516.498.1010 ext. 212

aj@comretail.com

MIKE RAIFAISEN 516.498.1010 ext. 235 mr@comretail.com

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