

NEW EXCLUSIVE AVAILABLE

250-15 JAMAICA AVENUE, BELLEROSE, NY 11426

AERIAL VIEW



RETAILER MAP



AGENT:

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BUILDING SPECIFICATIONS

- BLDG APPROX. 3,860 SQ. FT. + PARKING (DIVISIBLE)
- LOT APROX. 12,000 SQ. FT.
- ASKING RENT UPON REQUEST
- OWNER WOULD CONSIDER GROUND LEASE OR VANILLA BOX
- TAXES \$40,000
- ZONED C2-3
- JAMAICA AVE – 34K VPD

DEMOGRAPHICS

<u>Radius</u>	<u>¼ Mile</u>	<u>½ Mile</u>	<u>1 Mile</u>
Population	2,461	10,461	39,719
# of Households	865	3,674	13,256
Avg. HH Income	\$139,842	\$140,859	\$137,959
Daytime Pop	859	2,881	9,418



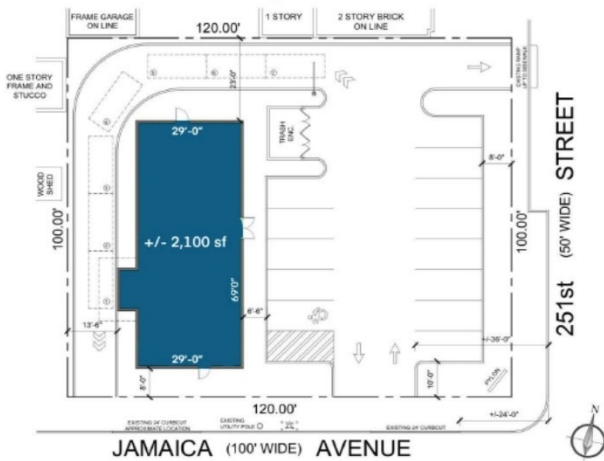
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December 29, 2022

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PROPOSED PLANS

OPTION #1: DRIVE-THRU PAD SITE



OPTION #2



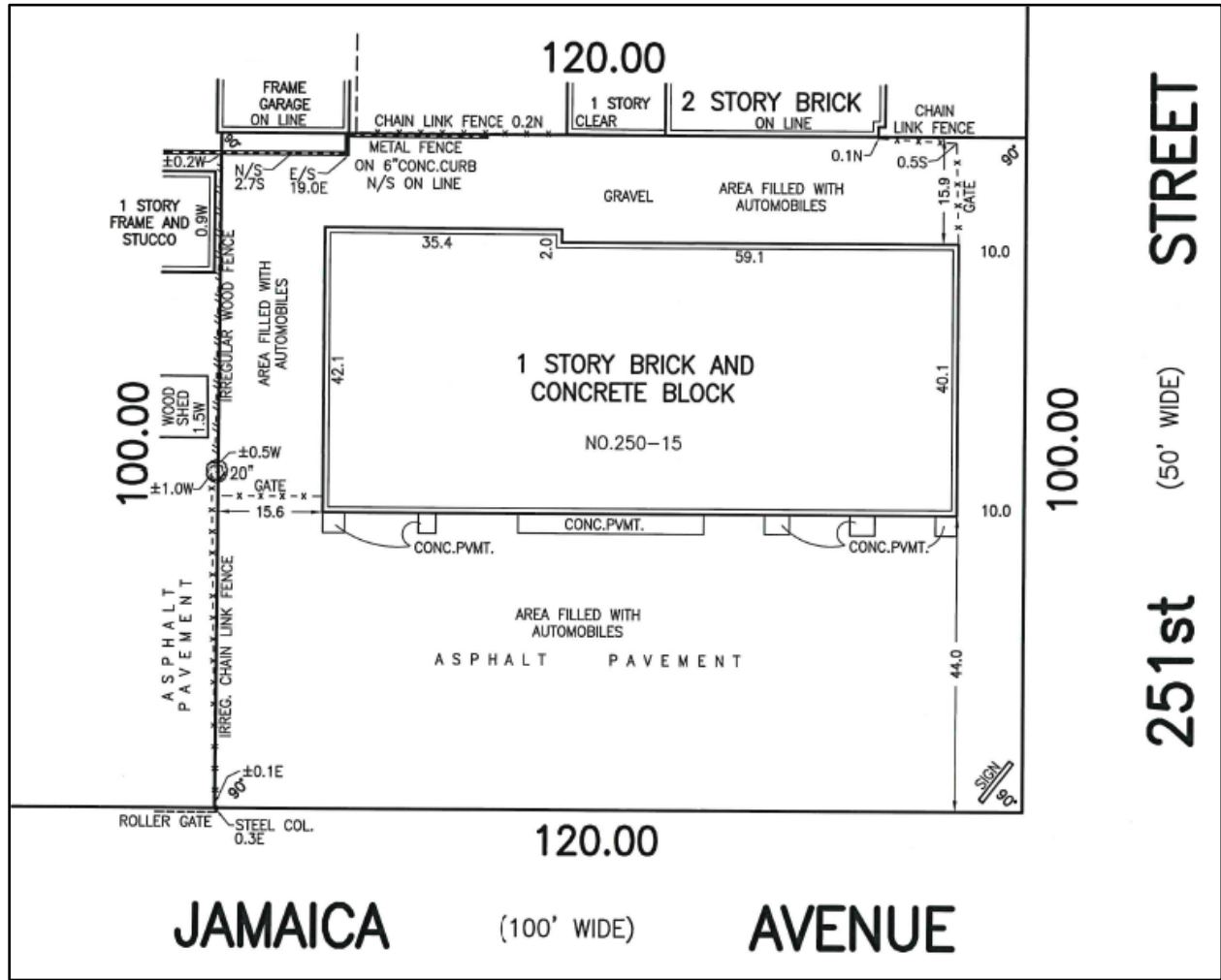
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SURVEY



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