

EDGEMERE COMMONS

51-19 BEACH CHANNEL DR, FAR ROCKAWAY (CORNER 51ST STREET)



TISHMAN SPEYER



BOOTH STREET

EDGEMERE COMMONS IS A SPRAWLING 9-ACRE, 2,000,000 SF MIXED-USE OCEANFRONT COMMUNITY THAT WILL SERVE TO REVITALIZE THE FAR ROCKAWAY NEIGHBORHOOD FOR GENERATIONS TO COME.



View from Rockaway Beach Blvd

DEVELOPMENT HIGHLIGHTS

- Up to **150,000 SF** of Retail and Community Facility Space
- Over **2,000** Affordable Residential Units
- Within a 2-Mile Radius :
 - **89,672** Residents
 - **30,169** Homes
 - **\$73,338** Average Annual Household Income
 - **22,650** Daytime Employees
 - **1,498** Businesses
- Subway Access - **A** Beach 44th A Train / Beach 60th A Train
- Minutes from Rockaway Turnpike, Cross Bay Boulevard, JFK Airport
- Traffic Counts - Approximately **20,000** Cars Pass Site Daily
- 9-Acre-Plus Development
- Prime opportunity for local retailers

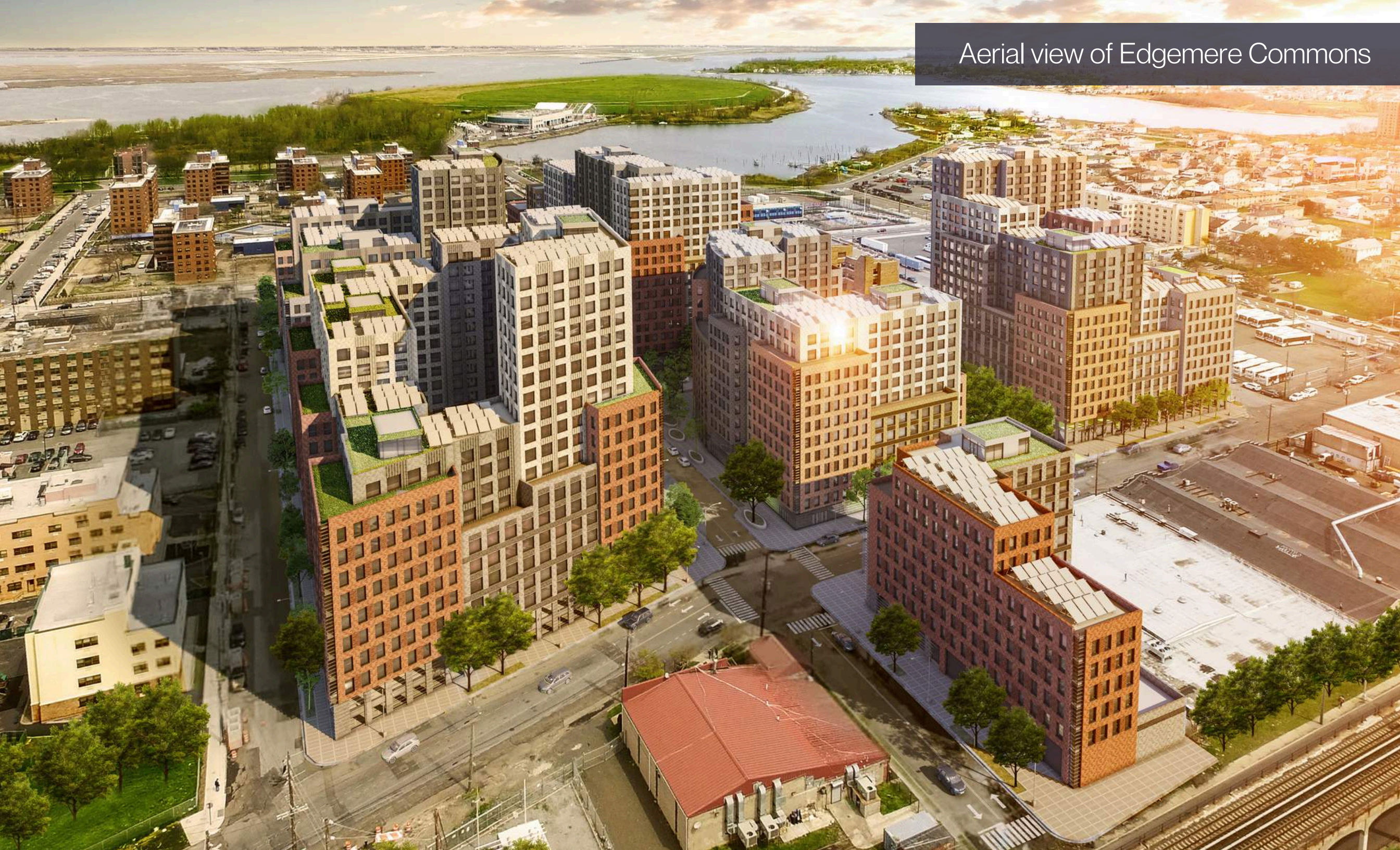
Retail - Beach Channel Dr.





The neighboring building features an 18,000 SF Shop Fair - this flagship supermarket will be one of the focal points of the Edgemere Commons Development. It will provide a place of shopping and employment for thousands of the neighborhood's current and future residents.

Aerial view of Edgemere Commons





BROOKLYN



CROSS BAY BOULEVARD

JFK AIRPORT

EDGEMERE COMMONS



ROCKAWAY COMMUNITY PARK

ROCKAWAY FERRY STOP

MARINE PARKWAY BRIDGE

BEACH CHANNEL DR

BELLE HARBOR

ROCKAWAY PARK

ROCKAWAY BEACH

ARVERNE

BAYSWATER

EDGEMERE

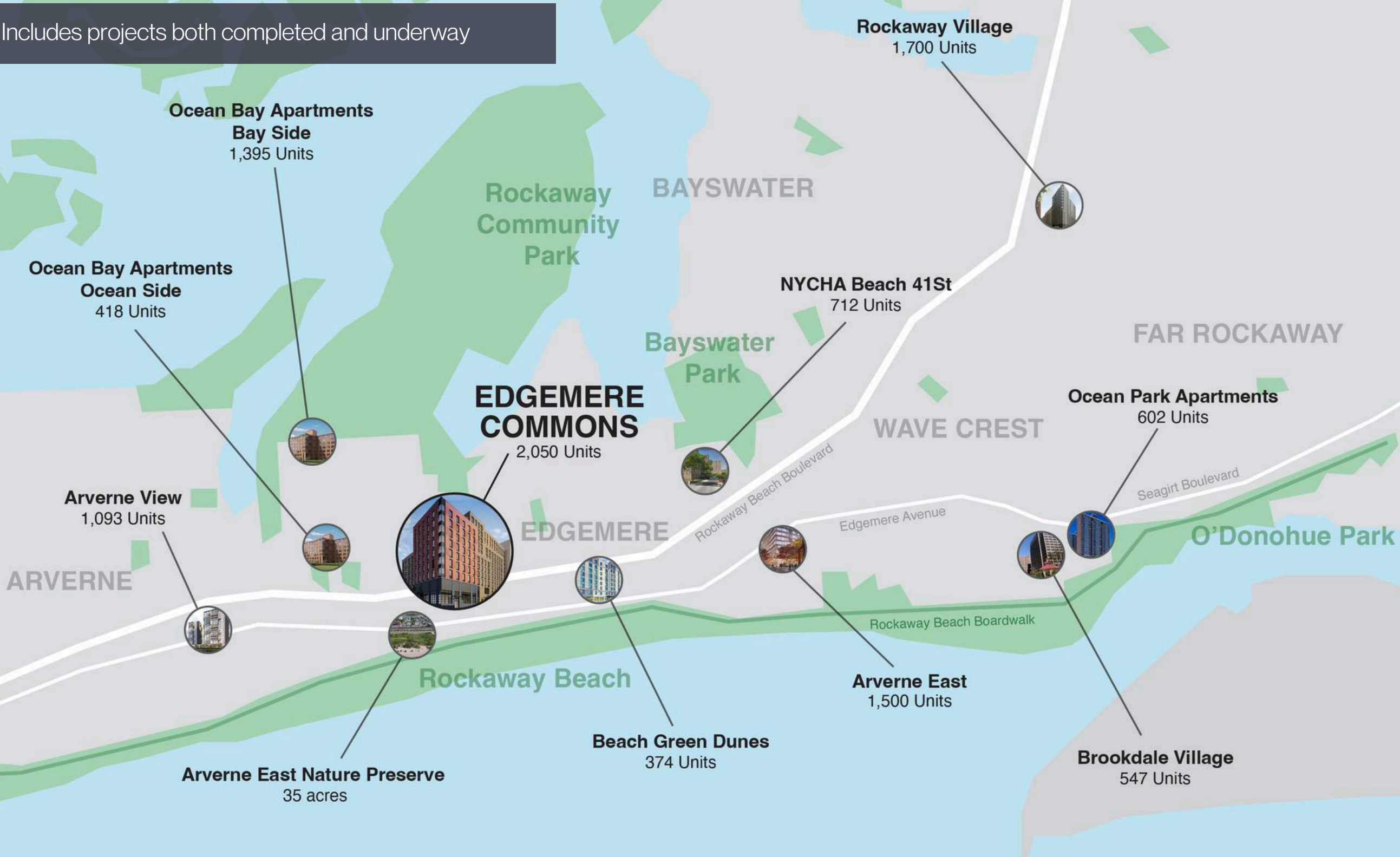
WAVE CREST

FAR ROCKAWAY

ARVERNE EAST NATURE PRESERVE

BEACH BOARDWALK

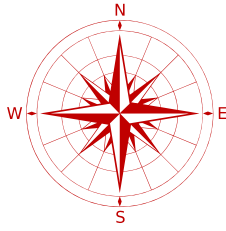
Includes projects both completed and underway



SITE PLAN

PHASE 1-B1

BEACH CHANNEL DRIVE



BEACH 53RD ST.

57 SPACES FOR PARKING

SHOP FAIR

B1

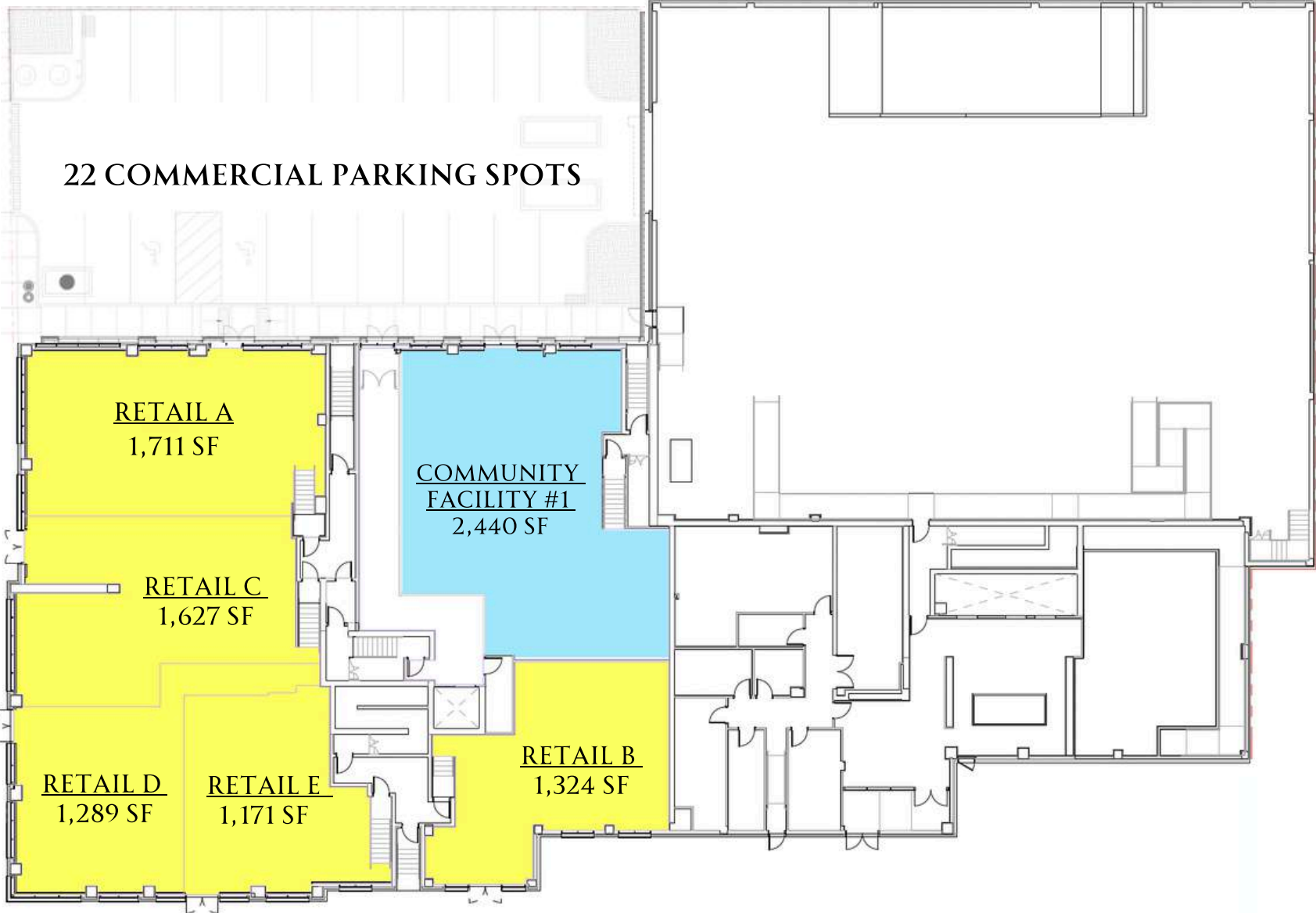
22 COMMERCIAL PARKING SPOTS

BEACH 50TH ST.

ROCKAWAY BEACH BLVD.

B1- 1ST FLOOR

- RETAIL A - 1,711 SF
 - RETAIL B - 1,324 SF
 - RETAIL C - 1,627 SF
 - RETAIL D - 1,289 SF
 - RETAIL E - 1,171 SF
 - COMMUNITY FACILITY #1 - 2,440 SF
- SPACES A, C, D, & E CAN BE COMBINED

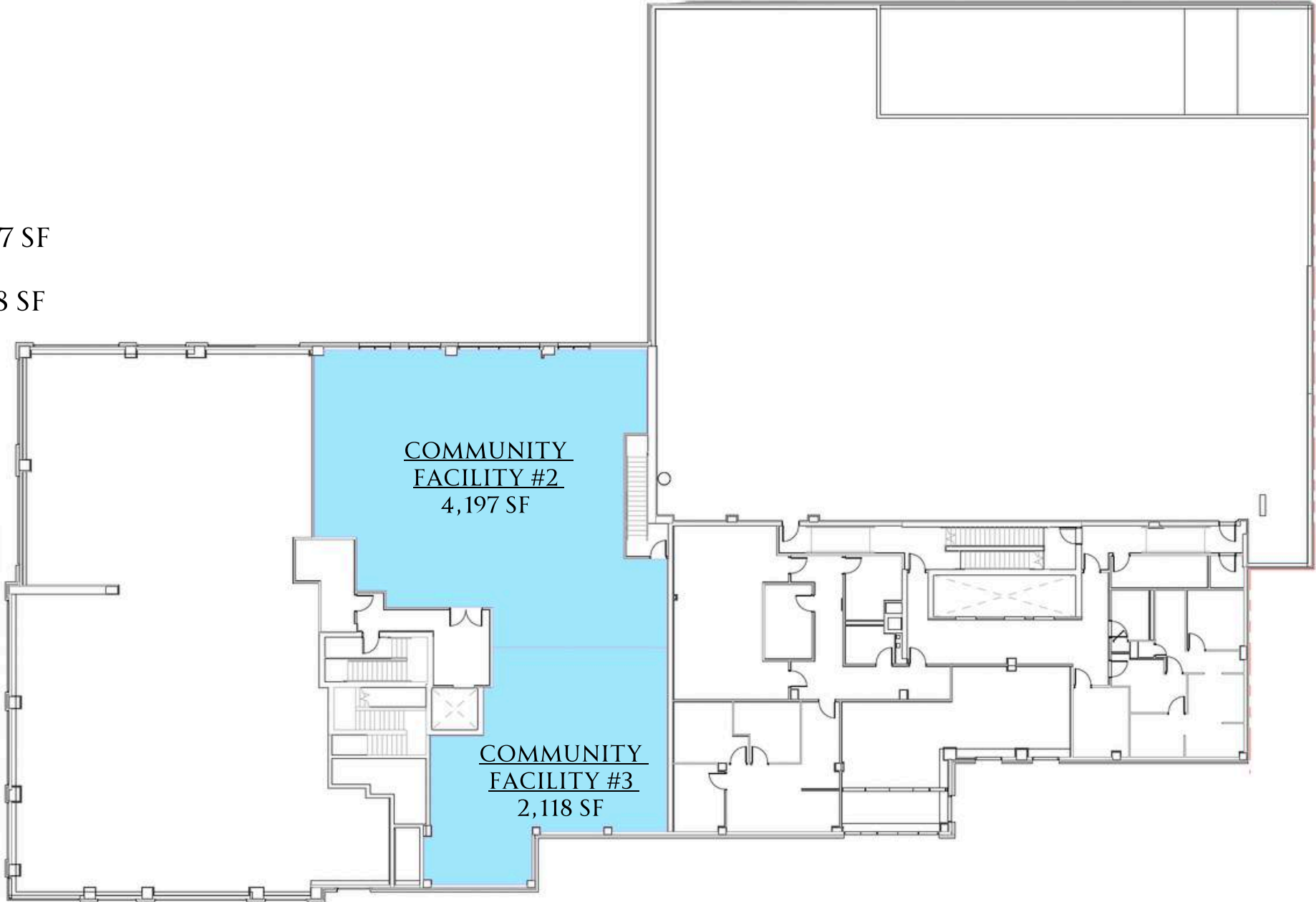


B1-2ND FLOOR

COMMUNITY FACILITY #2 - 4,197 SF

COMMUNITY FACILITY #3 - 2,118 SF

SPACES 2 & 3 CAN BE COMBINED





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