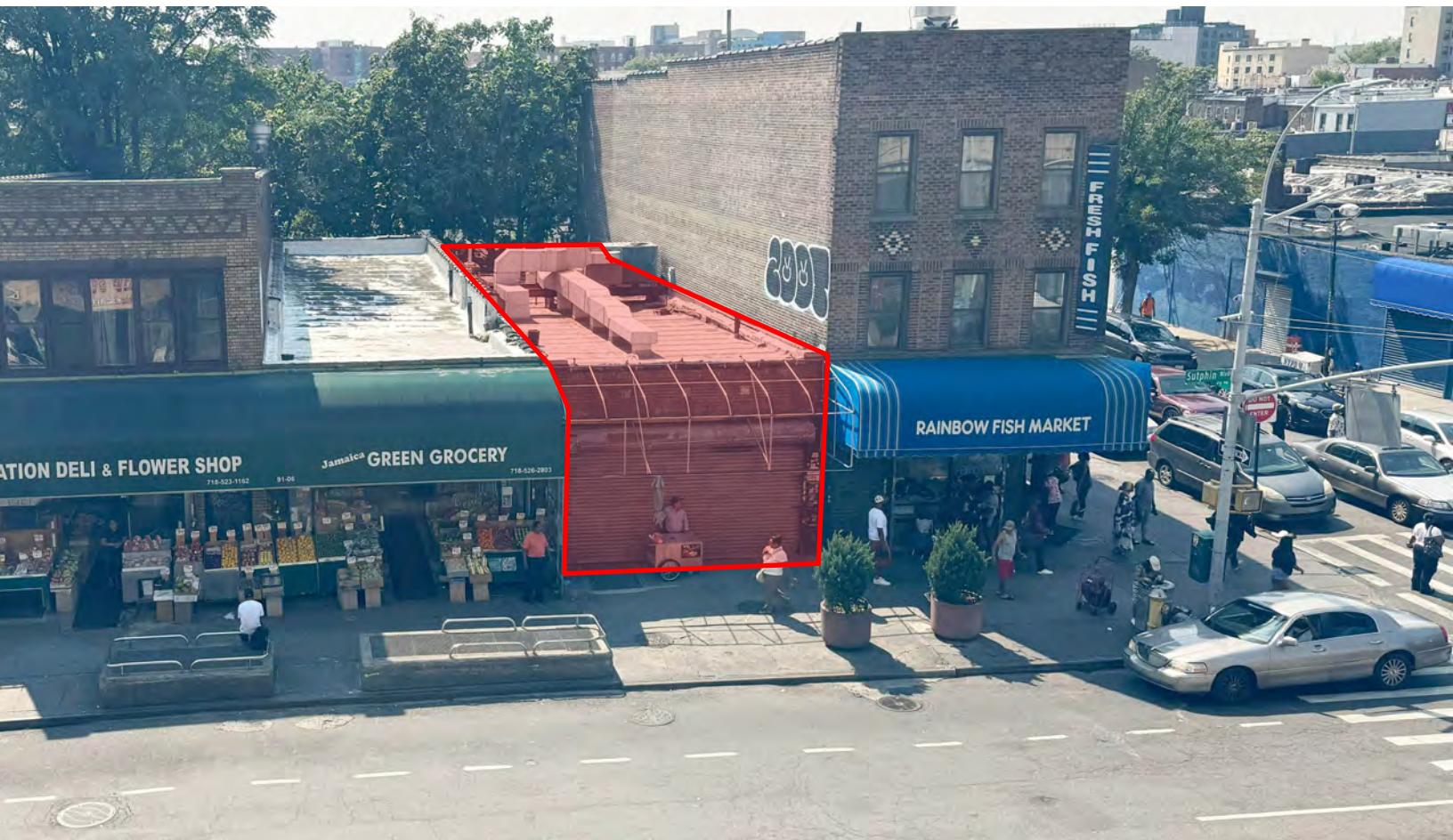


# FOR SALE



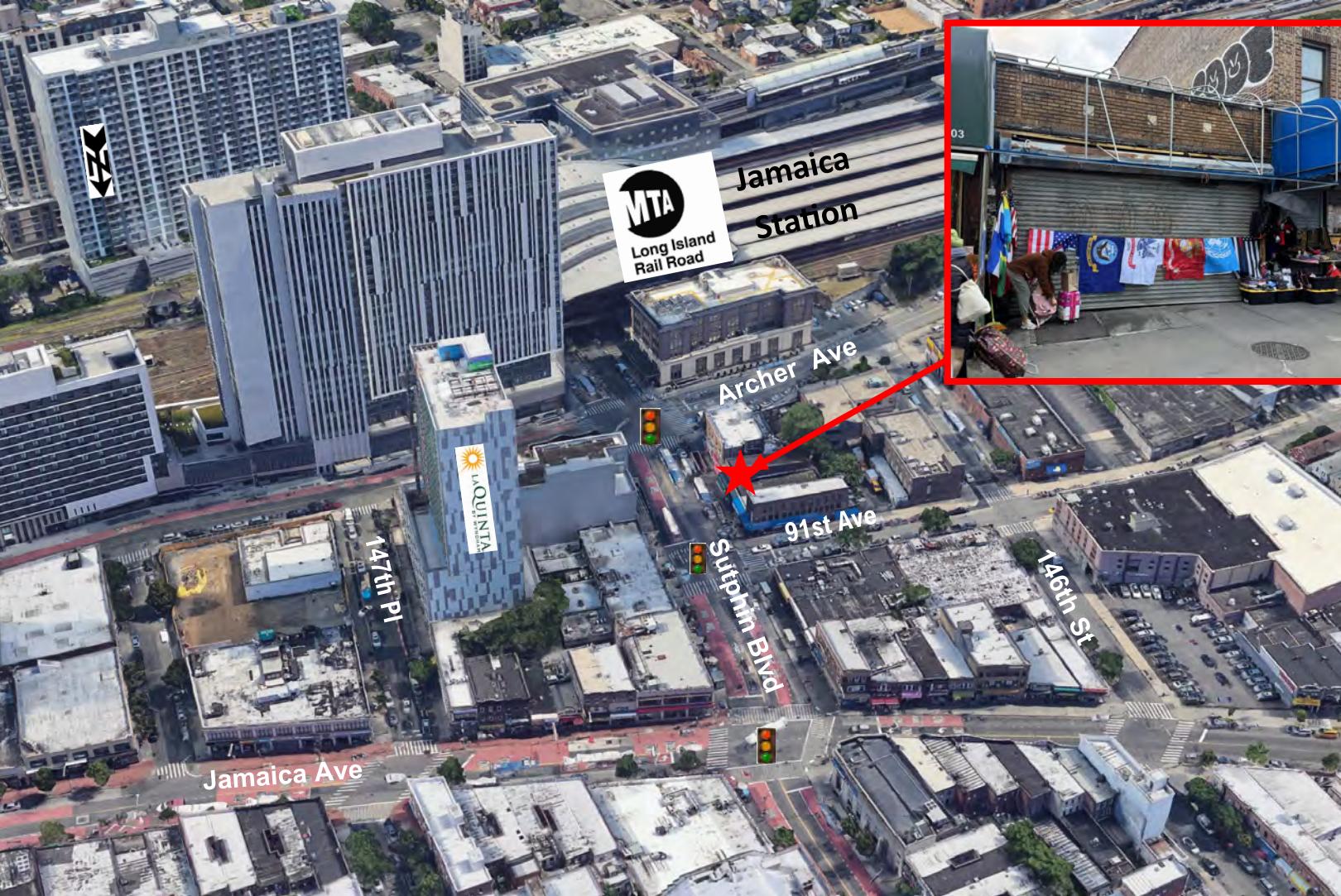
**91-04 Sutphin Boulevard  
Jamaica, Queens, NY 11435**

**RETAIL: 1,500 SF plus basement**

**LOT SIZE: 2,040 (20' x 102')**

**Metro Commercial & Business Brokers, Inc.**  
[www.metrocbb.com](http://www.metrocbb.com)  
John Wilmarth 516 640-5440 x 1  
john@metrocbb.com

Downtown Jamaica is a vibrant shopping and cultural center set in southeast Queens, here you'll find three performing arts centers, dozens of landmarked historic gems, Rufus King Park, two colleges, a major transportation hub, and hundreds of independent businesses and blue-chip national stores. The site is located at the heart of it all near the LIRR Jamaica Station and at the Sutphin Boulevard Subway stop.



<b>Sutphin Blvd-Archer Av</b>	<b>E</b>	<b>J</b>	<b>Z</b>
<b>Elev on Sutphin Blvd south of LIRR</b>			
<b>Yearly Ridership 7,354,064</b>			



**Jamaica Station**

2020	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	102,863	656,092	1,597,648
<b>Estimated Households</b>	31,028	221,263	530,390
<b>Estimated Average HH Income</b>	\$75,645	\$93,052	\$88,744
<b>Estimated Median HH Income</b>	\$57,096	\$72,083	\$68,024

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



## PROPERTY INFORMATION

**Address:** 91-04 Sutphin Boulevard  
Jamaica, Queens County, NY 11435

**Block/Lot:** 9988/32  
**Lot Size:** 2,040 SF (20' x 102')  
**Building Size:** 1,500 SF (20' x 75')  
**Basement Area:** TBD Storage

## ZONING

**C6-4 R10 Equivalent**  
**Commercial FAR:** 10  
**Residential R10 Equivalent**  
**FAR 10 to 12**

## AVAILABLE

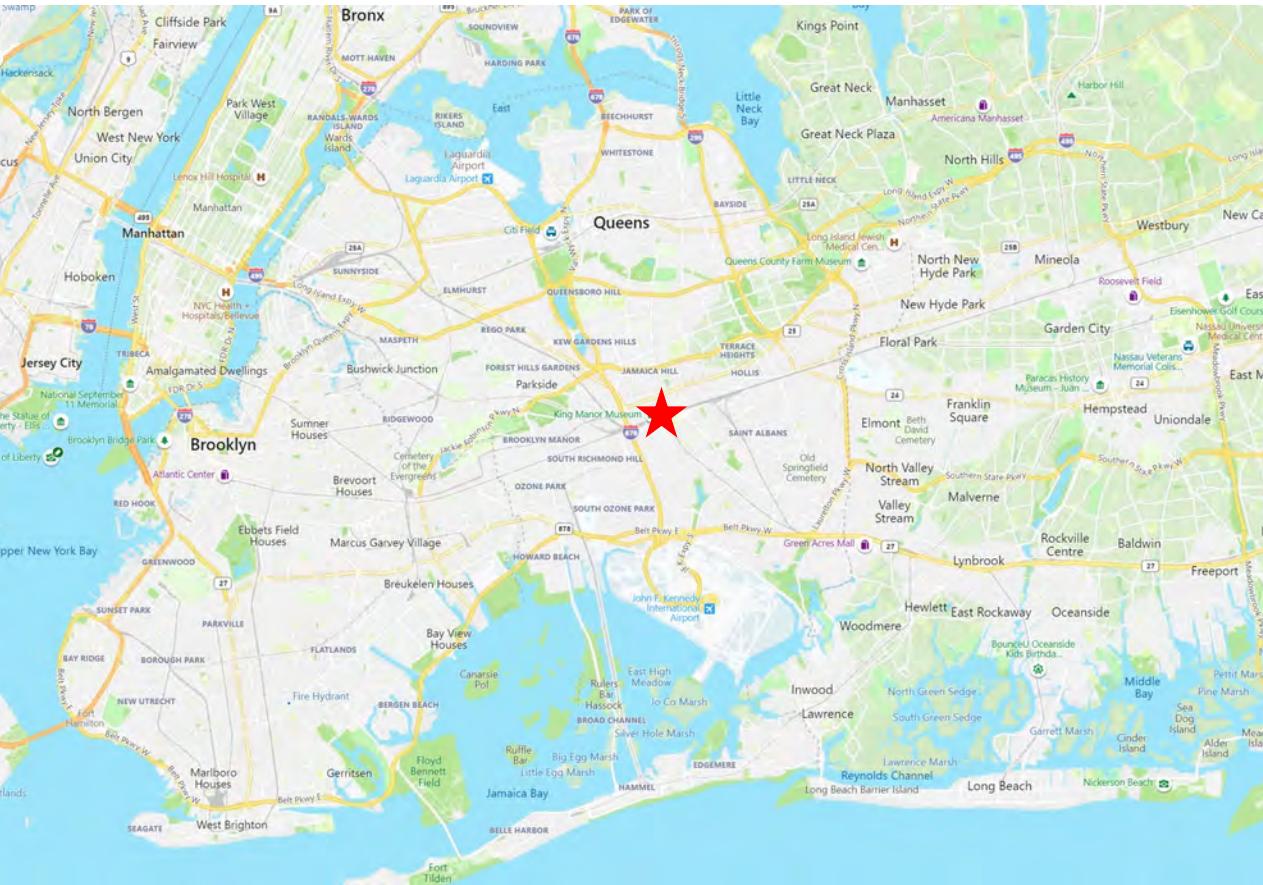
**1,500 SF Store**  
**Plus Basement**

**PRICE** Please Call.

## RE TAXES

**Approximately \$45,580/yr**  
**Jamaica BID: \$2,590/yr**

The site is located in Downtown Jamaica one of the busiest areas in Queens. The area is easily accessible from all reaches of New York City and Long Island. The Sutphin Blvd/Archer Ave Subway entrance is located in front of the property with a week day ridership of 23,891 and a weekend ridership of 22,958. The LIRR Jamaica Station (located across the street) is a major hub station of the Long Island Railroad. With weekday ridership exceeding 200,000 passengers, it is the largest transit hub on Long Island the fourth busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic. It is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal. Additionally 15 Bus lines also service the area and the train to JFK Airport.



## SUBWAY LINES

**Sutphin Blvd/Archer Ave (At Site)**  
**Yearly Ridership 7,354,064**



**Sutphin Blvd/Hillside Ave (5 Blocks North)**  
**Yearly Ridership 1,345,420**



## BUS LINES

Q6, Q8, Q9, Q20A, Q20B  
Q24, Q25, Q30, Q31  
Q34, Q40, Q41, Q43  
Q54, Q56, Q60, Q65



**Jamaica Station**