

PRESENTING THE RETAIL AT
Willets Point

New To Market - Ground Floor Retail Opportunities Available

OWNER / DEVELOPER

RELATED

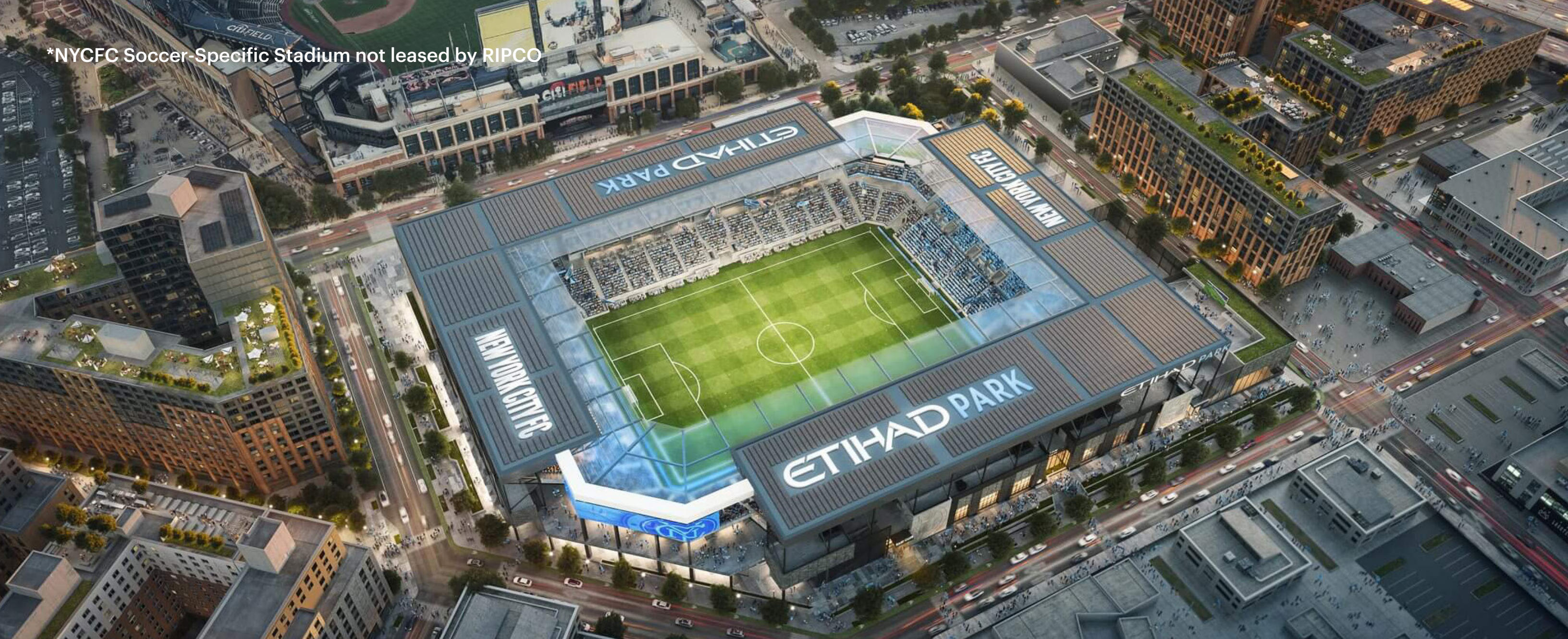


STERLING
EQUITIES

EXCLUSIVE LEASING AGENTS

RIPCO
REAL ESTATE

*NYCFC Soccer-Specific Stadium not leased by RIPCO



Willets Point: The Redevelopment - 3M+ SF of total development



2,500

100% AFFORDABLE HOMES



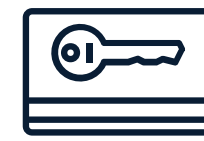
25K

SEAT SOCCER STADIUM



650

SEAT PUBLIC SCHOOL



250

HOTEL KEYS



115K

OF OPEN SPACE

STEPS AWAY FROM THREE MAJOR STADIUMS: OVER 4 MILLION ANNUAL ATTENDEES

CITI FIELD



- 41,922 Seat Capacity
- 81 Home Baseball Games averaging approximately 30,000 fans per game
- Over 90 total annual events

FUTURE NYCFC STADIUM



- 25,000 Seat Capacity
- Approximately 24 MLS Regular Season and Cup games
- Planned 2027 opening
- Around 50 major stadium events plus 100+ minor events

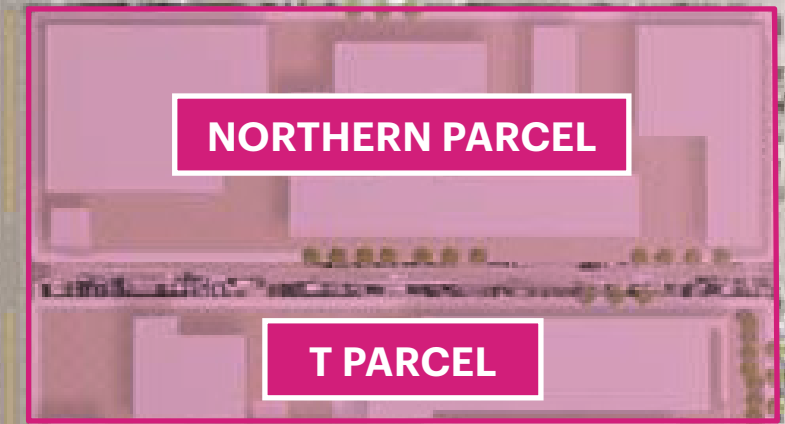
WILLETS POINT

USTA TENNIS (US OPEN)



- 957,387 fans attended the 2023 US Open marking an all-time Grand Slam record

DIRECTLY ACROSS FROM THE FUTURE HARD ROCK HOTEL & CASINO METROPOLITAN PARK

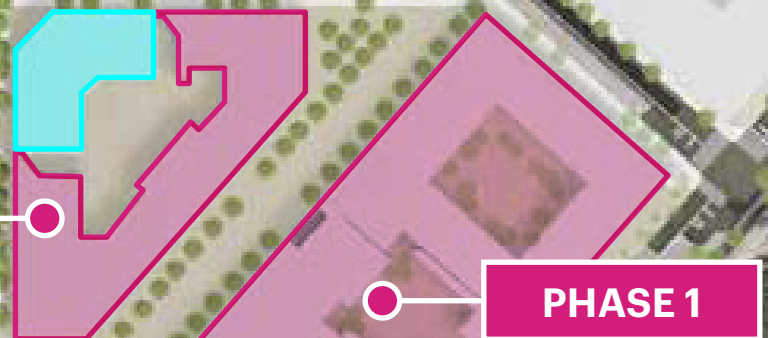


HARD ROCK HOTEL & CASINO METROPOLITAN PARK



\$8 billion dollar games and entertainment complex that includes Hard Rock Hotel + Casino, Hard Rock Live Concert Center, and a 25 acre public park.

PHASE 2



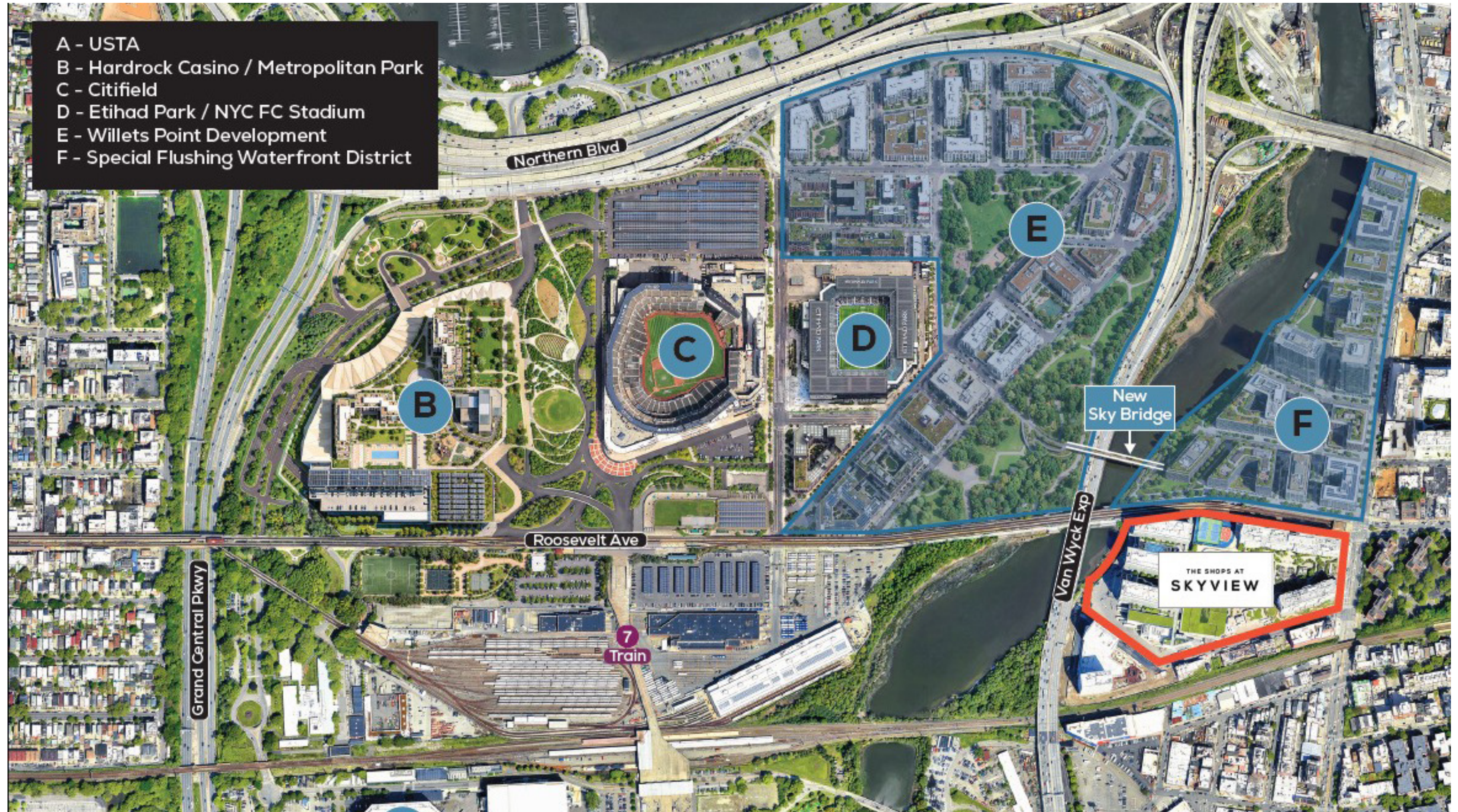
METS-WILLETTS POINT 7

LIRR STATION

WILLETTS POINT



RENDERING OF FUTURE POTENTIAL DEVELOPMENT FOR FLUSHING WATERFRONT





T PARCEL
350*
AFFORDABLE HOMES
(TARGET 2028-2030 DELIVERY)

NORTHERN PARCEL
700*
AFFORDABLE HOMES
(TARGET 2028-2030 DELIVERY)

TRIANGLE PARCEL
350*
AFFORDABLE HOMES
(TARGET 2028-2030 DELIVERY)

BUILDING 3
220
SENIOR AFFORDABLE HOMES
(2028 DELIVERY)

250-KEY*
HOTEL
(TARGET 2028-2030 DELIVERY)

BUILDING 1 & 2
880
AFFORDABLE HOMES
(2026 DELIVERY)

2M SF

RESIDENTIAL

150,000 SF

HOTEL

75,000 SF

RETAIL

*NUMBERS ARE ROUNDED, APPROXIMATE AND SUBJECT TO CHANGE

PHASE 1 RENDERING



PHASE 1 - AERIAL

DOWNTOWN FLUSHING

4th largest central business district in NYC
Main Street & Roosevelt Avenue is the 3rd busiest intersection in NYC behind only Times Square and Herald Square

SHOPS AT SKYVIEW

700,000 SF OF RETAIL & 1,100 APARTMENTS



NORTHERN BLVD

VAN WYCK EXPRESSWAY

FUTURE SCA SCHOOL

PHASE I
BUILDINGS 1, 2 & 3

ROOSEVELT AVENUE

PHASE II

AFFORDABLE HOUSING, HOTEL & FUTURE NYCFC STADIUM

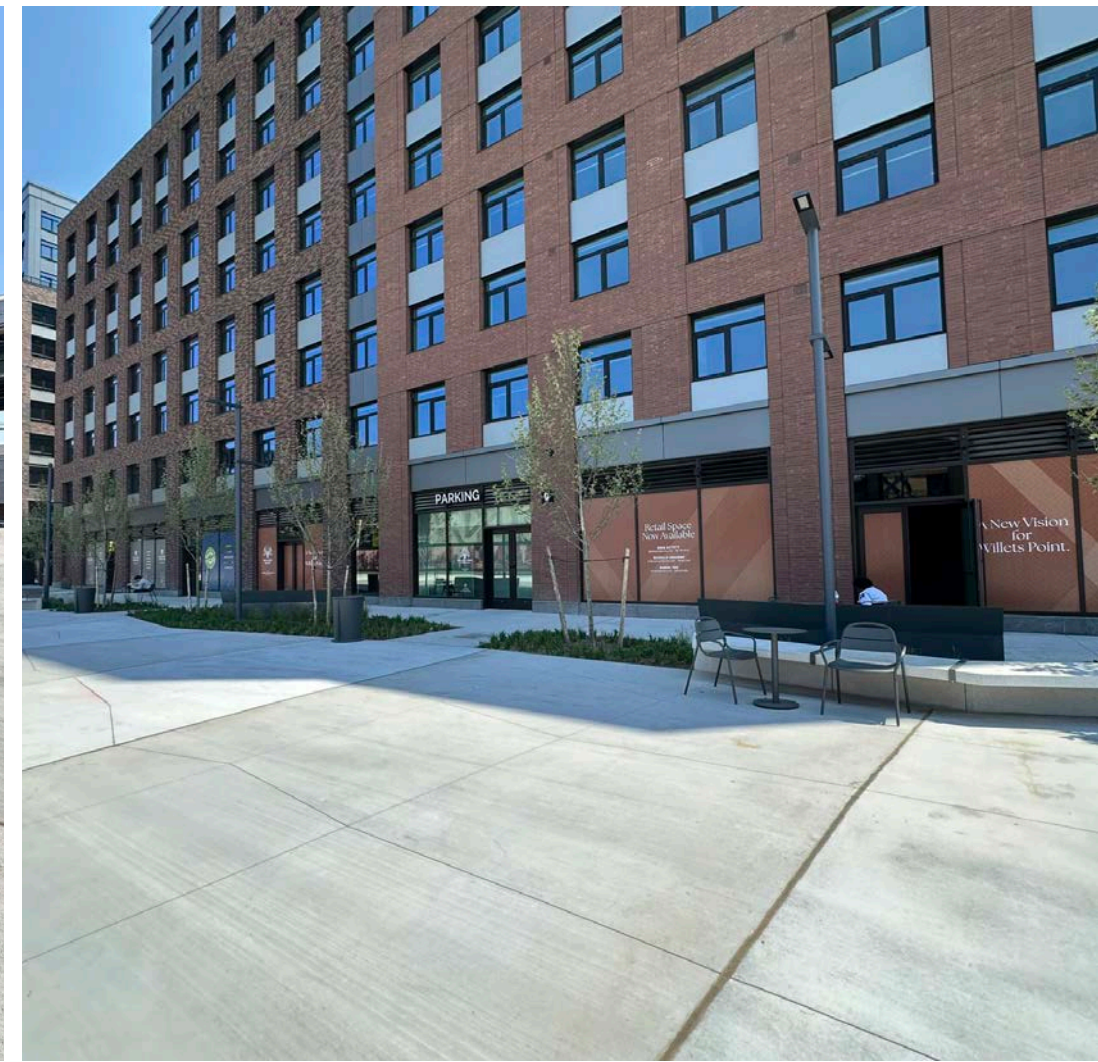
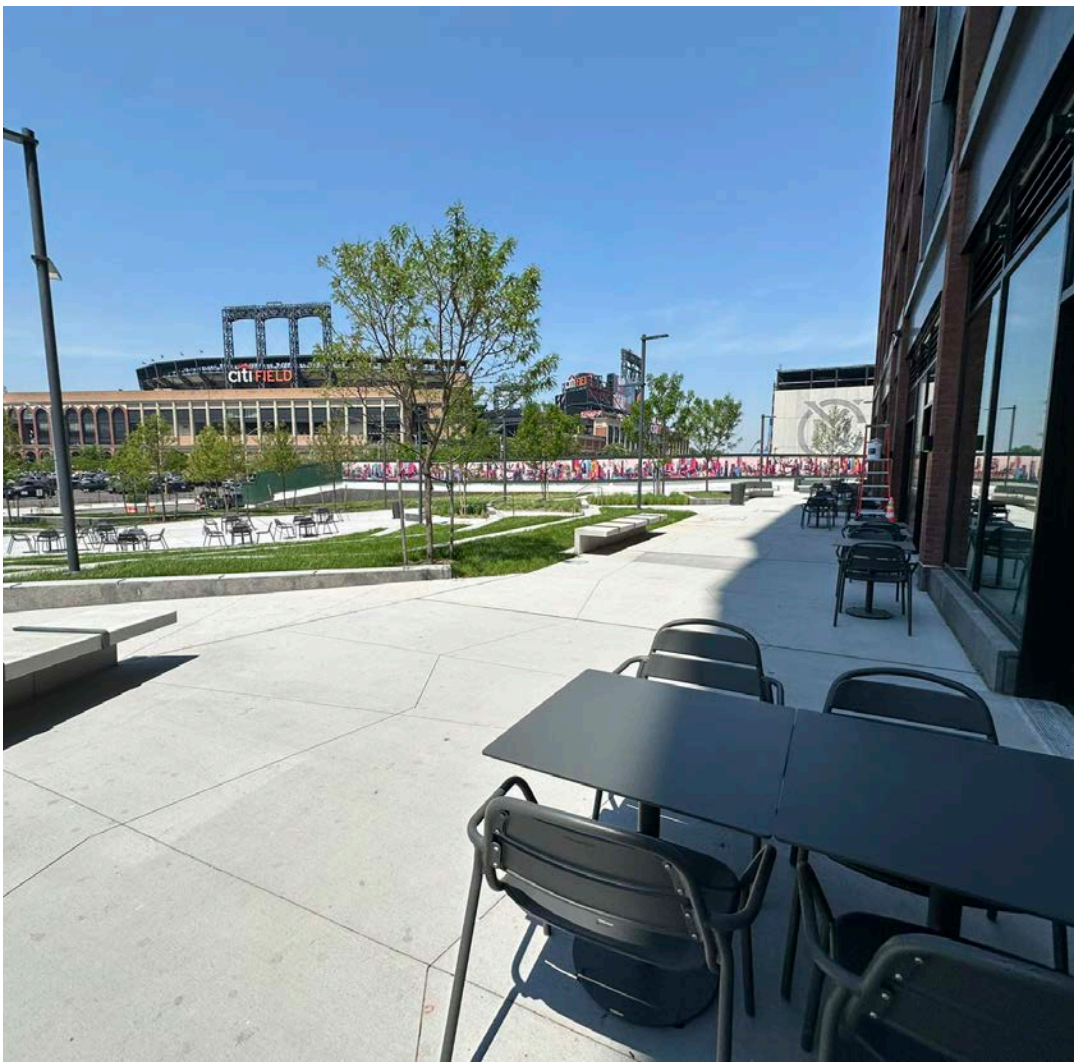
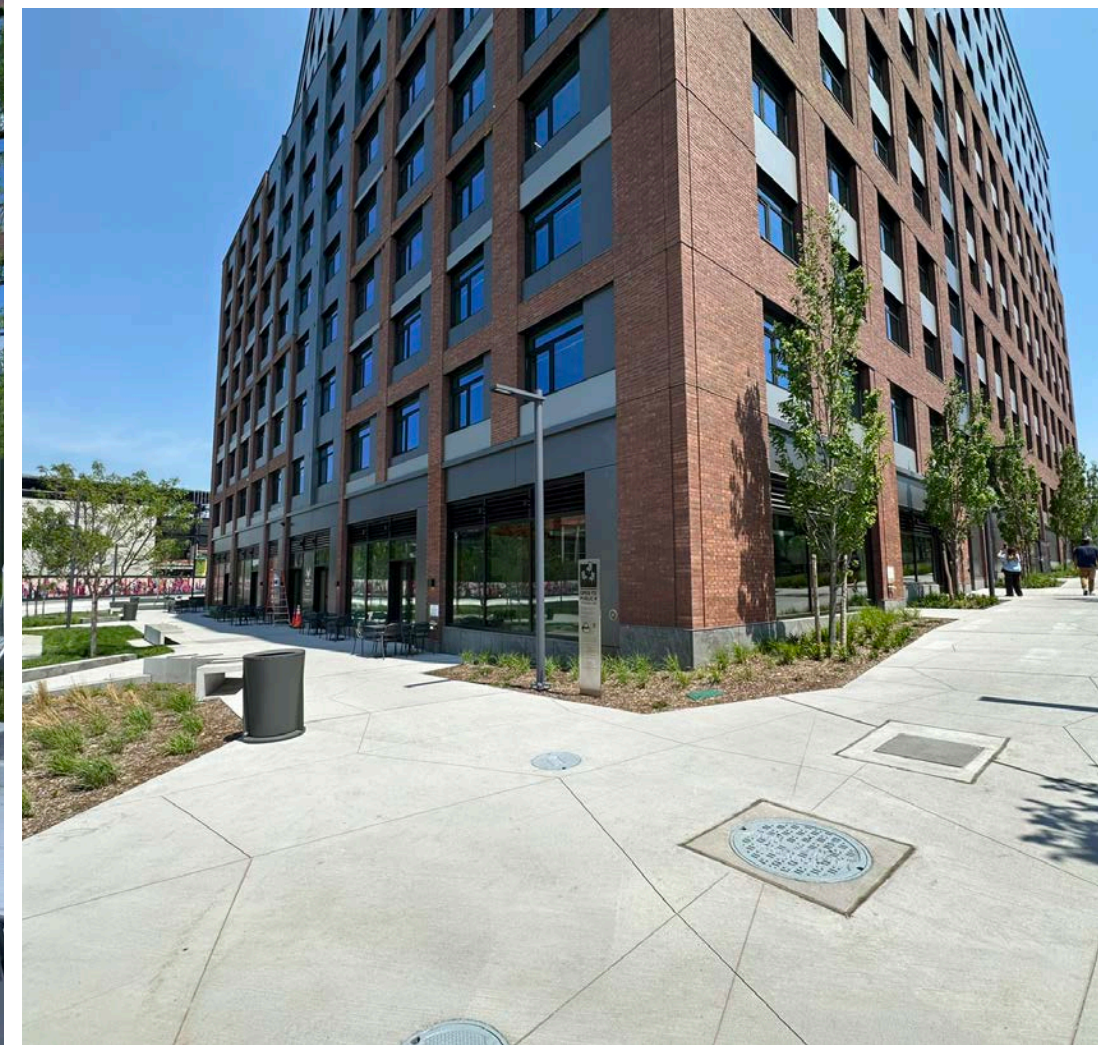
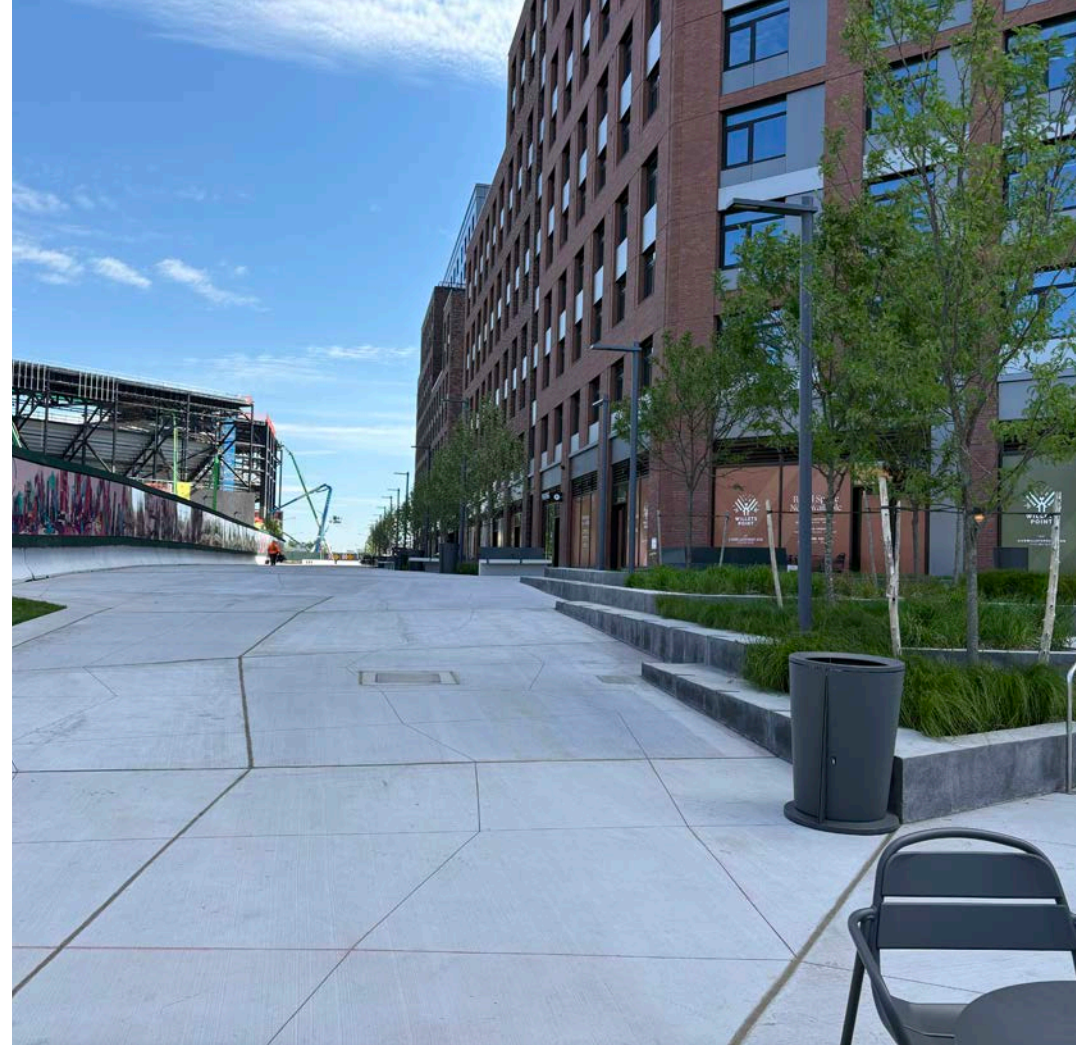
SEAVER WAY / 126TH STREET

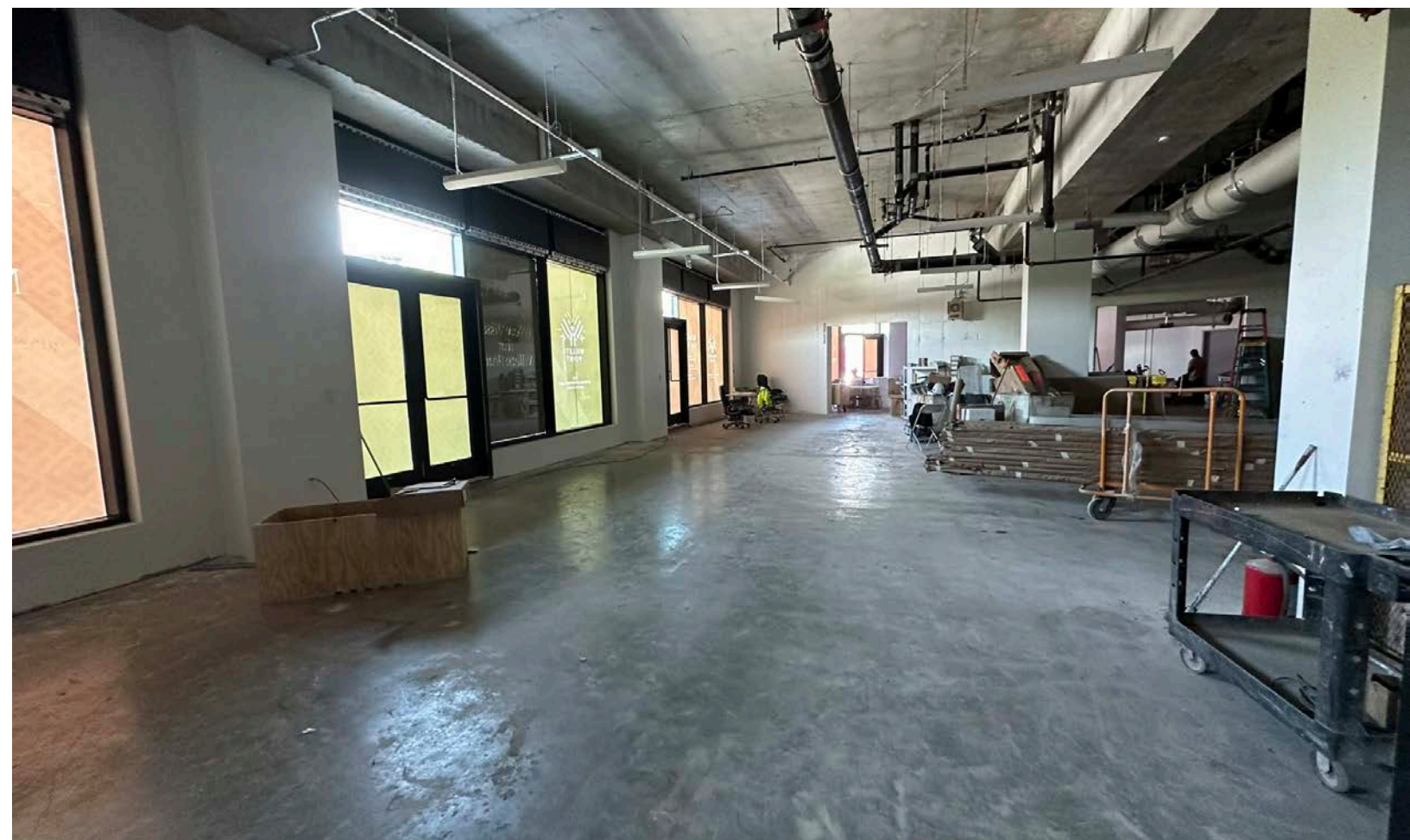
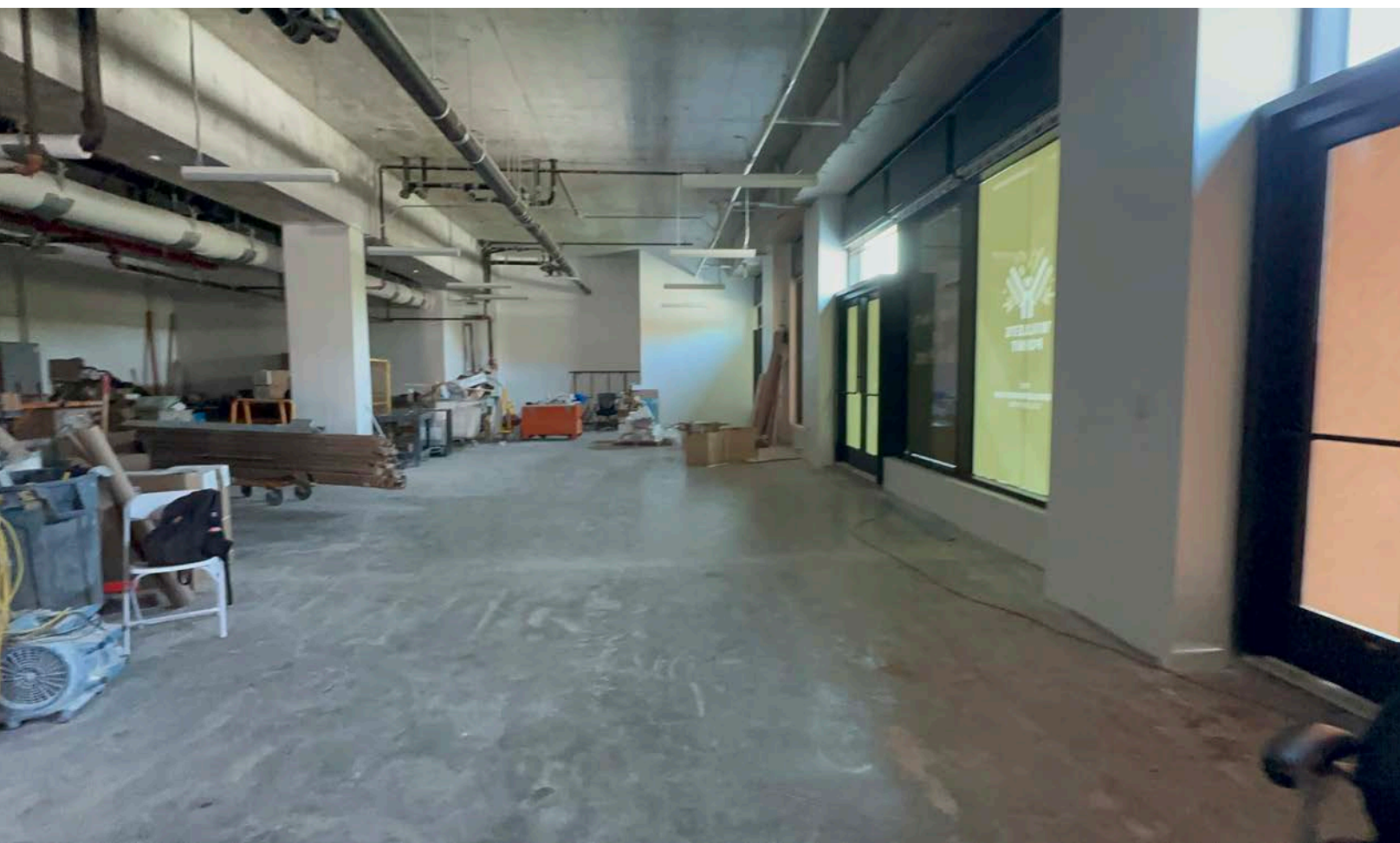
METS-WILLETTS POINT 7

USTA NATIONAL TENNIS CENTER (US OPEN)

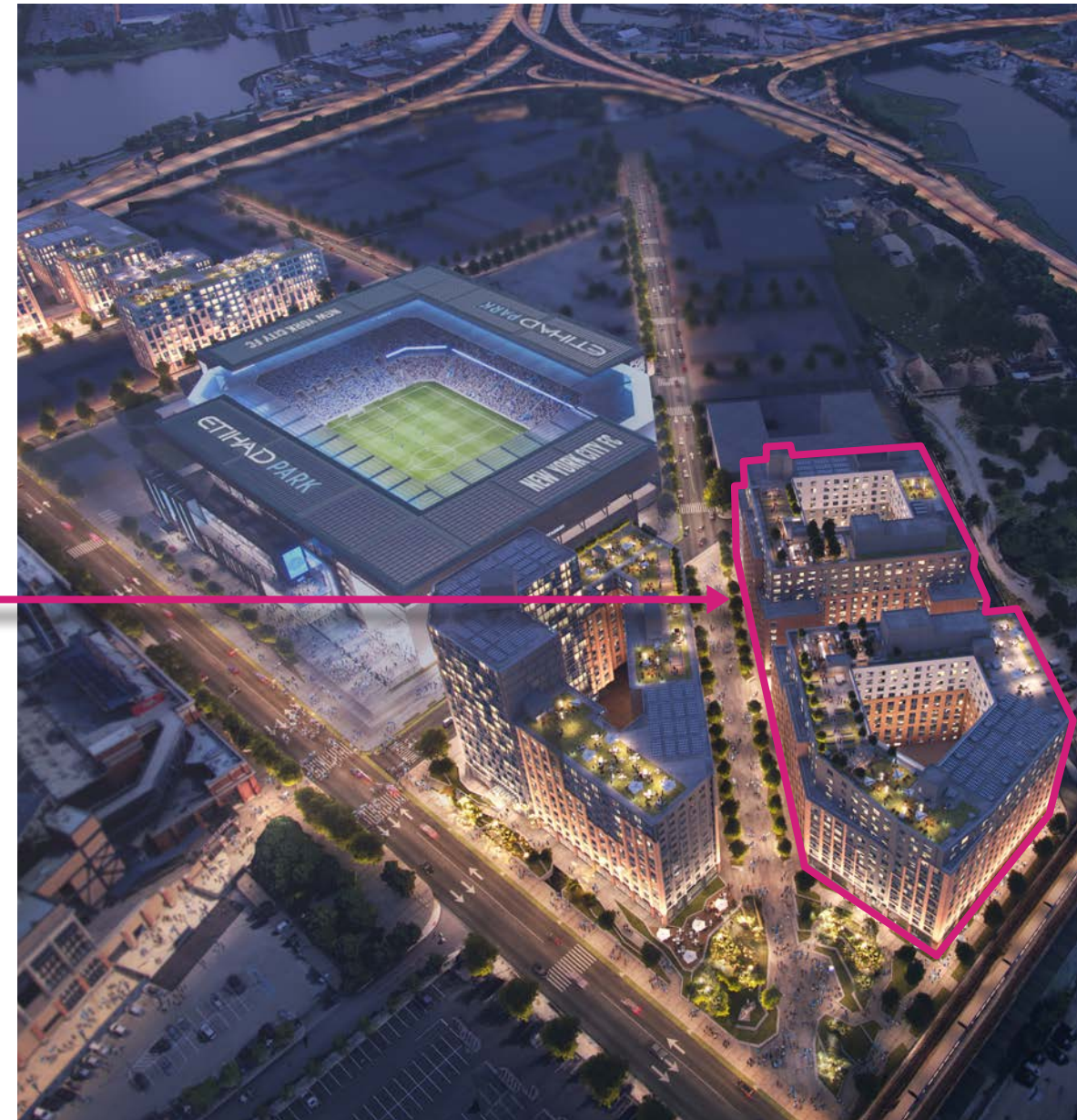
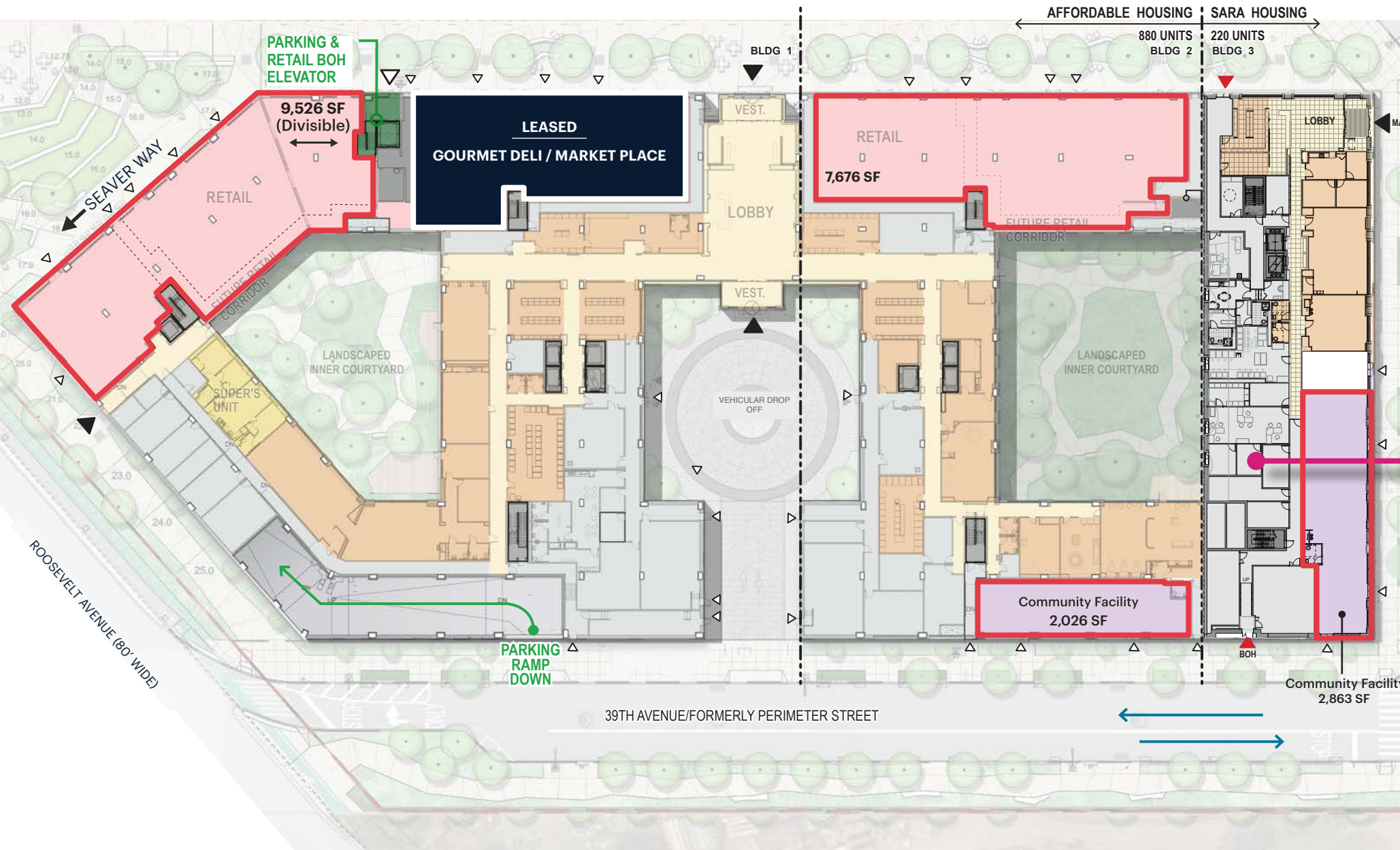
LIRR STATION

*NYCFC SOCCER-SPECIFIC STADIUM NOT LEASED BY RIPCO





PHASE I - BUILDINGS 1, 2 & 3 (2026 DELIVERY)



GROUND FLOOR RETAIL

17,200 TOTAL SF - MULTIPLE DIVISIONS POSSIBLE

COMMUNITY FACILITY

5,000 SF

CEILING HEIGHT

12' CLEAR

PARKING SPACES

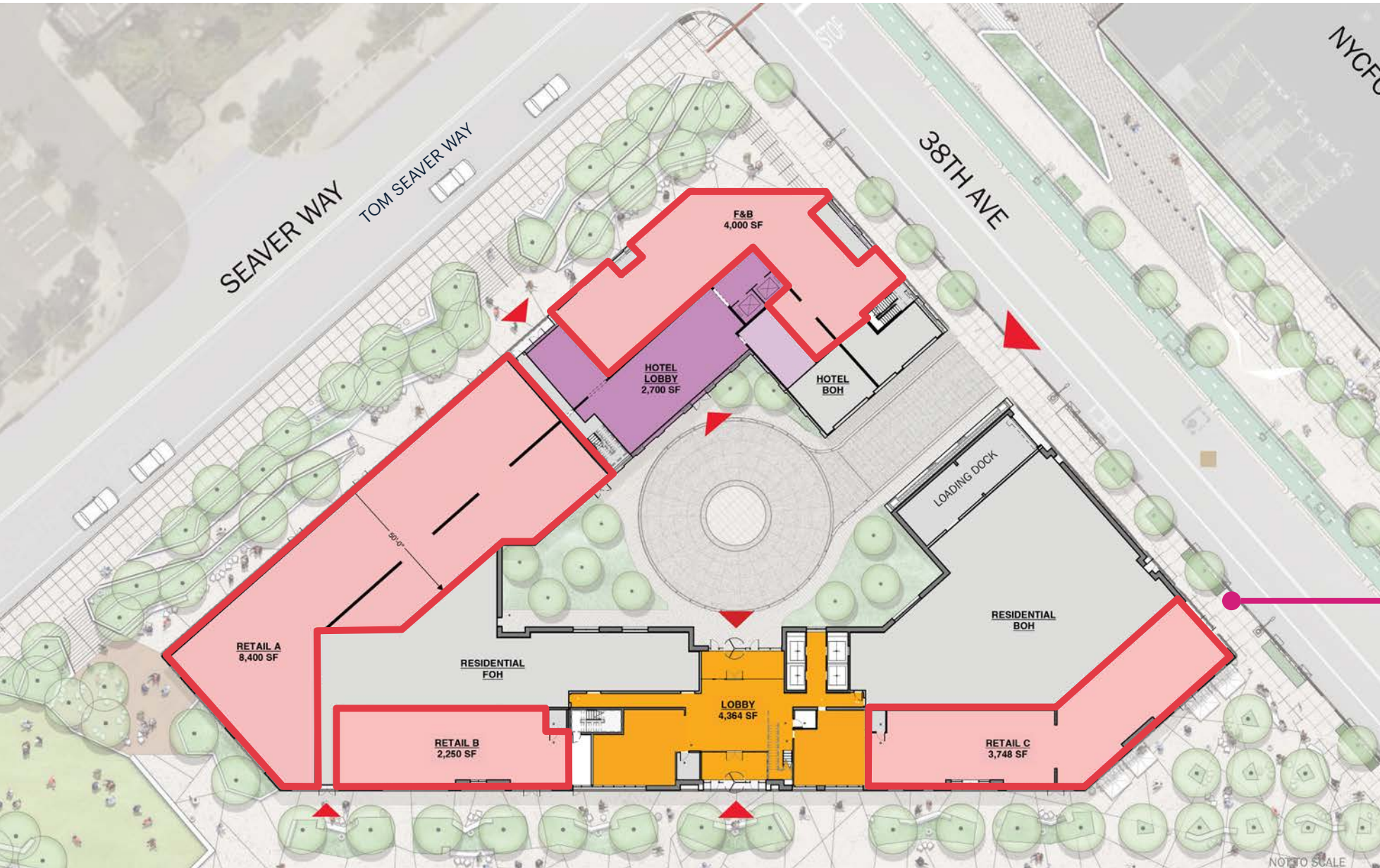
323 SPACES

APARTMENTS

1,100 AFFORDABLE HOMES

PHASE II - TRIANGLE PARCEL (TARGET 2028 - 2030 DELIVERY)

REPRESENTS FUTURE LEASING OPPORTUNITY
PLANS ARE PRELIMINARY AND PROVIDED FOR DISCUSSION PURPOSES ONLY



GROUND FLOOR RETAIL

14,400 SF - MULTIPLE DIVISIONS POSSIBLE

4,000 SF

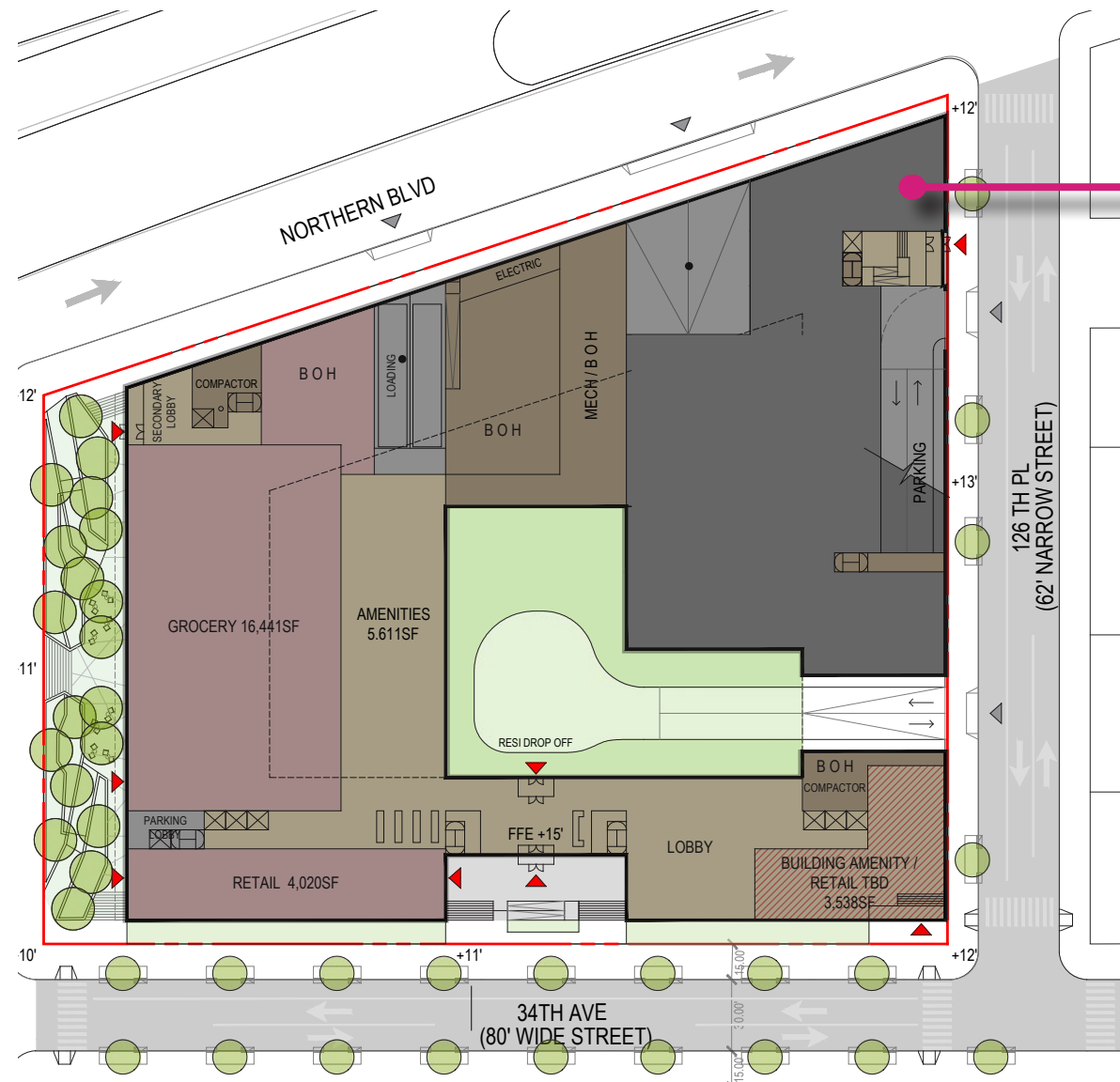
FOOD AND BEVERAGE

HOTEL

250 ROOMS

PHASE II - NORTHERN PARCEL (TARGET 2028 - 2030 DELIVERY)

REPRESENTS FUTURE LEASING OPPORTUNITY
PLANS ARE PRELIMINARY AND PROVIDED FOR DISCUSSION PURPOSES ONLY



RETAIL

20,000 - 25,000 SF (MULTIPLE DIVISIONS. POSSIBLY CAN BE EXPANDED)

PARKING SPACES

TBD

MARKET AERIAL

COLLEGE POINT CENTER



LAGUARDIA AIRPORT



Wilets Point

Hard Rock
HOTEL & CASINO
METROPOLITAN PARK

Long Island Rail Road
METS-WILLETS POINT STATION

THE SHOPS AT SKYVIEW
BEST BUY, OLD NAVY, BJ's, Marshalls, target, FAMOUS footwear, Burlington, DAISO JAPAN, SEPHORA, UNI QLO

Long Island Rail Road
FLUSHING MAIN STREET STATION

Long Island Rail Road
MURRAY HILL STATION

LONG ISLAND EXPRESSWAY

145,133 VPD

209,700 VPD

107,954 VPD

207,550 VPD

152,018 VPD

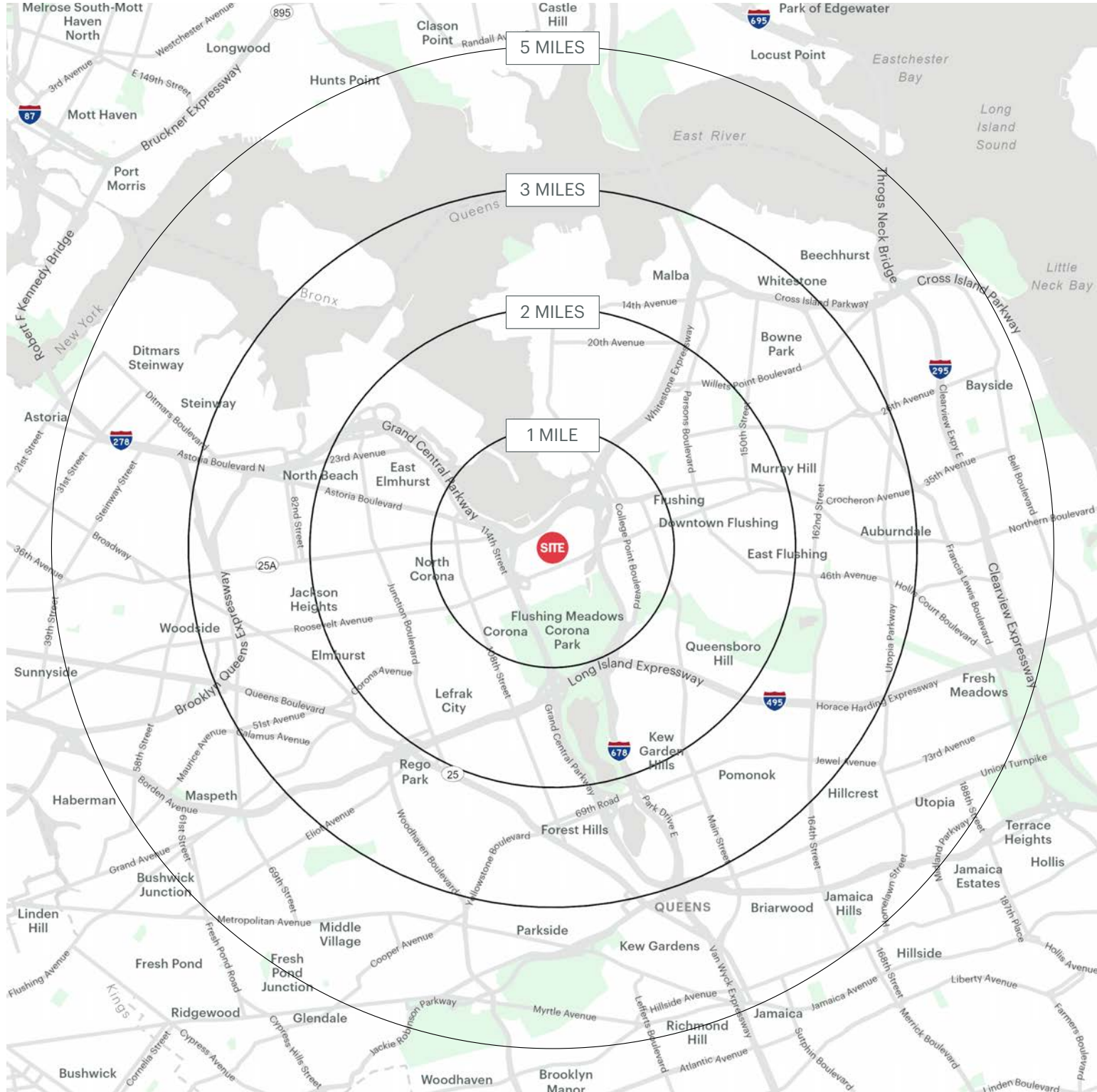
100,438 VPD

133,885 VPD

157,745 VPD



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES	5 MILES
POPULATION	64,584	434,562	813,664	1,770,350
NUMBER OF HOUSEHOLDS	19,628	141,909	281,405	637,956
AVERAGE HOUSEHOLD INCOME	\$90,317	\$89,969	\$102,413	\$107,688
MEDIAN HOUSEHOLD INCOME	\$63,836	\$63,394	\$72,324	\$77,636
COLLEGE GRADUATES (BACHELOR'S +)	12.7%	18.5%	23.7%	26.2%
TOTAL BUSINESSES	3,790	10,473	20,705	47,761
TOTAL EMPLOYEES	34,197	142,440	254,125	622,655
DAYTIME POPULATION (16YRS +)	68,827	377,228	686,311	1,544,989

*Above demographics do not account for the Willets Point projects currently under construction or in development.

Wilets Point

New To Market - Ground Floor Retail Opportunities Available

Contact Exclusive Agents

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.