



RETAIL, MEDICAL, OFFICE & FITNESS SPACE

JAMAICA, NY

ONE ARCHER AVENUE

92-27 160TH STREET

SIZE

Ground: 9,437 SF (Divisible)
 Cellar: 10,630 SF
 Total: 20,027 SF

FRONTAGE

212' of wraparound frontage
 (160th Street and Archer Avenue)

ASKING RENT

Upon Request

NEIGHBORS

Shake Shack, Walgreens, Snipes, Five Below, York College, Target, Primark, H&M, Starbucks, Panda Express, Chipotle, Old Navy, Wendy's, Dunkin', Chase, Multiplex Cinemas, Burlington, Taco Bell

POSSESSION

Immediate

MARKET STATS

- Over 160,000 in total workforce with over \$341 million in yearly spending
- Over 30,600 college students with over \$58 million in yearly spending
- Over 3,500 new apartments & over 2,100 hotel rooms under construction

COMMENTS

- At the base of a newly constructed residential building, with 315 apartments above
- Prime visibility from both 160th Street and Archer Avenue, with over 212' of wraparound frontage
- All logical ground & cellar floor divisions considered
- Shared loading dock and 176 parking spaces available for public
- Elevator within the space which services the ground & cellar space
- Massive signage opportunities including visibility from LIRR
- Heavy pedestrian traffic to York College from 160th Street
- In close proximity to Jamaica LIRR Station, with **E Z J** subway lines

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Please visit us at 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.

TRANSPORTATION HUB

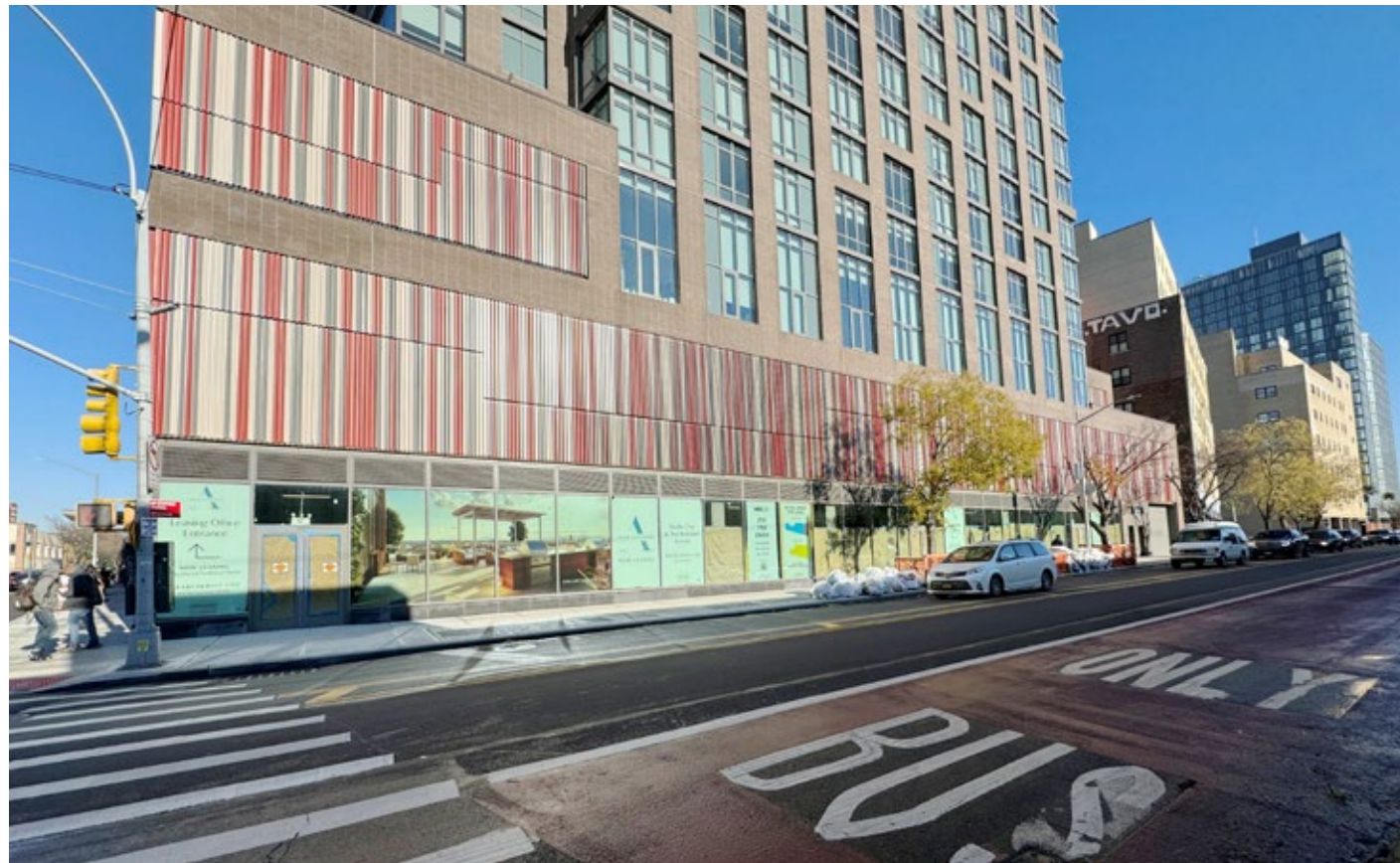
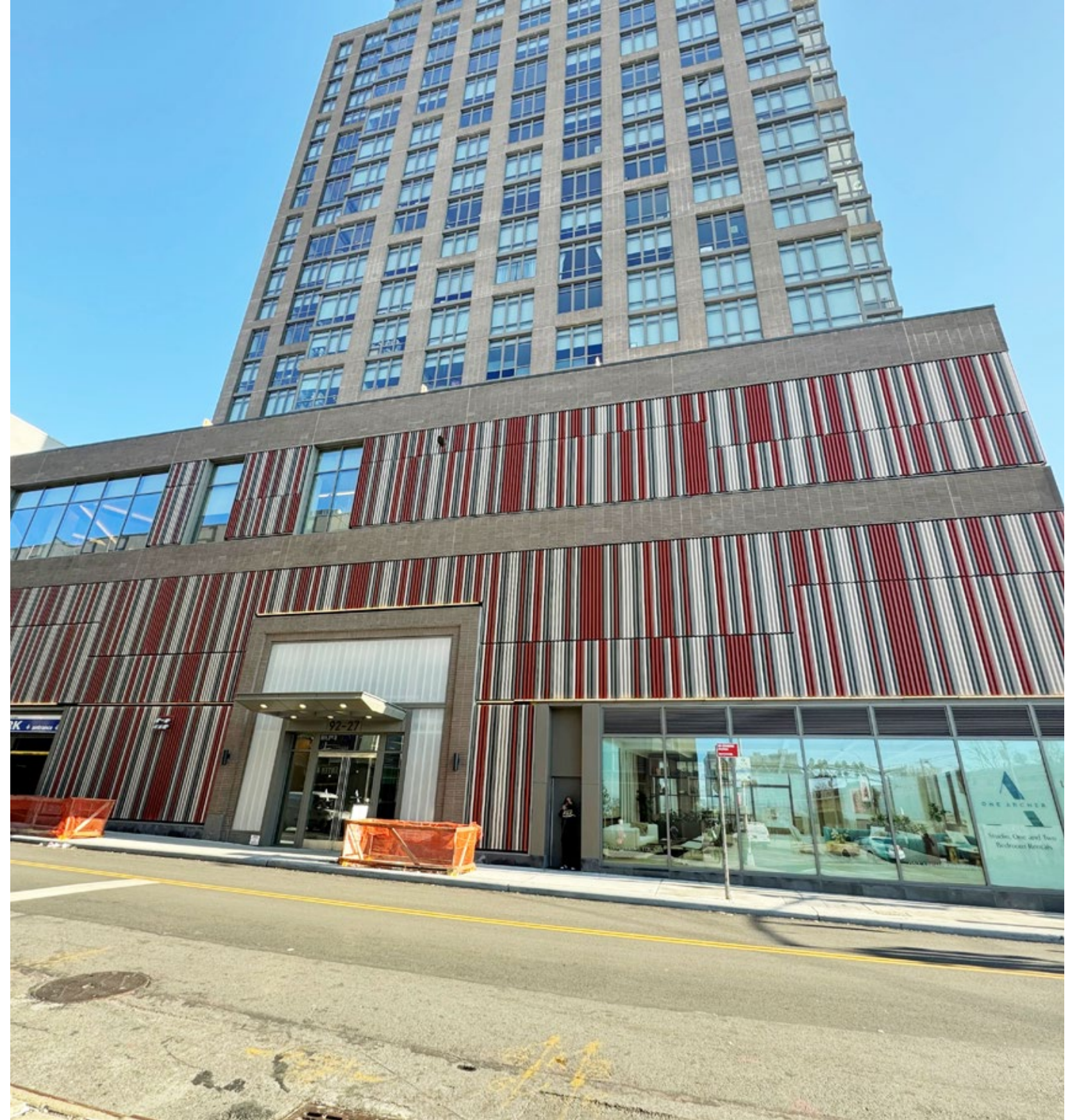
OVER 12,622,977 RIDERS / YEAR

E Z J JAMAICA CENTER

LIRR JAMAICA TRAIN STATION

NEARBY BUS LINES
 Q24, Q30, Q31, Q54, Q56,
 Q110, Q4, Q5, Q42, Q83,
 Q84, N4, N4X

EXTERIOR PHOTOS



AERIAL

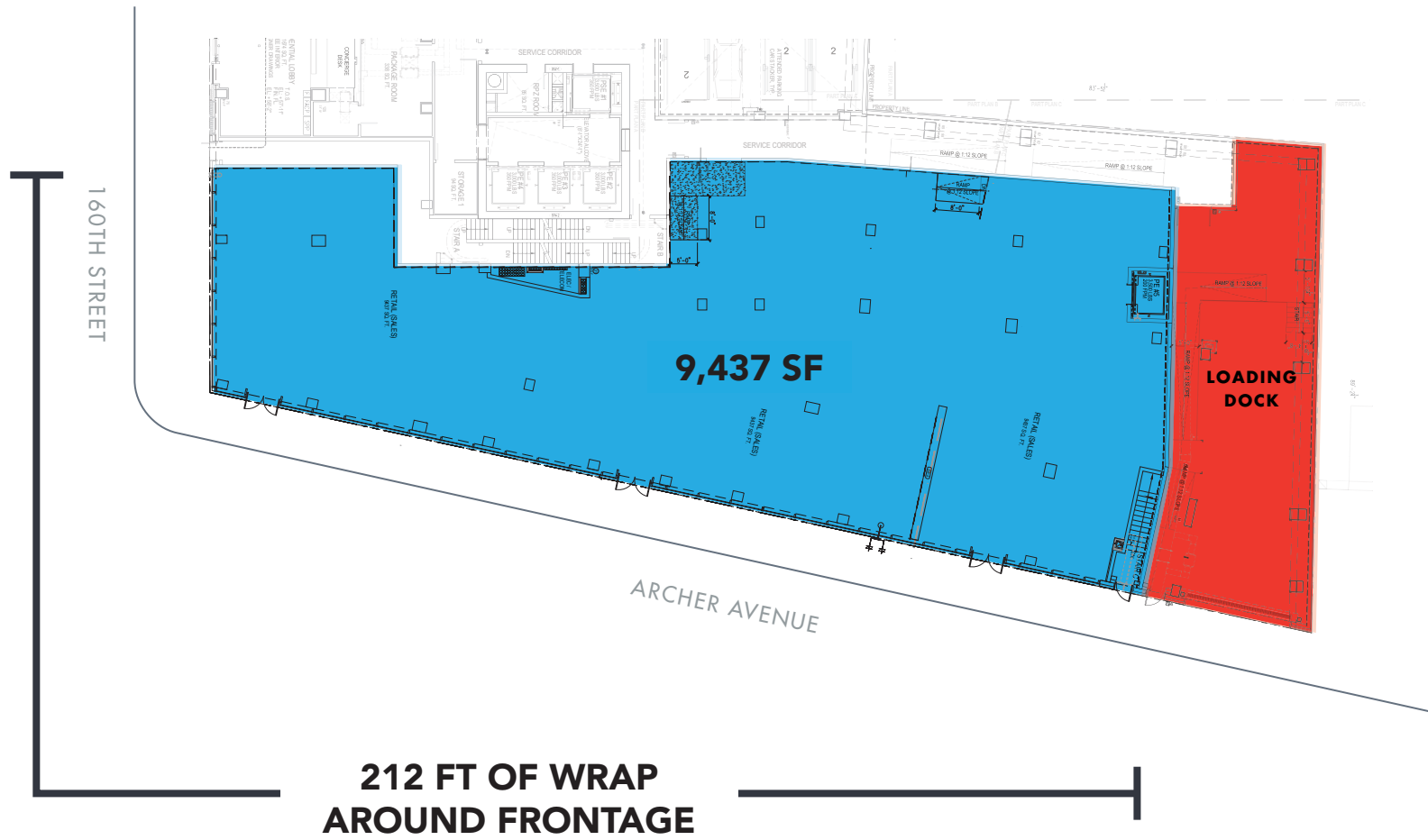


MARKET AERIAL

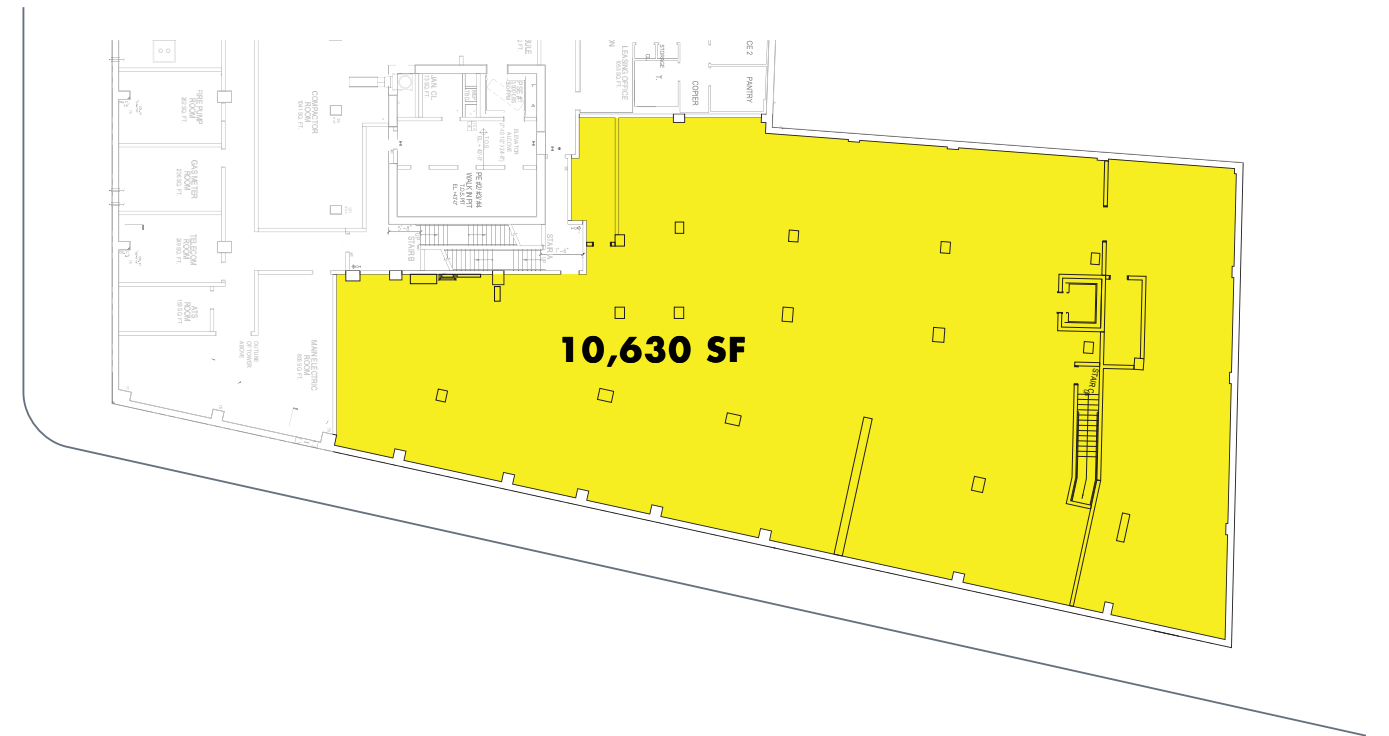


SITE PLAN

GROUND FLOOR



CELLAR

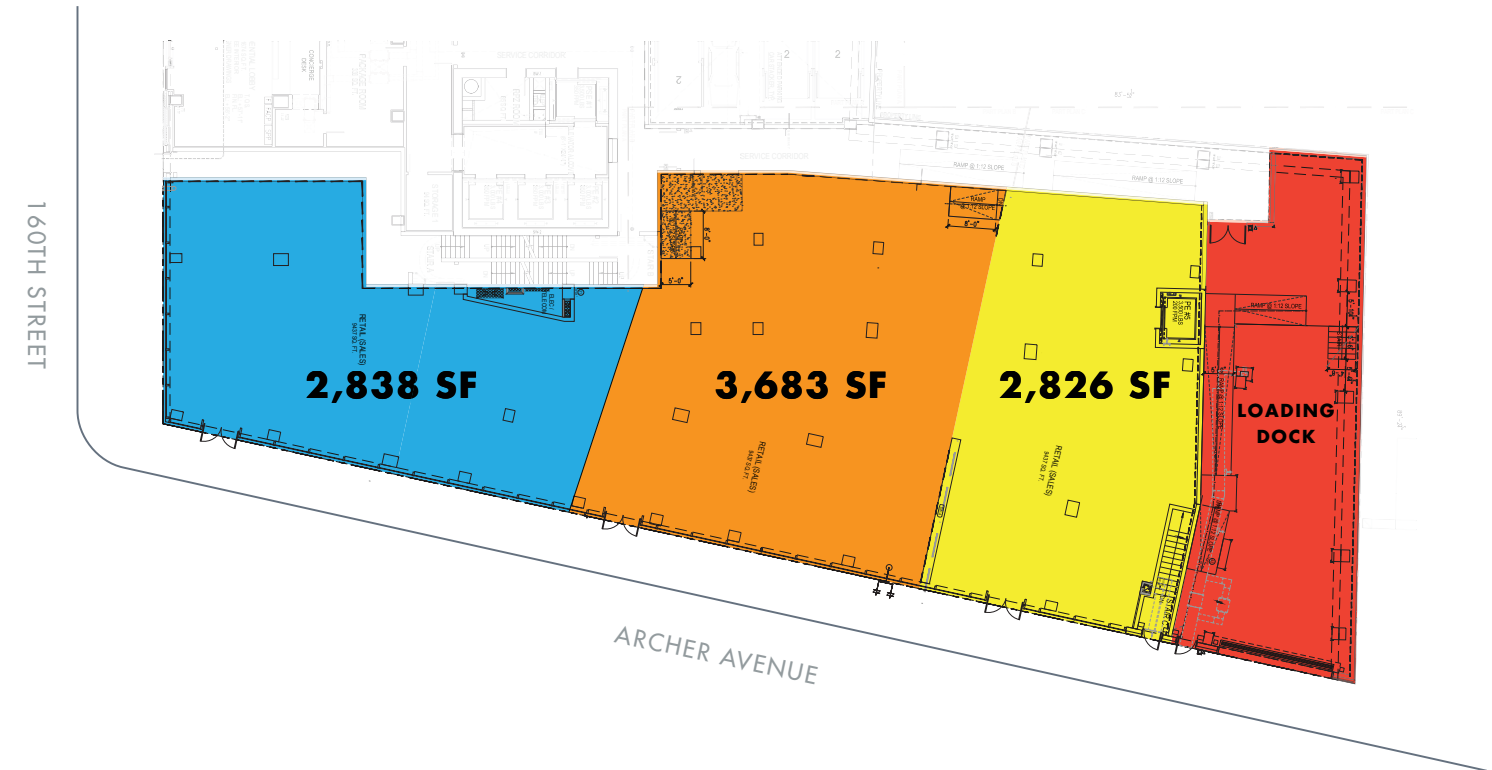


PROPOSED DIVISIONS

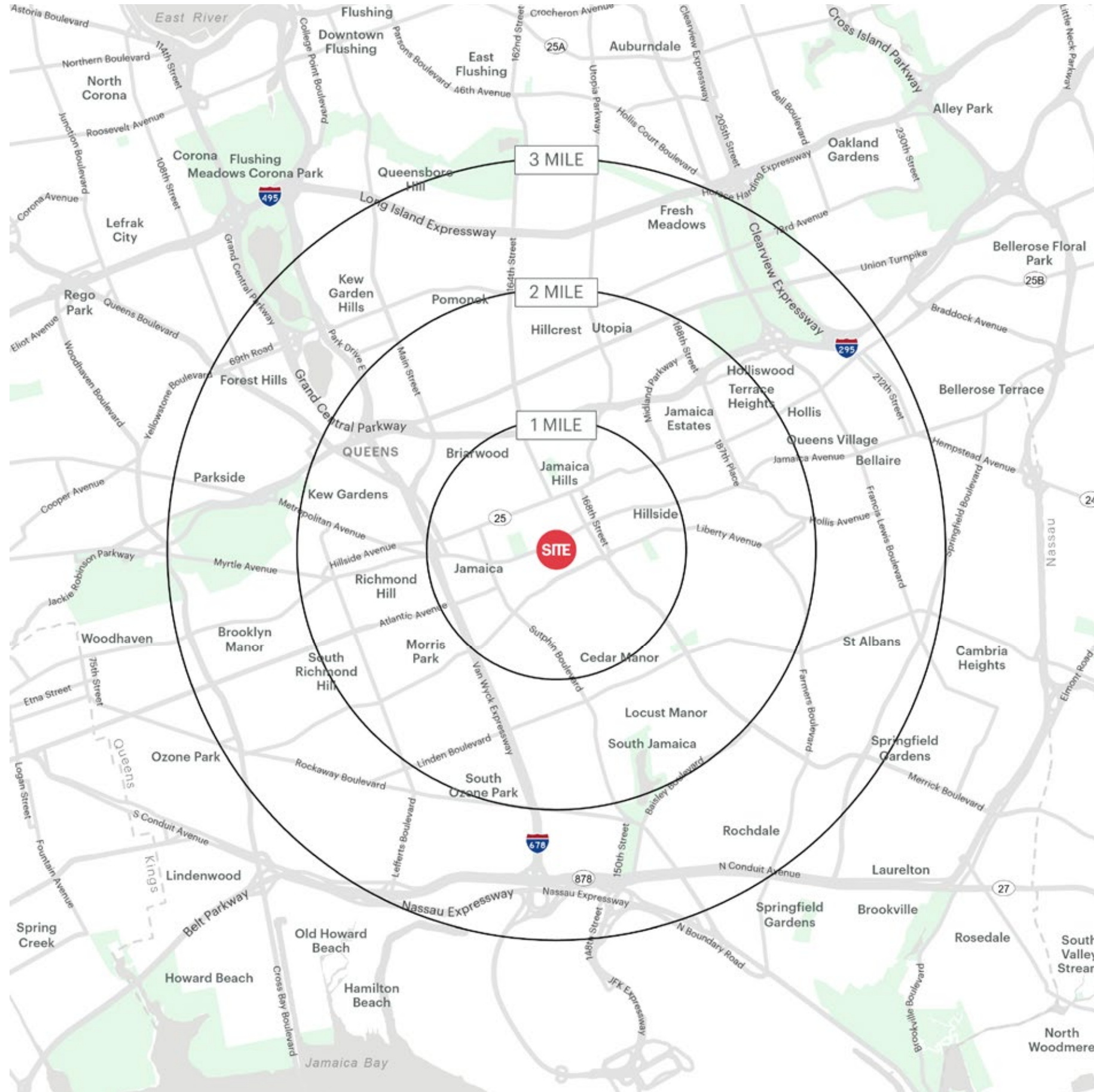
GROUND DIVISION FLOOR PLAN 1



GROUND DIVISION FLOOR PLAN 2



AREA DEMOGRAPHICS



92-27 160TH STREET JAMAICA, NY

1 MILE RADIUS

POPULATION

120,822

HOUSEHOLDS

37,488

AVERAGE HOUSEHOLD INCOME

\$86,595

MEDIAN HOUSEHOLD INCOME

\$61,823

COLLEGE GRADUATES (BACHELOR'S +)

23,928 - 22.0%

TOTAL BUSINESSES

2,846

TOTAL EMPLOYEES

47,187

DAYTIME POPULATION (W/ 16 YR +)

117,557

2 MILE RADIUS

POPULATION

366,505

HOUSEHOLDS

118,380

AVERAGE HOUSEHOLD INCOME

\$101,621

MEDIAN HOUSEHOLD INCOME

\$73,604

COLLEGE GRADUATES (BACHELOR'S +)

84,085 - 23.7%

TOTAL BUSINESSES

7,797

TOTAL EMPLOYEES

103,732

DAYTIME POPULATION (W/ 16 YR +)

307,985

3 MILE RADIUS

POPULATION

689,765

HOUSEHOLDS

228,425

AVERAGE HOUSEHOLD INCOME

\$107,570

MEDIAN HOUSEHOLD INCOME

\$77,470

COLLEGE GRADUATES (BACHELOR'S +)

167,891 - 23.7%

TOTAL BUSINESSES

14,519

TOTAL EMPLOYEES

182,034

DAYTIME POPULATION (W/ 16 YR +)

561,001

AREA DEMOGRAPHICS

