

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

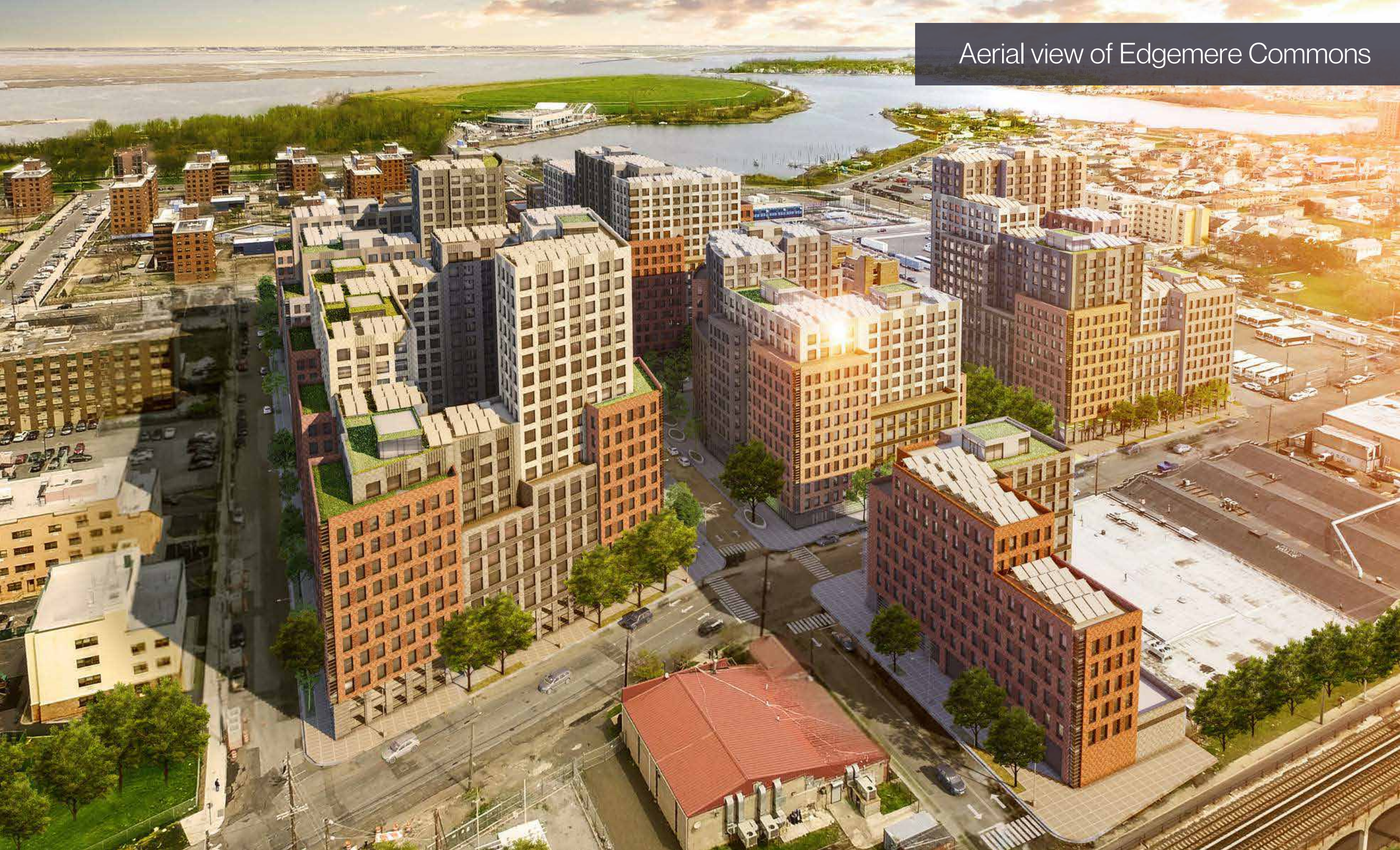
Retail - Beach Channel Dr.





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



EDGEMERE COMMONS



ROCKAWAY COMMUNITY PARK

ROCKAWAY FERRY STOP

MARINE PARKWAY BRIDGE

BEACH BOARDWALK

ARVERNE EAST NATURE PRESERVE

NEPONSIT

BELLE HARBOR

ROCKAWAY PARK

ROCKAWAY BEACH

ARVERNE

EDGEMERE

BAYSWATER

WAVE CREST

FAR ROCKAWAY

BELT PARKWAY

BELT PA

BELT PARKWAY

ROCKAWAY TURNPIKE

BEACH CHANNEL DR

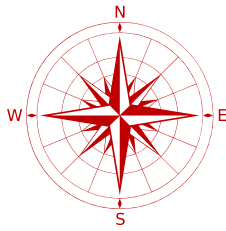
BEACH CHANNEL DR

Includes projects both completed and underway



SITE PLAN

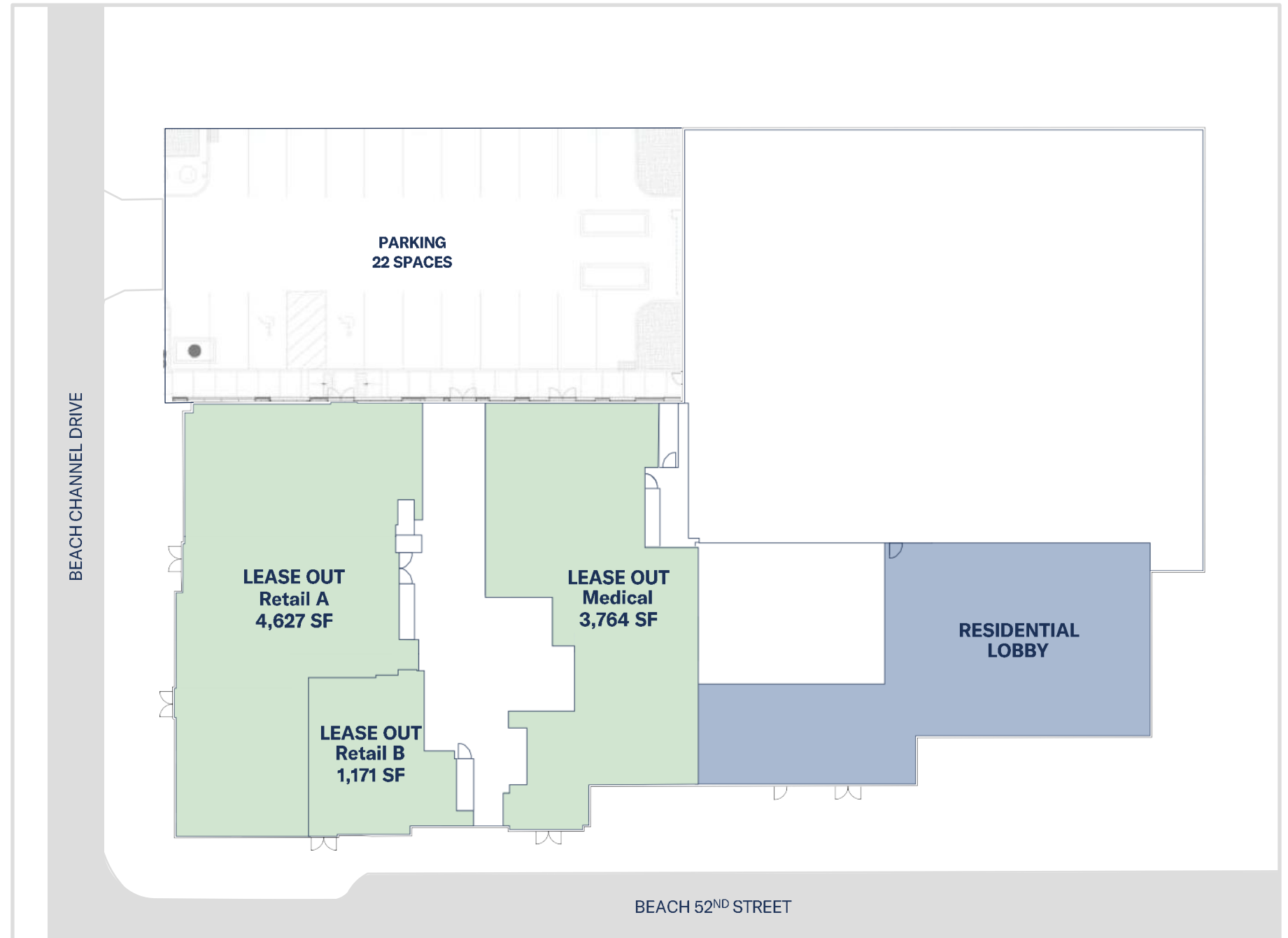
■ RETAIL PLAN



PHASE I - DELIVERED 2025

IST FLOOR

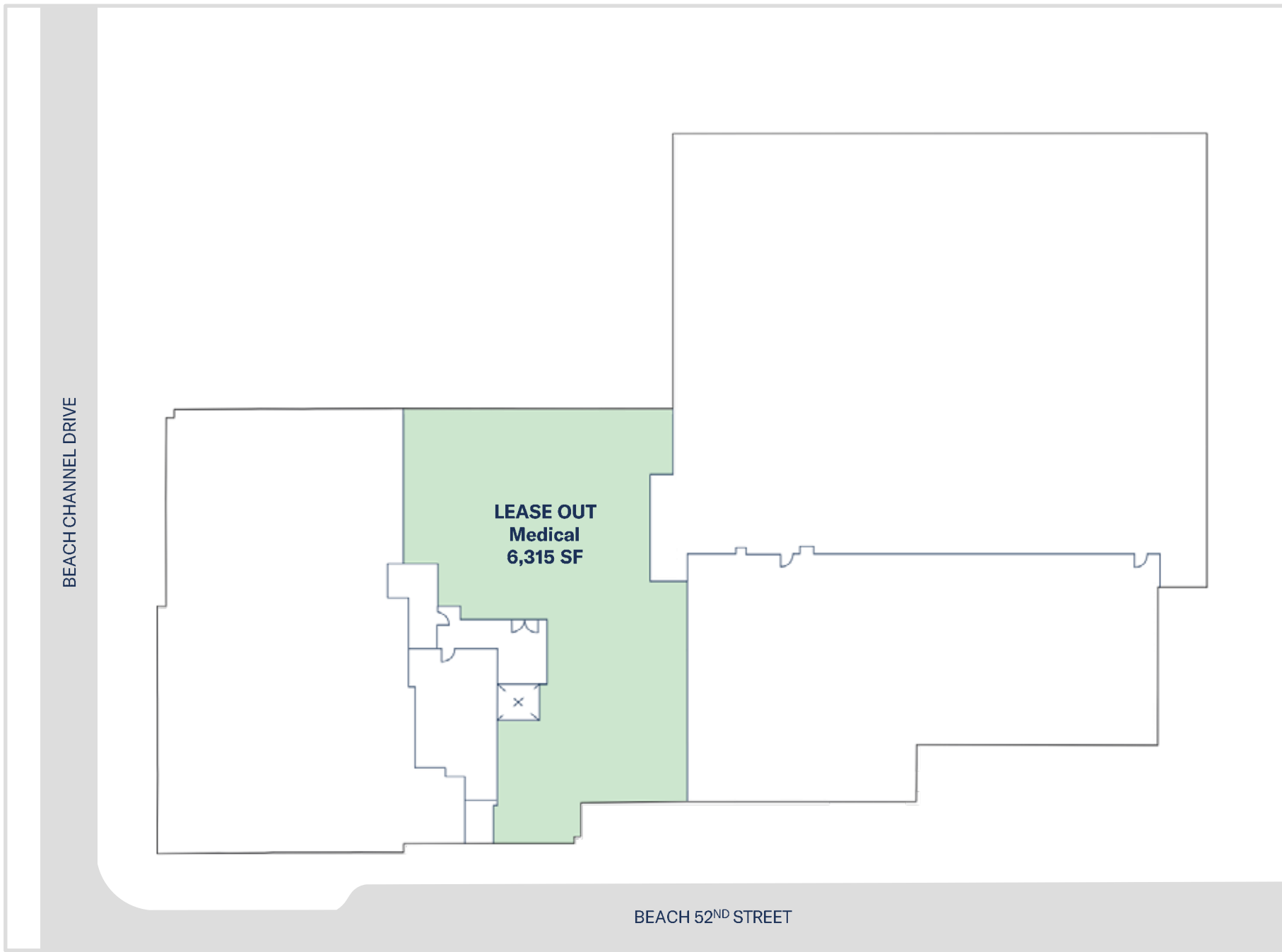
- RETAIL A - 4,627 SF
- RETAIL B - 1,171 SF
- MEDICAL - 2,764 SF
- RESIDENTIAL LOBBY



PHASE I - DELIVERED 2025





2ST FLOOR

■ MEDICAL - 6,315 SF

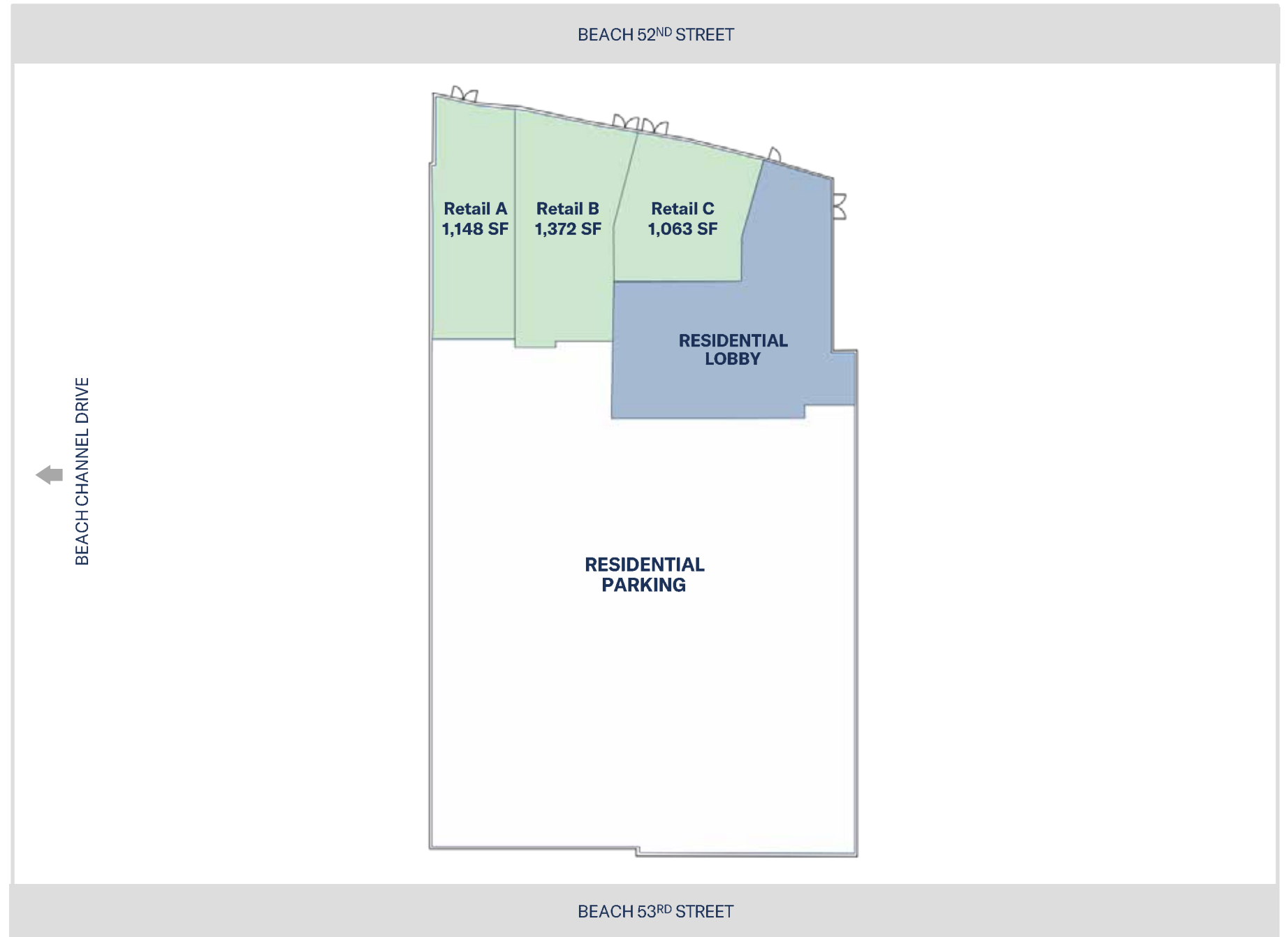


PHASE 2 - EST. DELIVERY 2027

IST FLOOR

-  RETAIL A - 1,148 SF
-  RETAIL B - 1,372 SF
-  RETAIL C - 1,063 SF
-  RESIDENTIAL LOBBY

ALL SPACES CAN
BE COMBINED

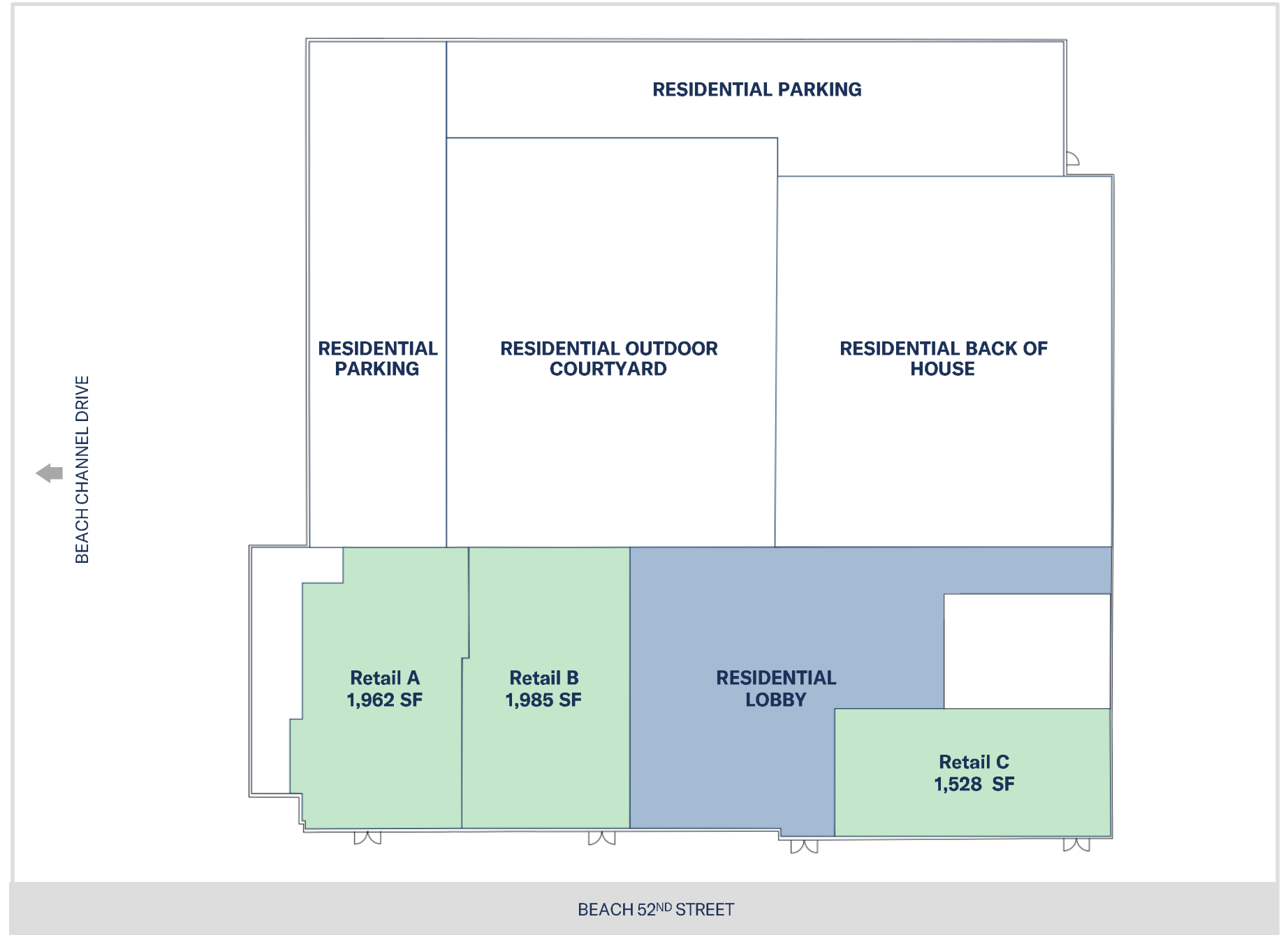


PHASE 3 - EST. DELIVERY 2028

IST FLOOR

- RETAIL A - 1,962 SF
- RETAIL B - 1,985 SF
- RETAIL C - 1,528 SF
- RESIDENTIAL LOBBY

SPACES A&B CAN
BE COMBINED





TISHMAN SPEYER



BOOTH STREET



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