

148-46 HILLSIDE AVE
JAMAICA, NY

HILLSIDE MEDICAL CENTER

**Brand New Construction
Office/Retail/ Medical
Building** in the Heart of the
Jamaica Business District

LOWER LEVEL - 3,680 RSF

OFFICE 1
1,226 RSF

OFFICE 2
1,218 RSF

OFFICE 3
1,236 RSF

LEASED

FIRST FLOOR -



SECOND FLOOR - 2,590 RSF - 2,591 RSF
TERRACE - 1,350 RSF

THIRD & FOURTH FLOORS -
1,290 RSF - 2,591 RSF

FIFTH FLOOR - 1,290 RSF
TERRACE - 4,300 RSF

SIXTH FLOOR - 1,822 RSF

**SHORT WALK FROM THE LIRR JAMAICA
STATION, AND SUTPHIN BLVD MTA**



FRONTAGE 45 Ft
POSSESSION Immediate
RENT Upon Request

EXCLUSIVE BROKERS

Joshua Singer josh@hellerorg.com, 917-332-7530
Stephen Weber stephen@hellerorg.com, 917-526-2663

HELLER
ORGANIZATION

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

148-46 HILLSIDE AVENUE - PROPOSED DIVISIBLE PLANS



LOWER LEVEL – OFFICE 1 | **OFFICE 2** | **OFFICE 3**
 1,226 RSF | 1,228 RSF | 1,226 RSF



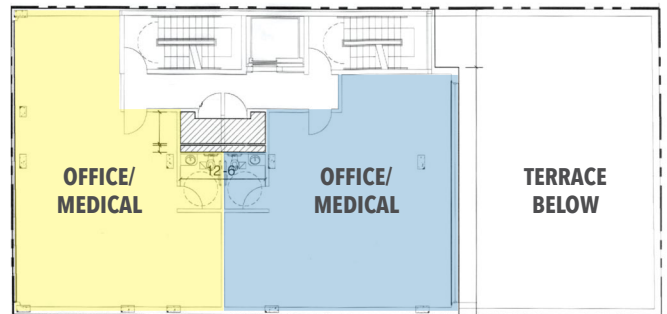
FIRST FLOOR - 4,197 RSF



SECOND FLOOR - 1,290 RSF - 2,591 RSF
TERRACE - 1,530 SF



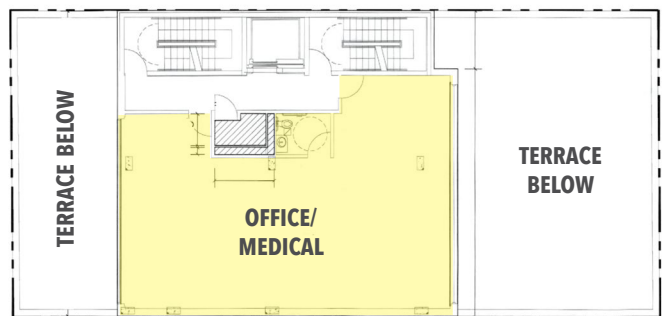
THIRD & FOURTH FLOORS - 1,290 RSF - 2,591 RSF



FIFTH FLOOR - 1,832 RSF
TERRACE - 435 SF



SIXTH FLOOR - 1,822 RSF



EXCLUSIVE BROKERS

Joshua Singer josh@hellerorg.com, 917-332-7530
Stephen Weber stephen@hellerorg.com, 917-526-2663



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.



AREA RETAILERS

- | | | |
|---------------------------|------------------------------------|---------------|
| Advance Auto Parts | Flagstar Bank | Rainbow Shops |
| Chipotle | Flushing Bank | Starbucks |
| Citizens Bank | Jamaica Hospital Medical Center | TD Bank |
| Cricket Wireless | KFC | T-Mobile |
| Davita Dialysis | Money Gram | Walgreens |
| Dunkin Donuts | Popeyes | Wendy's |
| Fedex and DHL Ship Center | Queens Social Adult Daycare Center | Western Union |

EXCLUSIVE BROKERS

Joshua Singer josh@hellerorg.com, 917-332-7530
Stephen Weber stephen@hellerorg.com, 917-526-2663



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

DEMOGRAPHICS

148-46

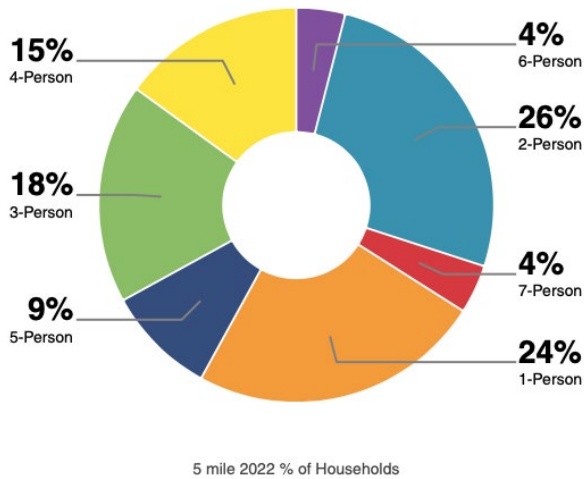
POPULATION

	2 mile	5 mile	10 mile
2010 Population	354,574	1,662,540	5,498,211
2022 Population	347,846	1,589,150	5,558,268
2027 Population Projection	337,672	1,545,468	5,453,921
Annual Growth 2010-2022	-0.2%	-0.4%	0.1%
Annual Growth 2022-2027	-0.6%	-0.7%	-0.4%
Median Age	38.9	40	38.6

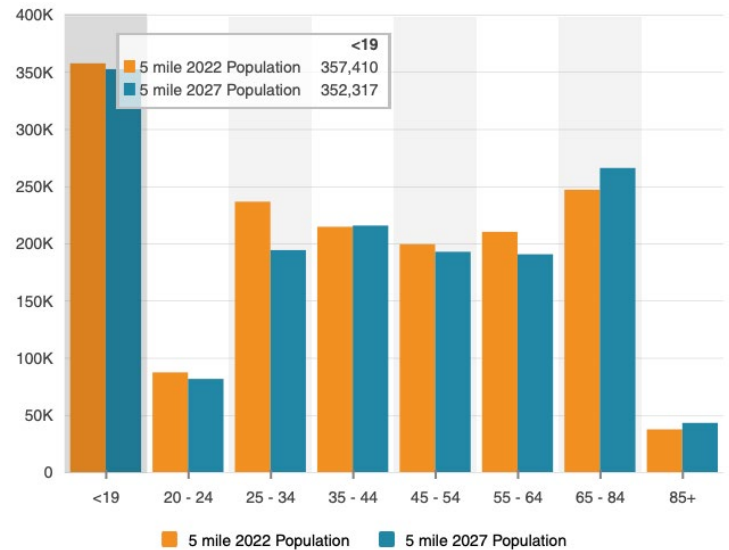
INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$96,584	\$95,028	\$105,938
Median Household Income	\$73,442	\$72,290	\$75,624
< \$25,000	18,109	87,790	402,597
\$25,000 - \$50,000	20,920	99,121	336,567
\$50,000 - \$75,000	19,407	86,028	295,143
\$75,000 - \$100,000	15,522	67,823	235,643
\$100,000 - \$125,000	11,324	54,755	190,312
\$125,000 - \$150,000	8,484	39,010	140,108
\$150,000 - \$200,000	10,455	47,933	190,522
\$200,000+	10,323	45,568	289,489

HOUSEHOLD SIZE



POPULATION BY AGE



EXCLUSIVE BROKERS

Joshua Singer josh@hellerorg.com, 917-332-7530
Stephen Weber stephen@hellerorg.com, 917-526-2663

HELLER
ORGANIZATION

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

www.hellerorg.com

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.