

OFFERING MEMORANDUM

144-19 Hillside Avenue | Jamaica, New York 11435

DEVELOPMENT SITE FOR SALE



Commercial



Hillside Ave.

25

ellimancommercial.com

EXECUTIVE SUMMARY

144-19 Hillside Avenue | Jamaica, New York 11435

Asking Price:	\$13,000,000	Zoning	C4-4D
Total Lot Size:	16,000 SF	Lot Depth	100 Feet
Property Taxes:	\$81,294	Lot Frontage:	160 Feet

Property Overview

144-19 Hillside Avenue presents a rare opportunity to acquire a large-scale, high-density development site in the heart of Jamaica, Queens—one of New York City's fastest-evolving and most active growth corridors.

The ±16,000 square foot site benefits from C4-4D zoning, allowing for approximately 115,000 buildable square feet and the potential for a 14-story mixed-use development. The scale, frontage, and zoning combine to support a best-in-class residential project with ground-floor retail or medical use, catering to the area's rapidly expanding population and infrastructure investment.

The property is delivered in a clean, development-ready condition, with minimal existing improvements, allowing for an efficient and straightforward path to redevelopment. This significantly reduces demolition costs, timelines, and execution risk—an increasingly rare advantage in the Jamaica market.

Strategically positioned along Hillside Avenue, the site offers exceptional visibility and connectivity, located moments from Jamaica's primary transit hub, including multiple subway lines, the LIRR, and major bus routes. This transit-oriented location continues to drive strong multifamily fundamentals, sustained rental growth, and institutional development activity.

Surrounded by a wave of new construction and supported by ongoing public and private investment, Jamaica has firmly established itself as a premier destination for large-scale residential development. Comparable projects in the immediate area are achieving strong lease-up velocity and competitive rental rates, reinforcing the long-term viability of new development.

With limited supply of large, unencumbered development sites of this scale, 144-19 Hillside Avenue stands out as a clean, executable opportunity for developers, investors, and end users seeking to capitalize on one of NYC's most dynamic submarkets.

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY SUMMARY

144-19 Hillside Avenue | Jamaica, New York 11435



Highlights:

- ±16,000 SF Development Site | C4-4D Zoning allowing ~115,000 buildable SF and ~14-story mixed-use potential
- Cleared, Development-Ready Site with minimal existing structures—reduced demolition cost and faster execution
- Prime Hillside Avenue Frontage (±160 FT) offering strong visibility and retail positioning
- Transit-Oriented Location minutes from Jamaica transit hub (subway, LIRR, bus) driving long-term demand
- Located in the North Core - Jamaica Neighborhood Plan with strong multifamily fundamentals, rising rents, and institutional development activity

Offering Summary

Sale Price:	\$13,000,000
Lot Size:	16,000 SF
Max Residential FAR	7.2

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	12,038	36,877	76,149
Total Population	35,907	108,770	232,498
Average HH Income	\$94,133	\$97,583	\$106,171

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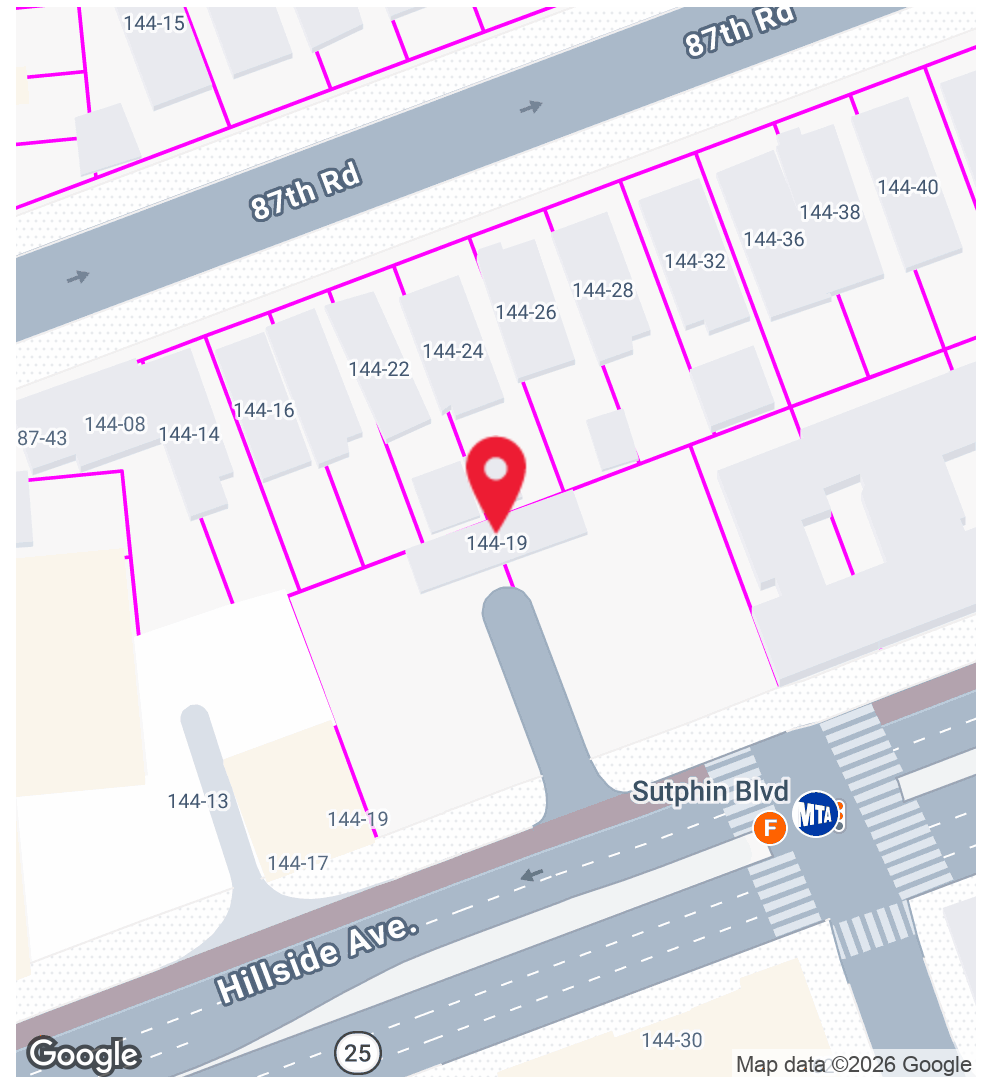
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LAND LOTS

144-19 Hillside Avenue | Jamaica, New York 11435

Of Lots 2 | Total Lot Size 16,000 SF | Total Lot Price \$13,000,000 |

Address	APN	Size	Zoning
144-19 Hillside Ave, Jamaica, NY 11435	09702-0083	8,000 SF	C4-4D
144-19 Hillside Ave, Jamaica, NY 11435	09702-0079	8,000 SF	C4-4D



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PROPOSED DEVELOPMENT RENDERING

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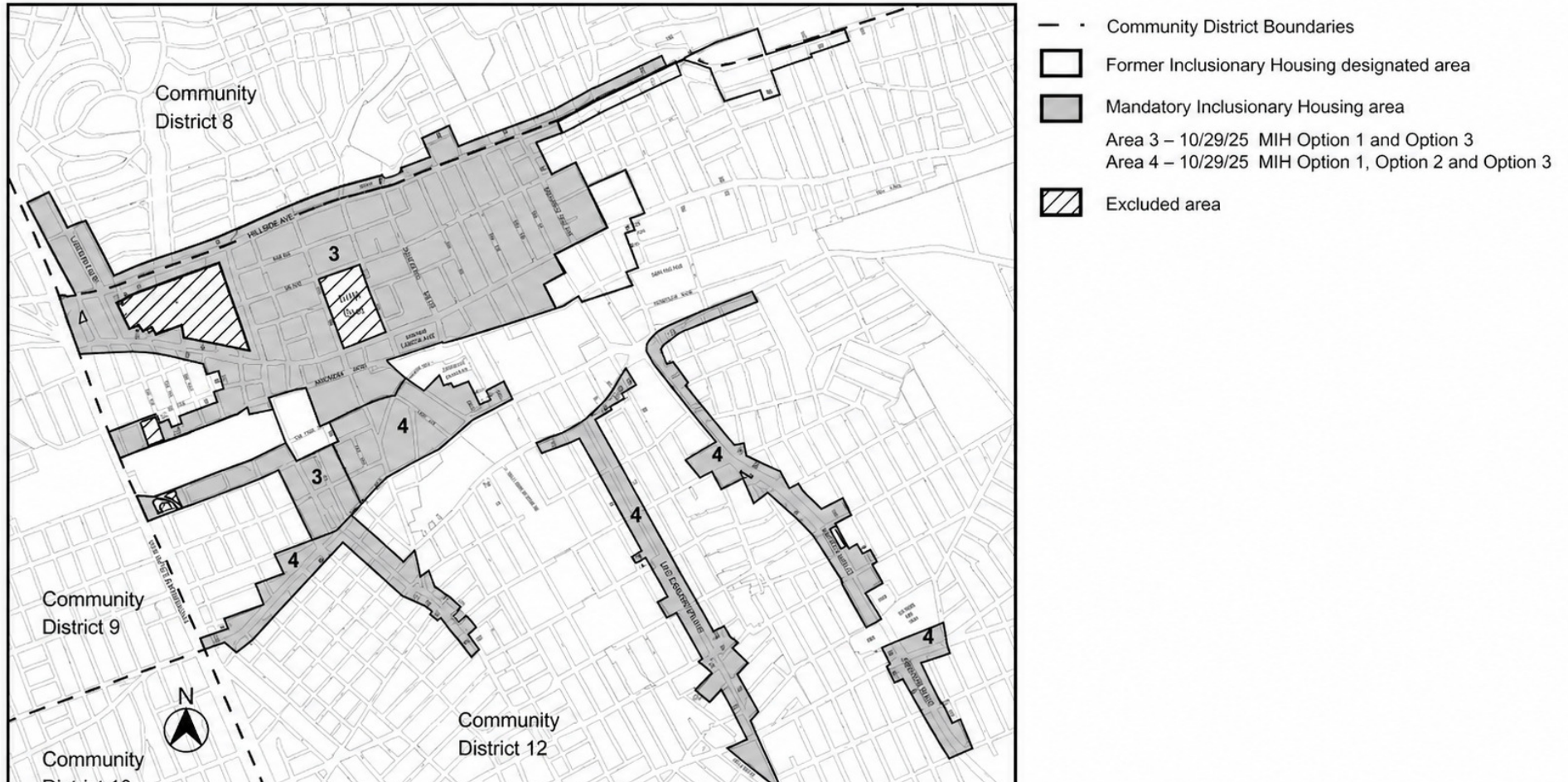
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MANDATORY INCLUSIONARY HOUSING MAP

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Option 1: 25% of residential floor area is affordable for tenants at a weighted average \leq 60% AMI with \geq 10% of total residential floor area for tenants at 40% AMI,
Option 3: 20% of residential floor area is affordable for tenants at a weighted average \leq 40% AMI

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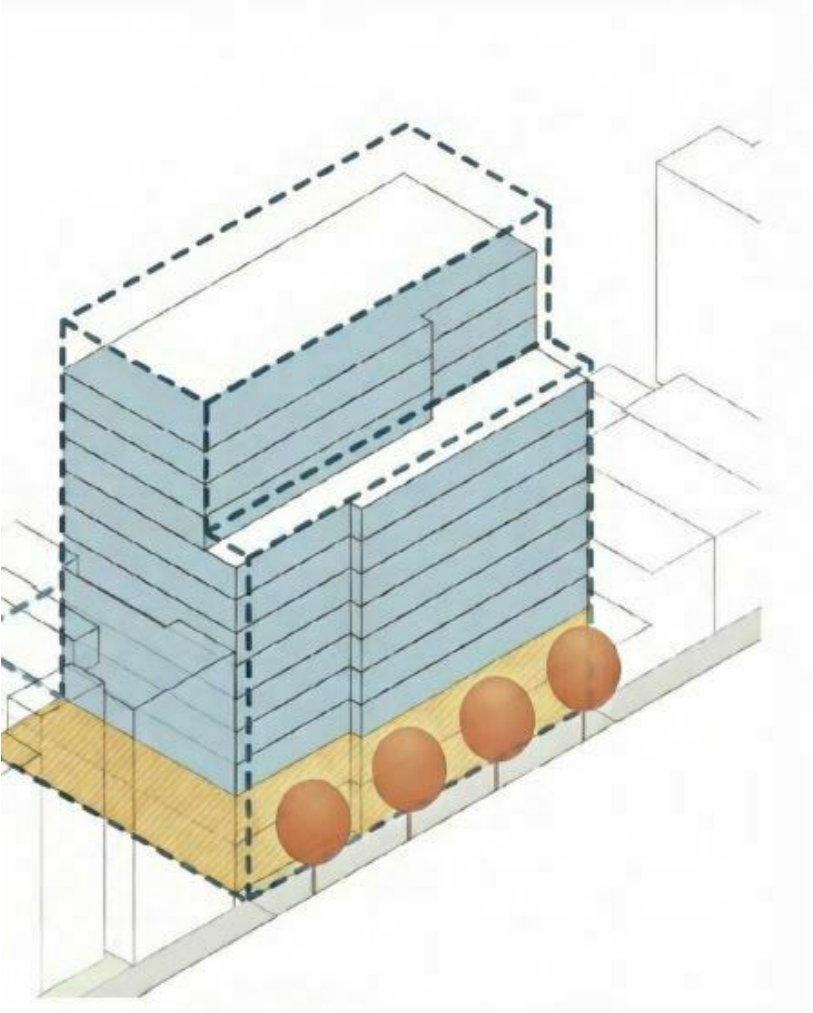
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HILLSIDE AVENUE ZONING: C4-4D

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Zoning Chart	
Zoning District	C4-4D
Max. Residential FAR	7.2
Max. Commercial FAR	3.4
Max. Community Facility FAR	6.5
Max. Manufacturing FAR	n/a

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JAMAICA NEIGHBORHOOD PLAN

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87th Rd

144-44

144-40

144-38

144-36

144-32

144-28

144-26

144-24

144-22

144-18

142-16

144-14

144-19

144-13

Hillside Ave.

25



145th St

148th St

87th Rd

144th St

143rd St

Hillside Ave.

25

Sutphin Blvd

Hillside Ave.

25

Dr

Hillside Ave.

25

Sutphin Blvd

149th St

88th Ave

Hillside Ave.

25



144th St

88th Ave

Driveway Dr

88th Ave

Sutphin Blvd

146th St

Commercial

Google

Ave

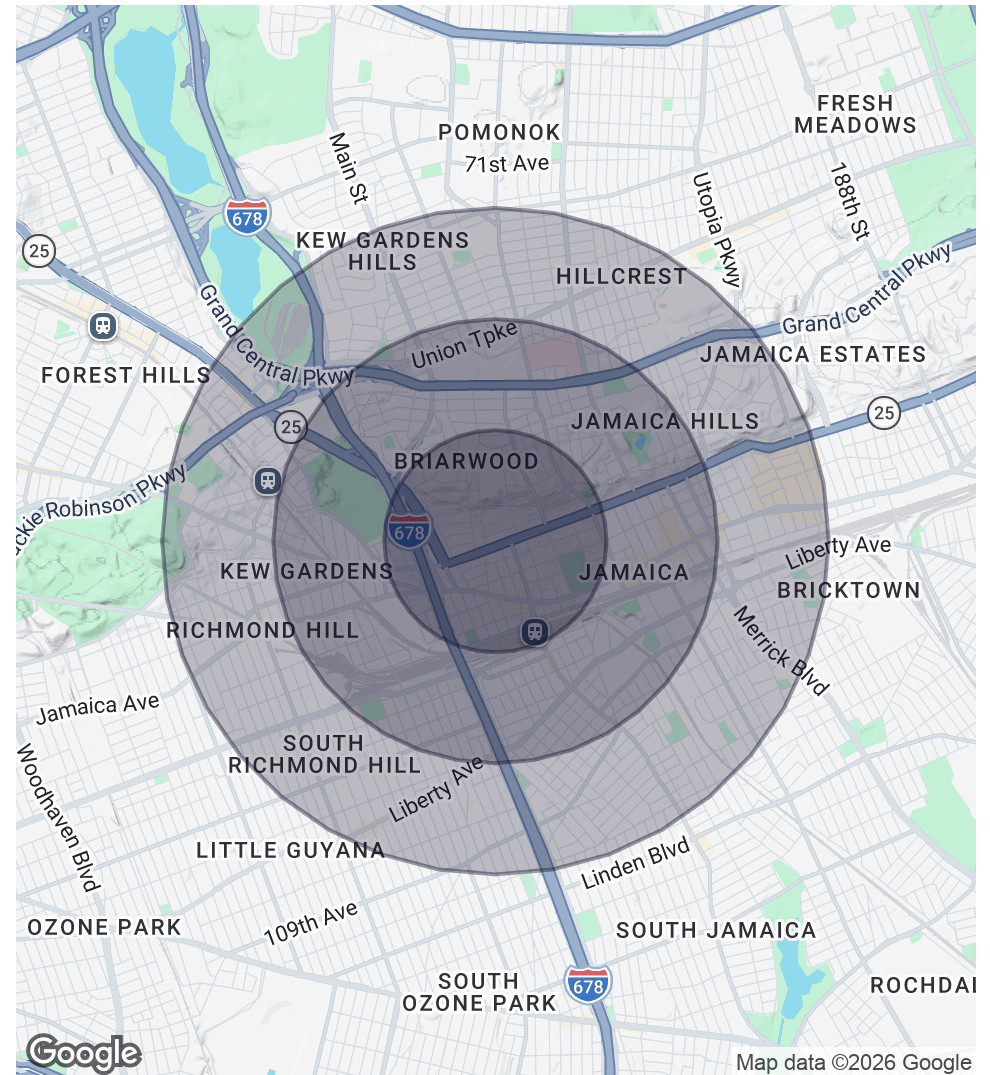
DEMOGRAPHICS MAP & REPORT

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	35,907	108,770	232,498
Average Age	38.1	38.5	38.7
Average Age (Male)	38.5	37.7	37.7
Average Age (Female)	39.6	39.5	39.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	12,038	36,877	76,149
# of Persons per HH	3.0	2.9	3.1
Average HH Income	\$94,133	\$97,583	\$106,171
Average House Value	\$623,155	\$584,376	\$638,785

2023 American Community Survey (ACS)



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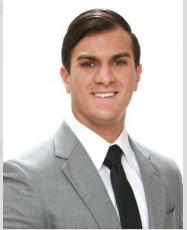
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