

AVAILABLE FOR SALE
ASKING PRICE \$15,995,000
PRICE PER BUILDABLE SF \$100

139-19 ARCHER AVENUE

Jamaica, NY 11435 | **Queens**



LARGE-SCALE TRANSIT-ORIENTED DEVELOPMENT
OPPORTUNITY THREE BLOCKS FROM JAMAICA STATION

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Central Jamaica Development Opportunity

Highly visible ~17,500 SF corner lot at Archer Avenue and 143rd Street with 275 FT of linear frontage and over ~158,000 buildable SF.

#2

Rezoning & Municipal Investment Advantages

Recently rezoned under the new Jamaica Neighborhood Plan (MIH Option 1), plus a \$50M commitment from NYS for the design phase of a reimagined Jamaica Station.

#3

Seamless Connectivity

4-minute walk to Jamaica's transit core, with access to the J, Z, and E subway lines, LIRR, and AirTrain, with direct access to the Van Wyck Expwy onramp.

#4

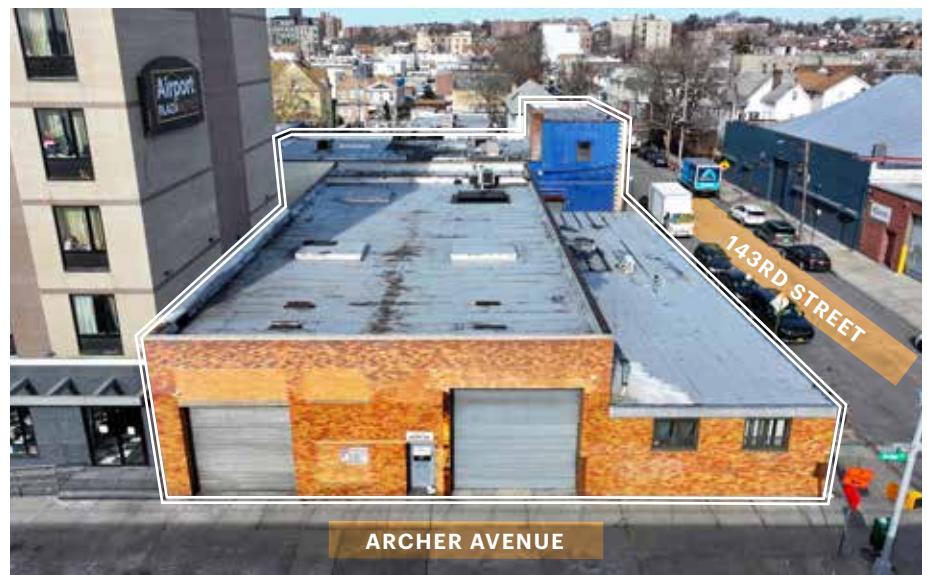
Emerging Demand

Positioned in Jamaica's established retail core, surrounded by a dense mix of national retailers, neighborhood shops, including Chase Bank, Chipotle, and Starbucks.

#5

Ideal Site Layout

Ideal formula for a mixed-use development, ensuring dual-street access, surrounding essentials, and nearby recreational options — perfect for families and commuters.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **139-19 ARCHER AVENUE** — in Jamaica, Queens (the 'Property').

The Property is a corner development site located at the corner of Archer Avenue and 143rd Street, offering approximately 158,165 buildable SF and 275 feet of linear frontage. A great advantage in Downtown Jamaica, the property dimensions allow for an efficient and flexible building configuration, well suited for a variety of mixed-use or residential development projects. The property's large-scale potential, combined with its corner layout and prominent positioning, offers abundant light and air and minimal obstruction. This configuration enhances flexibility in massing, access, and design.

Located within Jamaica's established commercial and transit core, the Property is surrounded by a dense concentration of national retailers, neighborhood-serving shops, and essential services along Archer Avenue, Jamaica Avenue, Sutphin Boulevard, and 165th Street, as well as Jamaica Center located within a short subway ride via Sutphin Boulevard.

The Property offers exceptional transit connectivity, located within a short walk of the J, Z, and E subway lines, the Long Island Rail Road, and the AirTrain to JFK International Airport, providing seamless access to Manhattan, Long Island, and regional destinations. Additionally, the site benefits from convenient vehicular access to the Van Wyck Expressway, located approximately two minutes away. The surrounding area enjoys consistent foot traffic, thanks to one of the city's busiest transit hubs. However, the property itself is situated away from the fast-paced environment, making it an ideal location for families and residents. They can enjoy the convenience of nearby amenities while also experiencing a more peaceful living environment.

Given its scale, corner presence, and location within a high-density, transit-oriented district, the Property represents a compelling opportunity for developers seeking exposure to one of Queens' most active and evolving submarkets.

For additional information, please contact the Exclusive Brokers directly.



PROPERTY OVERVIEW

THE OFFERING

Property Address	139-19 Archer Avenue, Jamaica, NY 11435		
County	Queens		
Location	Northwest corner of Archer Avenue and 143rd Street		
Block	9982	9982	9982
Lot(s)	12	13	17
Lot Dimensions	25.02' x 100.11'	75.07' x 100.11'	75.08' x 100.1'
Lot SF	2,505 SF (approx.)	7,515 SF (approx.)	7,515 SF (approx.)
Combined Lot SF	17,535 SF (approx.)		
Year Built:	1931	1968	1954
Gross Building SF	2,500 SF (approx.)	9,375 SF (approx.)	6,440 SF (approx.)
Combined Gross Building SF	18,315 SF (approx.)		

ZONING INFORMATION

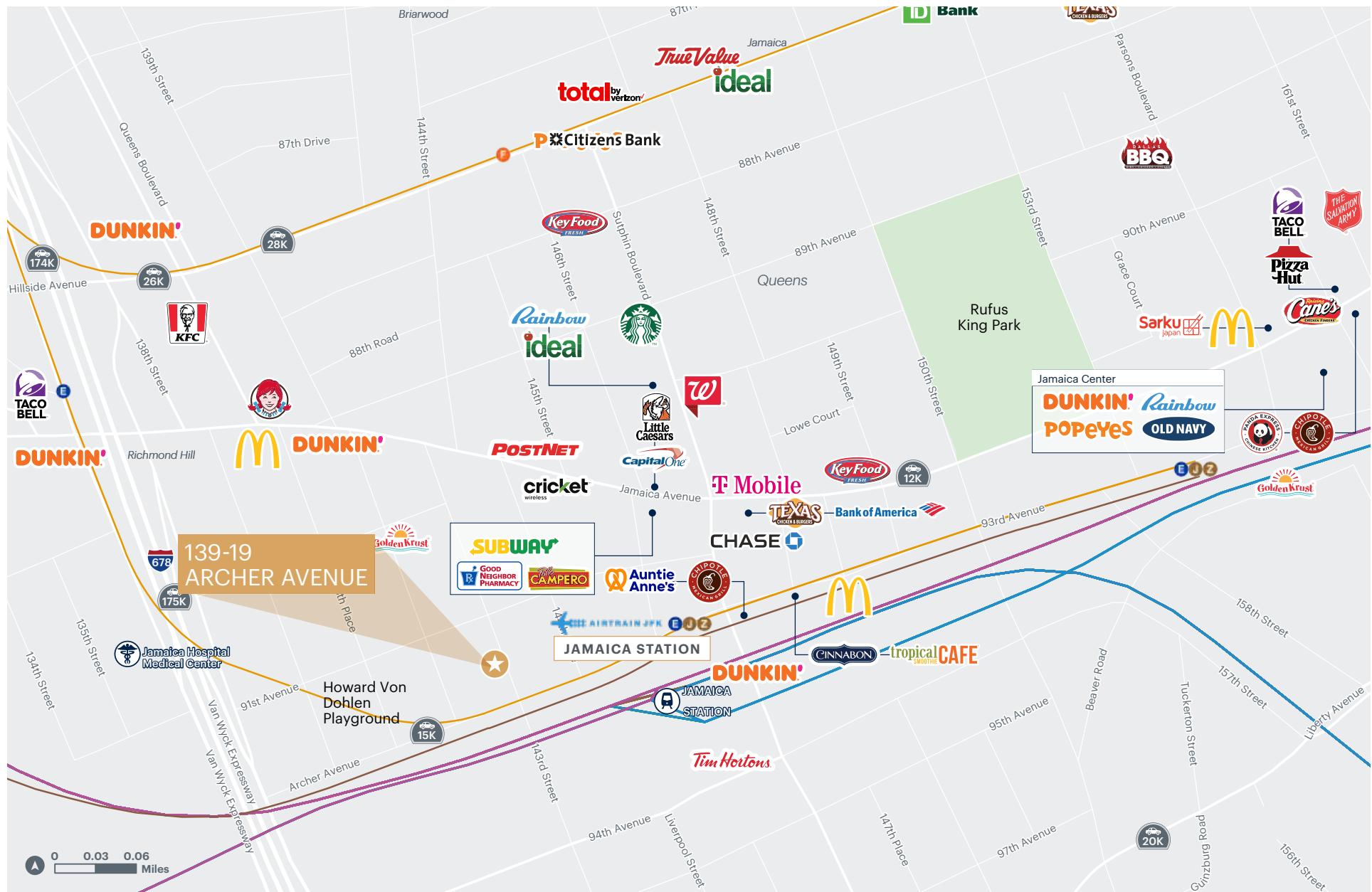
Zoning	C6-3 (R9), DJ		
	FAR	Buildable SF	
Commercial FAR / BSF	8.00	140,280 SF (approx.)	
Residential FAR / BSF (MIH)	9.02	158,166 SF (approx.)	
Community Facility FAR / BSF	10.00	175,350 SF (approx.)	

NYC TAX INFORMATION

Property Assessment (25/26)	\$85,590	\$181,980	\$183,420
Tax Rate	10.848%	10.848%	10.848%
Annual Property Tax (25/26)	\$9,285	\$19,741	\$19,897
Combined Annual Property Tax (25/26)	\$48,923		
Tax Class	4	4	4

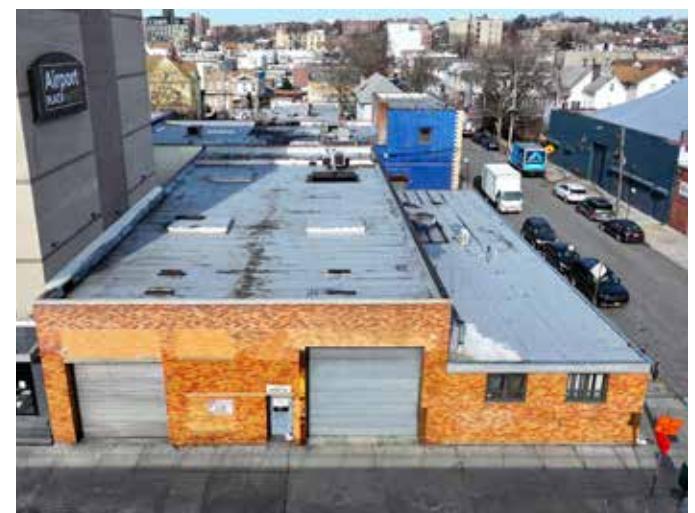
139-19 ARCHER AVENUE FOR SALE

SURROUNDING AREA MAP



139-19 ARCHER AVENUE
FOR SALE

PROPERTY PHOTOS



THE JAMAICA NEIGHBORHOOD PLAN

APPROVED OCTOBER 2025



Illustrative vision of Jamaica Avenue and 165th Street



Illustrative vision of Archer Avenue Bus Terminal

The Jamaica Neighborhood Plan is Projected to Create:

Over 12,000 new homes

About 4,000 income-restricted affordable homes

Over 2,000,000 sq ft of commercial and community facility uses

More than 7,000 jobs

The Planning Process

Organize



- Understand community strengths and concerns

Learn



- Create a community vision and goals
- Propose a Neighborhood Planning Framework

Refine



- Create a Draft Neighborhood Plan

Finalize



- Public and elected officials weigh in through ULURP

GOALS:

1. Maintain cultural diversity and nurture inclusivity in Jamaica.
2. Foster a thriving local economy and help residents prosper.
3. Achieve equitable health and safety outcomes for current and future residents.
4. Preserve and bolster Jamaica's rich multicultural history.
5. Improve quality of life of current and future residents.
6. Create a climate-resilient and environmentally just Jamaica.

**139-19 ARCHER AVENUE
FOR SALE**

**NOTABLE
DEVELOPMENTS
COMPLETED PROJECTS**



Archer Green
92-23 168th St



One Archer
9227 160th St



The 88
153-10 88th Ave



PLANNED OR UNDER CONSTRUCTION



90Ninety
166-20 90th Ave



The Noble
138-42 Jamaica Ave



147-35 95th Ave



161-10 Hillside Ave

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	108,401	341,822	675,739
NUMBER OF HOUSEHOLDS	33,664	110,890	223,617
AVERAGE HOUSEHOLD INCOME	\$92,473	\$108,688	\$115,523
MEDIAN HOUSEHOLD INCOME	\$66,751	\$79,770	\$85,329
COLLEGE GRADUATES	22,403 30.0%	81,880 34.0%	166,183 34.0%
TOTAL BUSINESSES	2,795	7,702	14,733
TOTAL EMPLOYEES	45,544	108,198	187,651
DAYTIME POPULATION	107,023	293,016	545,735

Source: Esri, U.S. Census, ACS, Esri-Data Axe, Esri-U.S. BLS

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