



## THE MONARCH

163-05 ARCHER AVENUE  
JAMAICA, NY 11433

For Lease  
**±4,800 SF**  
of new retail remaining



**CUSHMAN &  
WAKEFIELD**



# // SPACE HIGHLIGHTS



**Co-Tenancy:** Join a dynamic tenant mix anchored by Fidelis Care, H&R Block, Monarch Pharmacy, and House of Wings.



**Flexible Use Options:** Ideal for retail, medical, wellness, or professional office



**Prime Visibility:** Standout exposure along Archer Avenue, seen daily by commuters crossing the LIRR overpass — part of the 55 million annual riders that make Jamaica Station one of NYC's busiest transit hubs.



**Modern Delivery:** White-box condition with sprinklers, ADA accessibility, and 15-foot ceilings.



**Access:** Proximity to E, J, Z, and F subway lines, LIRR, and multiple MTA bus stops—plus a direct line to JFK Airport via the AirTrain.



**Built-in Traffic:** Over 38,000 daily vehicles and walk-by pedestrians.



**Neighborhood anchors:** York College across the street, Rufus King Park, Jamaica Performing Arts Center, and more.



GUY R BREWER BOULEVARD

23,000 vehicles and walkby traffic per day on Guy R Brewer Boulevard  
15,000 vehicles and walkby traffic per day on Archer Avenue

SPACE A	SPACE B	SPACE C
<b>2,200 SF</b> Lease Out (Food & Beverage)	<b>2,800 SF</b> Leased - Fidelis Care	<b>±4,800 SF</b> Available - All divisions considered
<b>1,500 SF</b> Leased - House of Wings	<b>1,050 SF</b> Leased - H&R Block	
<b>965 SF</b> Leased - Monarch Pharmacy		



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# // NEIGHBORHOOD RETAILERS



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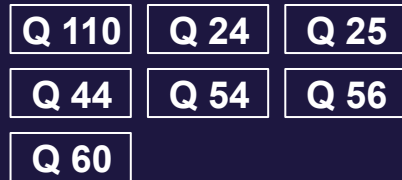
# // TRANSIT



## SUBWAY LINE



## BUS LINES



## AIRPORTS

**3.2 MILES**

To JFK Airport

**6.6 MILES**

To LaGuardia Airport



## BOROUGHES

**7.2 MILES**

To Brooklyn

**10.5 MILES**

To Manhattan

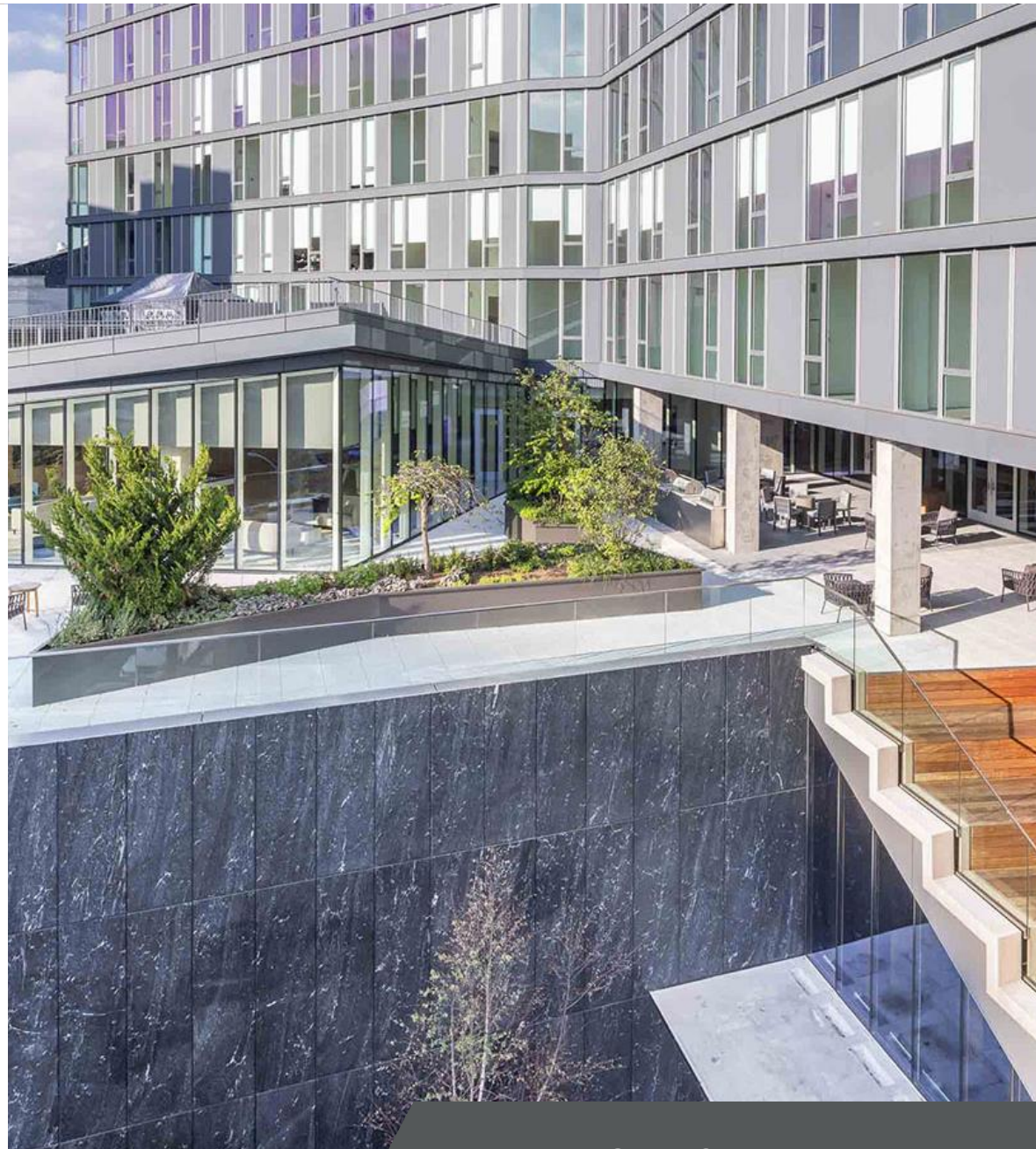
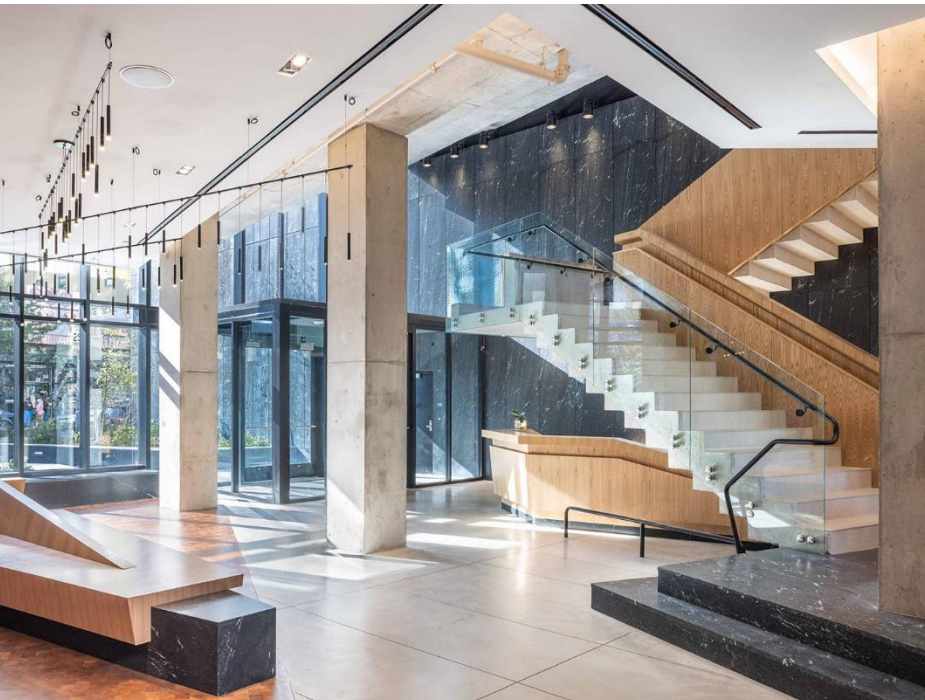


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# // PHOTOS



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## // CONTACT

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