

JOIN NEW TARGET AND PRIMARK



CORNER LOCATION ON BEST BLOCK IN DOWNTOWN JAMAICA

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RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ALL USES CONSIDERED: RETAIL, MEDICAL & RESTAURANT

JAMAICA, NY

161-21 JAMAICA AVENUE

SECOND GENERATION RESTAURANT SPACE

SIZE

Ground	2,800 SF
Second Floor	6,500 SF
Total	9,300 SF

FRONTAGE

150 FT of Corner Wrap
Around Frontage

ASKING RENT

Upon Request

CEILING HEIGHTS

12 FT

POSSESSION

Immediate

STATUS OF PREMISES

Formerly Hook & Reel

NEIGHBORS

Target, H&M, Burlington, Primark, Shake Shack, Jollibee, Snipes, Chipotle, Taco Bell, MEDRITE, McDonald's, Chase Bank

MARKET STATS

- Over 160,000 in total workforce with over \$341 million in yearly spending
- Over 30,600 college students with over \$58 million in yearly spending
- Jamaica Ave pedestrian count of over 86,000 people per day
- Over 3,500 new apartments & over 2,100 hotel rooms under construction

COMMENTS

- Flagship bi-level restaurant opportunity on the corner of prime Jamaica Avenue
- Directly across the street from the new Primark and Target
- Venting, gas, and restaurant equipment in place
- Elevator and escalators servicing both levels and two means of egress
- All uses are considered including retail, restaurant, medical and office
- Steps away from the Jamaica Center **E Z J** & LIRR train stations

TRANSPORTATION HUB

OVER 12,622,977 RIDERS / YEAR

E Z J
JAMAICA CENTER

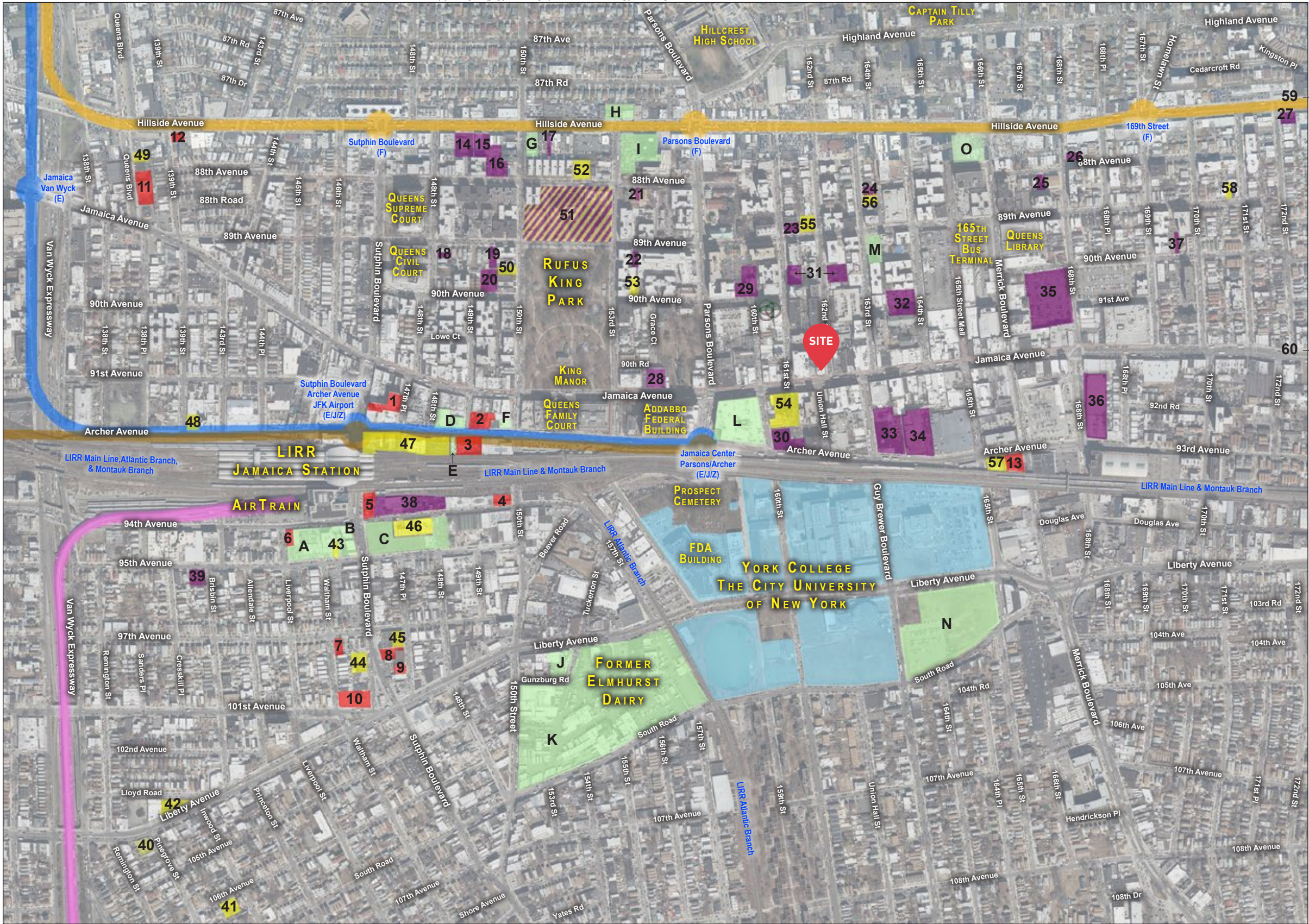
LIRR JAMAICA
TRAIN STATION

NEARBY BUS LINES
Q24, Q30, Q31, Q54, Q56,
Q110, Q4, Q5, Q42, Q83,
Q84, N4, N4X





DOWNTOWN JAMAICA DEVELOPMENTS



PLANNED/UNDERWAY HOTELS	
1.	90-75 Sutphin Blvd (Hampton Inn & Suites - 181 rooms)
2.	149-03 Archer Ave (Aloft Jamaica Hotel - 283 rooms)
3.	148-18 Archer Ave (Marriott Courtyard - 224 rooms/Fairfield Inn & Suites - 114 rooms)
4.	148-45 94th Ave (Hotel brand TBD - 62 rooms)
5.	93-43 Sutphin Blvd (Hilton Garden Inn - 225 rooms)
6.	144-02 94th Ave (Hotel brand TBD - 105 rooms)
7.	97-01 Waltham St (Waltham Hotel - 58 rooms)
8.	97-11 Sutphin Blvd (Hotel brand TBD - 114 rooms)
9.	97-26 147th Pl (Red Roof+ Hotel - 86 rooms)
10.	145-01 101st Ave (Wyndham Garden Hotel/LaQuinta Inn & Suites/Country Inn & Suites - 398 rooms)
11.	140-35 Queens Blvd (Marriott SpringHill Suites - 159 rooms)
12.	139-04 Hillside Ave (Hotel brand TBD - 56 rooms)
13.	165-20 Archer Ave (Holiday Inn Express - 206 rooms)

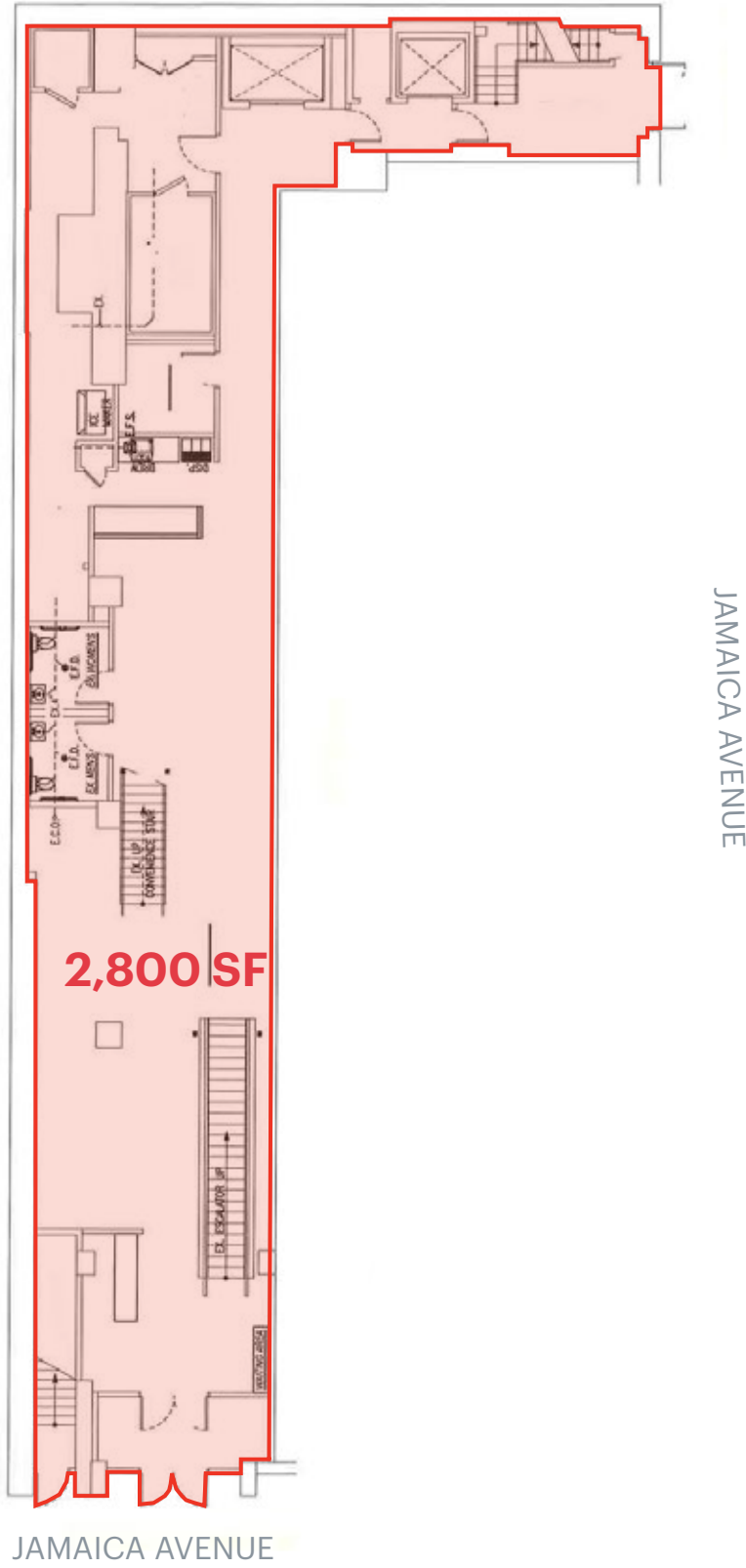
PLANNED/UNDERWAY MIXED USE DEVELOPMENTS	
14.	148-18 Hillside Ave (Chung Lam)
15.	148-46 Hillside Ave (Century Development Group)
16.	148-33 88th Ave (Century Development Group)
17.	150-16 Hillside Ave (Muhammad Alam, property owner)
18.	89-07 148th St (Shao Ling)
19.	148-36 89th Ave (Parthenon LLC - "Parthenon Two")
20.	148-29 90th Ave (Century Development Group)
21.	153-10 88th Ave (Zara Realty Holding Corporation)
22.	153-10 89th Ave (Zara Realty Holding Corporation)
23.	161-01 89th Ave (Transitional Services of New York)
24.	88-35 163rd St (RKS United Realty)
25.	166-30 88th Ave (Nobel Real Estate)
26.	87-83 168th St (Ziyana Properties)
27.	172-02 Hillside Ave (Ben Kaftari, property owner)
28.	153-19 Jamaica Ave (SMJ Development/BFC Partners - "Jamaica Avenue Apartments")
29.	159-29 90th Avenue (KD Sagamore Capital)
30.	160-05 Archer Ave (Shorewood Real Estate Group - "One Archer Avenue")
31.	89-25 161st and 162nd St (Barone Management)
32.	89-48 164th St (First Jamaica Community and Urban Development Corporation/The Bluestone Organization - "Tree of Life Center")
33.	163-05 Archer Ave (BRP Companies/JLL Capital Markets - "Archer Towers - phase I")
34.	163-25 Archer Ave (BRP Companies/JLL Capital Markets - "Archer Towers - phase II")
35.	90-02 168th St (BRP Companies - "90Ninety")
36.	92-33 168th St (OMNI New York LLC - "Archer Green Apartments")
37.	169-13 90th Ave (Om Shakti Temple)
38.	147-07 94th Ave (Artimus/Phoenix Realty Group)
39.	139-12/22 Atlantic (95th) Ave (Anthony Gallo, property owner)

COMPLETED PROJECTS	
40.	143-18 Liberty Ave (Sleep Inn & Suites - 76 rooms)
41.	144-16/24 106th Ave (Shanti Ammar/Anata Inc.)
42.	144-15 Liberty Ave (Comfort Inn - 86 rooms)
43.	145-07 95th Ave (Hotel Ninety-Five - 48 rooms)
44.	97-18 Sutphin Blvd (Holiday Inn Express JFK AirTrain - 151 rooms)
45.	147-16 97th Ave (Magna Hotel - 88 rooms)
46.	147-36 94th Ave (Artimus - "Alvista Towers")
47.	147-40 & 148-10 Archer Ave (BRP Companies - "The Crossing at Jamaica Station")
48.	139-01 Archer Ave (LeTap Inn JFK Airport - 85 rooms)
49.	140-17 Queens Blvd (Hillside Hotel - 49 rooms)
50.	89-14 150th St (Kingston Property - "Aftab Park View")
51.	152-11 89th Ave ("Parkhill City" Phase II- partially complete)
52.	152-09 88th Ave ("Parkhill City" Phase I)
53.	153-11 90th Ave (Xing Hua Lin)
54.	160-08/16 and 161-02 Jamaica Ave (United American Land)
55.	88-56 162nd St (New York DK)
56.	88-39 163rd St (Transitional Services for New York - "The Delson")
57.	92-61 165th St (Arker Companies - "Archer Merrick")
58.	170-19 89th Ave (Zoria Construction)
59.	178-02/26 Hillside Ave (Piermont Properties - "Q-East")
60.	172-18 Jamaica Ave (Parthenon LLC - "Parthenon One")

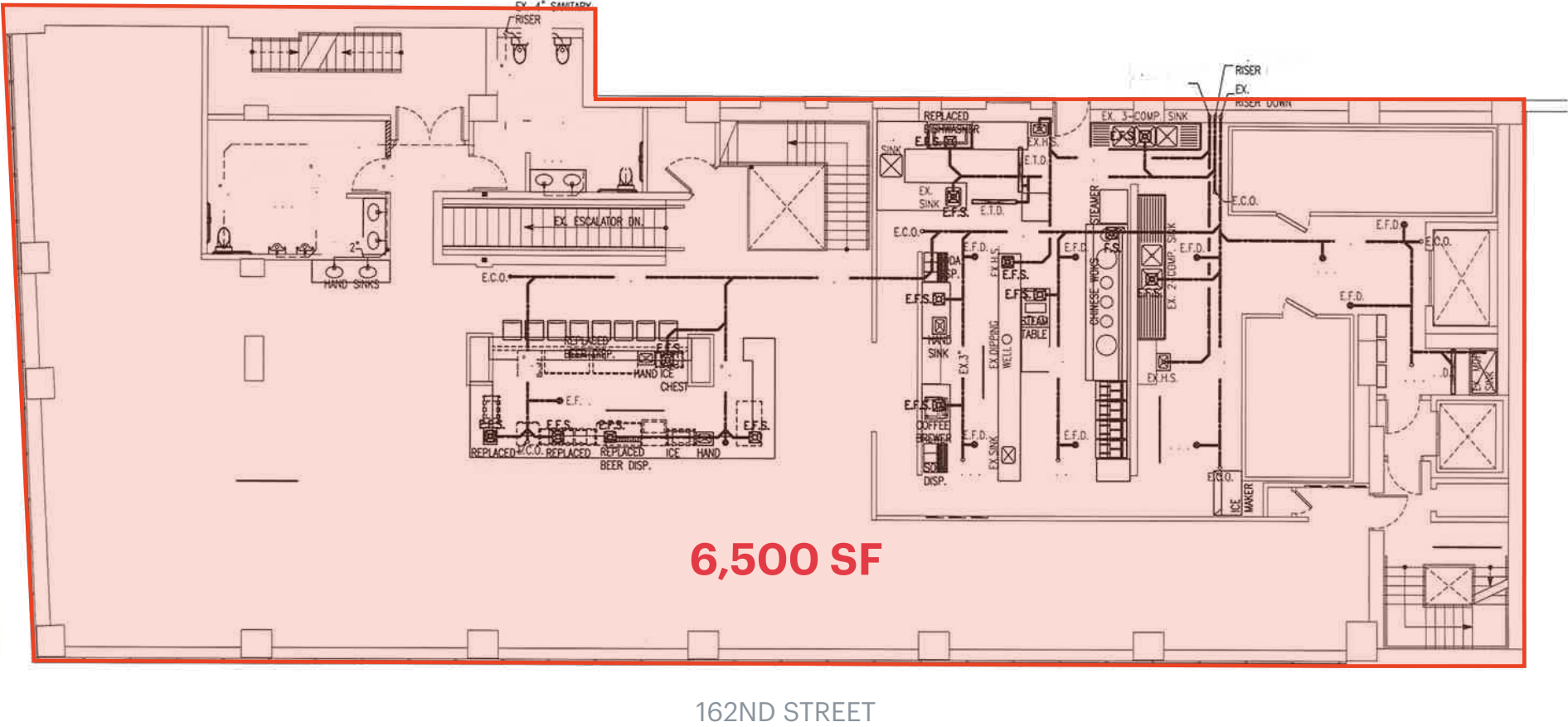
POTENTIAL DEVELOPMENT SITES		ZONING
A.	144-06 94th Ave (Various)	C6-3
B.	94-02/06 Sutphin Blvd (Henrique Goncalves)	C6-3
C.	94-01 Sutphin Blvd (Stark Family/Cushman & Wakefield - "The Queens Pinnacle")	C6-4/M1-4
D.	148-05/15 Archer Ave (Various)	C6-3
E.	148-12 Archer Ave (TCX Development)	R7A
F.	92-18 150th St (Douglas Elliman)	C6-3
G.	150-02 Hillside Ave (Cushman & Wakefield)	R7A/C2-4
H.	153-01 Hillside Ave (Cushman & Wakefield)	R7A/C2-4
I.	153-02 Hillside Ave (Cushman & Wakefield)	R7A
J.	150-28/30 Liberty Ave & 299 Tuckerton St (Ariel Property Advisors)	M1-4
K.	Former Elmhurst Dairy	M1-4
L.	159-02 Jamaica Ave (Mattone Group)	C6-3
M.	Corner of 89th Ave and 163rd St (Elite Synergy Realty)	C4-5X
N.	"Site 9 at York College" - Start Up NY	R6
O.	165-18 Hillside Ave (Estate of Bernard Dowd)	C4-5X

FLOOR PLANS

GROUND FLOOR

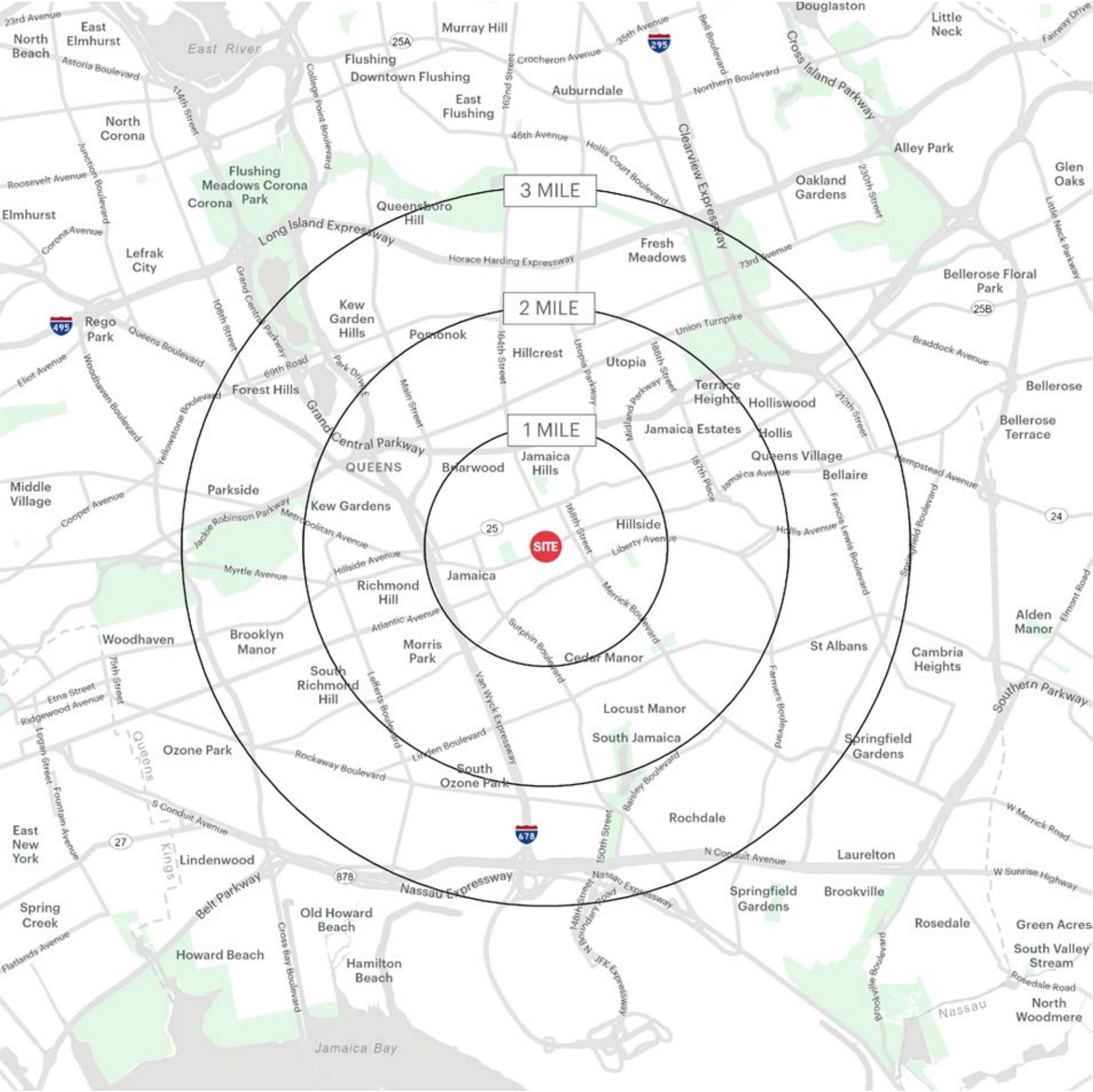


2ND FLOOR



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AREA DEMOGRAPHICS



161-21 JAMAICA AVENUE JAMAICA, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
119,795	23,459 - 29.0%
HOUSEHOLDS	TOTAL BUSINESSES
37,038	2,903
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$88,086	37,735
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$63,819	110,431

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
361,545	80,847 - 32.0%
HOUSEHOLDS	TOTAL BUSINESSES
115,997	7,705
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$105,111	102,930
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$77,481	316,784

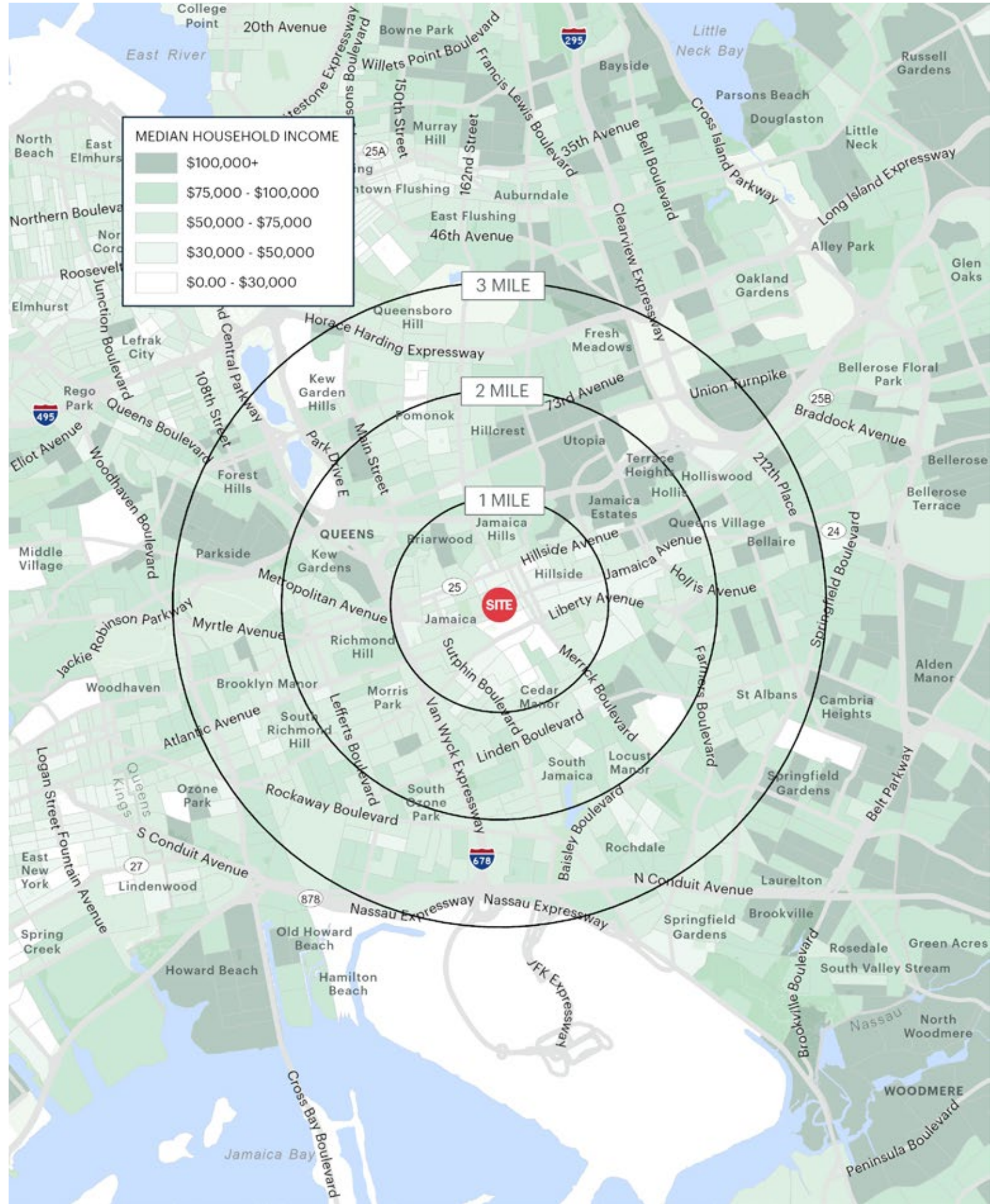
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
691,909	164,291 - 34.0%
HOUSEHOLDS	TOTAL BUSINESSES
227,453	14,396
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$111,798	185,143
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$82,015	589,289

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