



FOR SALE

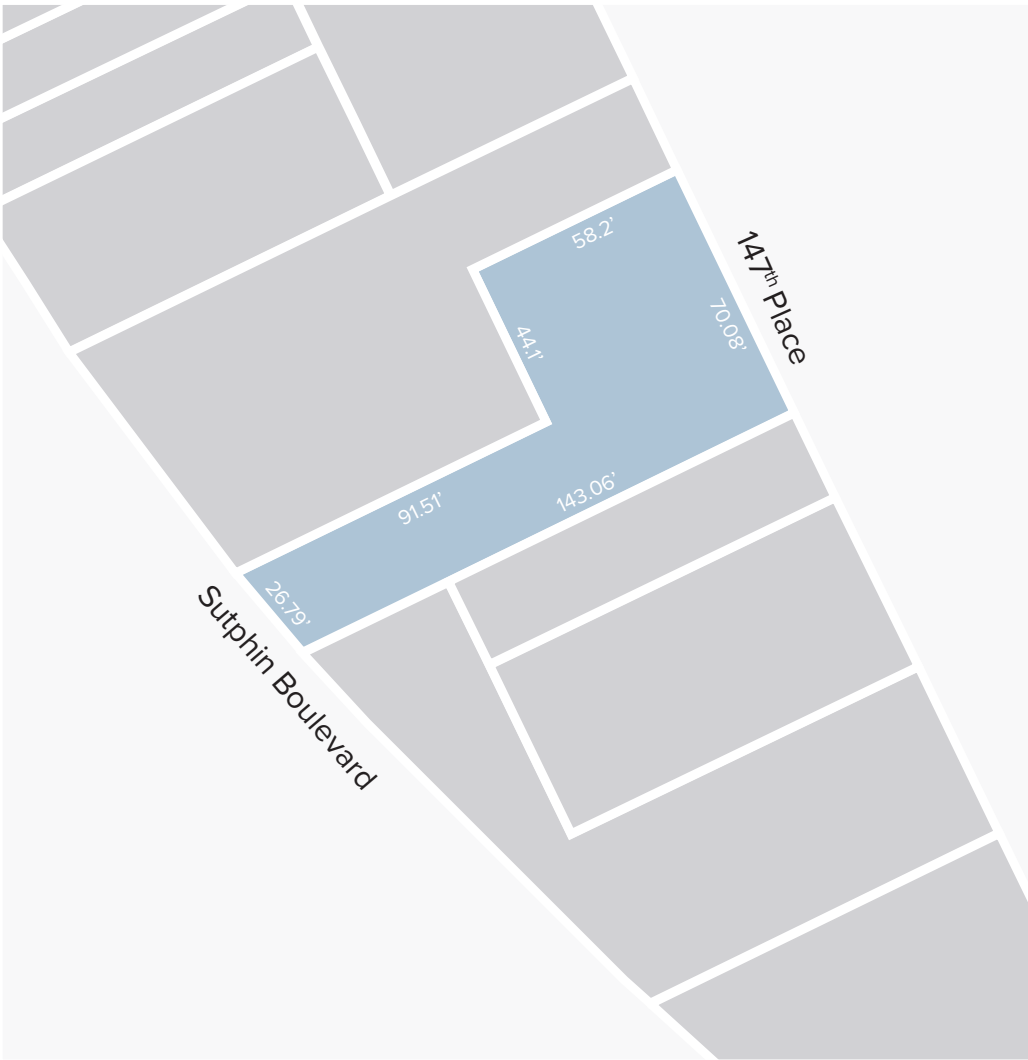
97-15 Sutphin Boulevard, Jamaica, NY 11435

Block-Through Development Site in Prime Jamaica Location

Ariela
GREA Partner

97-15 Sutphin Boulevard, Jamaica, NY 11435

Block-Through Development Site in Prime Jamaica Location | **FOR SALE**



26.79' X 143.06'

LOT DIMENSIONS (IRR.)

C6-2A, DJ

ZONING

Jamaica

LOCATION

6,377

LOT SQ. FT.



SUBWAY LINES

Development Scenario	FAR	BSF
MIH	7.20	45,912

*All square footage/buildable area calculations are approximate

Ownership Requests Proposals

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

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Sean R. Kelly, Esq. x59
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For Financing
Information:

Steven Trow x305
strow@arielpa.com

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- Prime location along Sutphin Boulevard
- Approximately 46,000 buildable square feet in the newly rezoned Jamaica Neighborhood
- Mixed-use zoning providing optionality for developers
- Short distance to the LIRR and Jamaica Subway Station
- Strong residential location and retail convenience for future tenancy
- Many new development projects in Jamaica demonstrating positive sentiment for growth

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Property Information

Block / Lot	10031 / 12
Lot Dimensions	26.79' x 143. 06'
Lot Sq. Ft.	6,377
Building Dimensions	25' x 140'
Stories	1
Building Sq. Ft.	6,171
Zoning	C6-2A, DJ (R8A equivalent)
FAR (MIH)	7.20
Buildable Sq. Ft. (MIH)	45,912
Air Rights Sq. Ft.	39,741
Tax Class	4
Assessment (25/26)	\$330,930
Real Estate Taxes (25/26)	\$35,899

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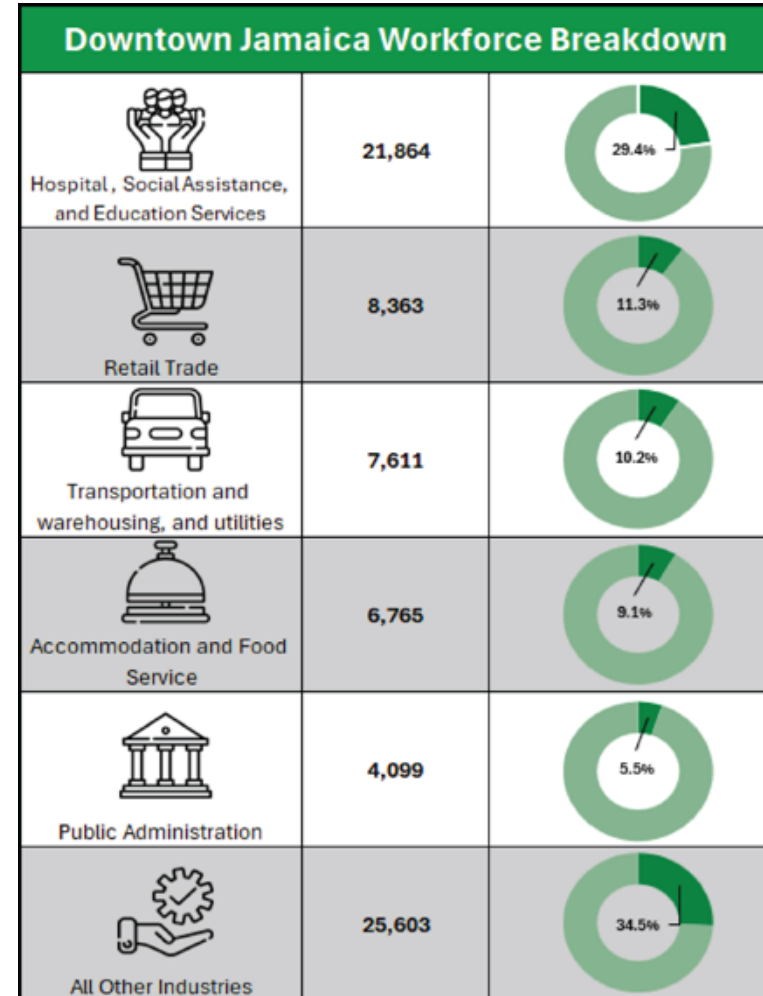
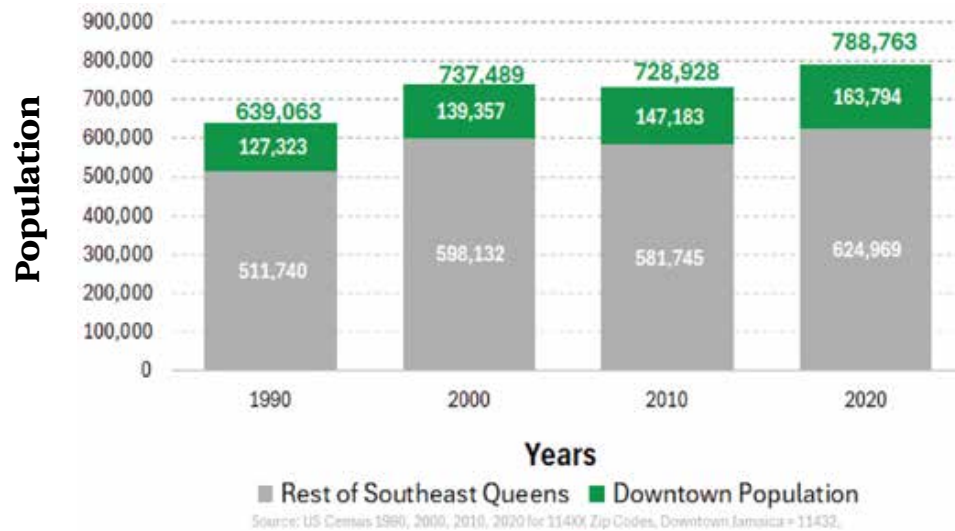
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Downtown Jamaica and Southeast Queens Population Chart



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Workers: approx. 30,000 Workers Within a 1/2 Mile

Jamaica:

Average Household Income: \$81,613

Median Home Value: \$641,211

Jamaica Estates:

Average Household Income: \$127,339

Median Home Value: \$894,167

Queens Village:

Average Household Income: \$114,438

Median Home Value: \$634,305

Cambria Heights:

Average Household Income: \$130,939

Median Home Value: \$595,079

St Albans:

Average Household Income: \$114,300

Median Home Value: \$595,993

Springfield Gardens:

Average Household Income: \$88,679

Median Home Value: \$553,366

Source: 2022ACS Neighborhood Tabulation Areas

Fresh Meadows:

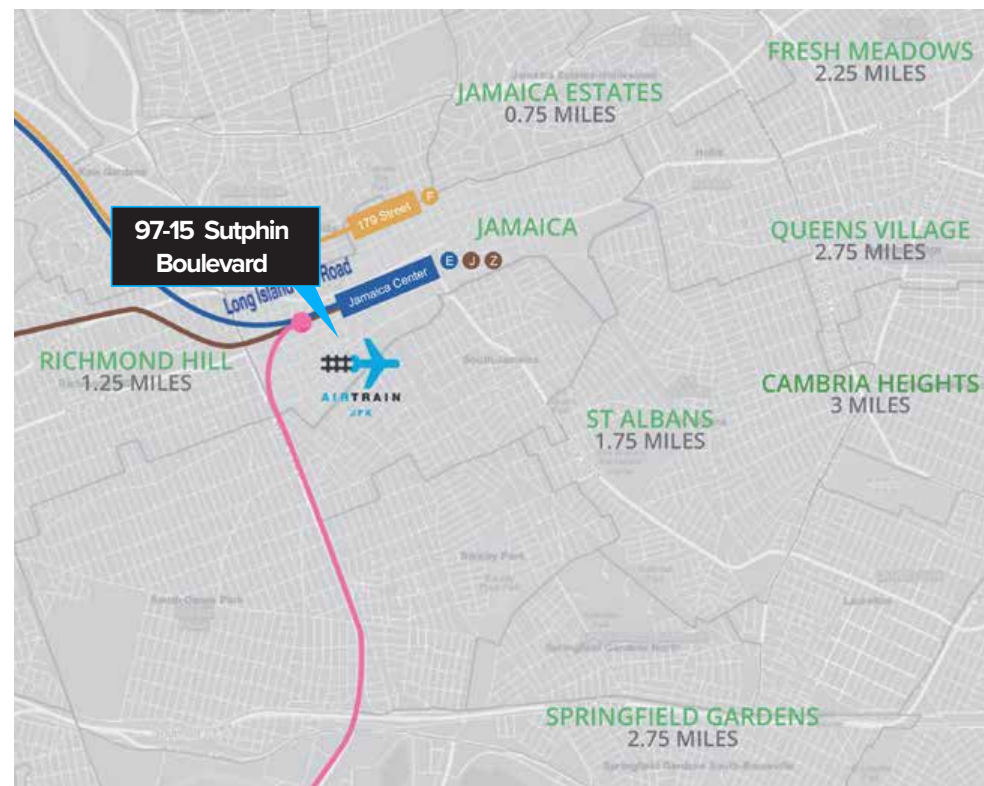
Average Household Income: \$119,419

Median Home Value: \$984,560

Richmond Hills:

Average Household Income: \$99,519

Median Home Value: \$786,984



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Pedestrian Counts and Transit Times

500,000+

Over commuters passing through Jamaica
Daily using public transportation

67,665

Average Weekday Subway Ridership
at Jamaica Stations combined

26,113¹

Average Jamaica Air Train daily ridership
to JFK Airport

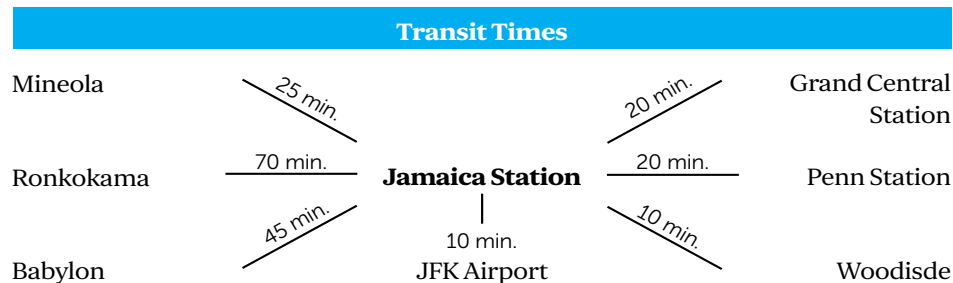
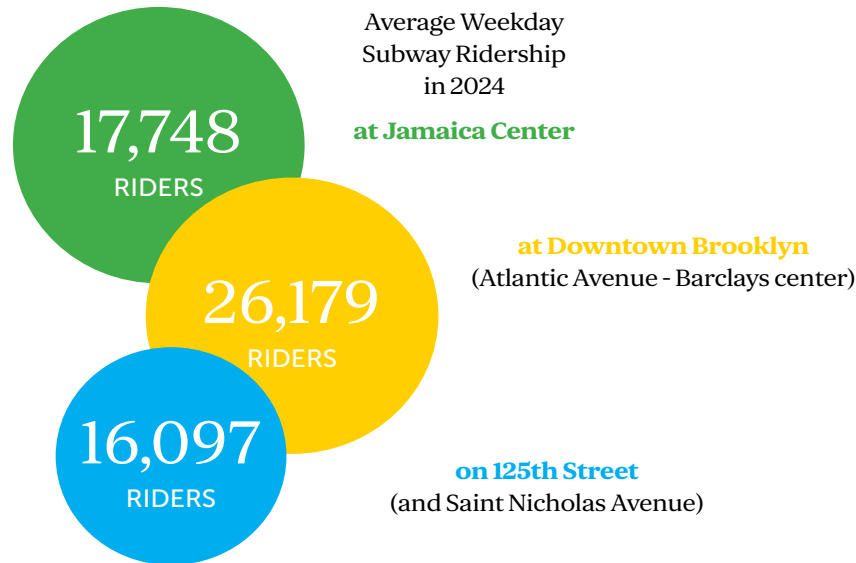
55,309,915²

Total LIRR Ridership at and through
Jamaica Station in One Year

203,324³

Average weekday ridership on all bus
lines in Jamaica combined

1- Port Authority of New York and New Jersey, 2023
2- MTA-LIRR Annual Ridership Report, 2023
3- Ridership Totals for MTA Bus, MTA New York City Bus,
and Nassau Inter-Country Express Bus, 2023



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Located in the Jamaica neighborhood of Queens, 97-15 Sutphin Boulevard is situated just a few blocks south of the major transit hub at the Jamaica-Sutphin Boulevard station

Transportation Score

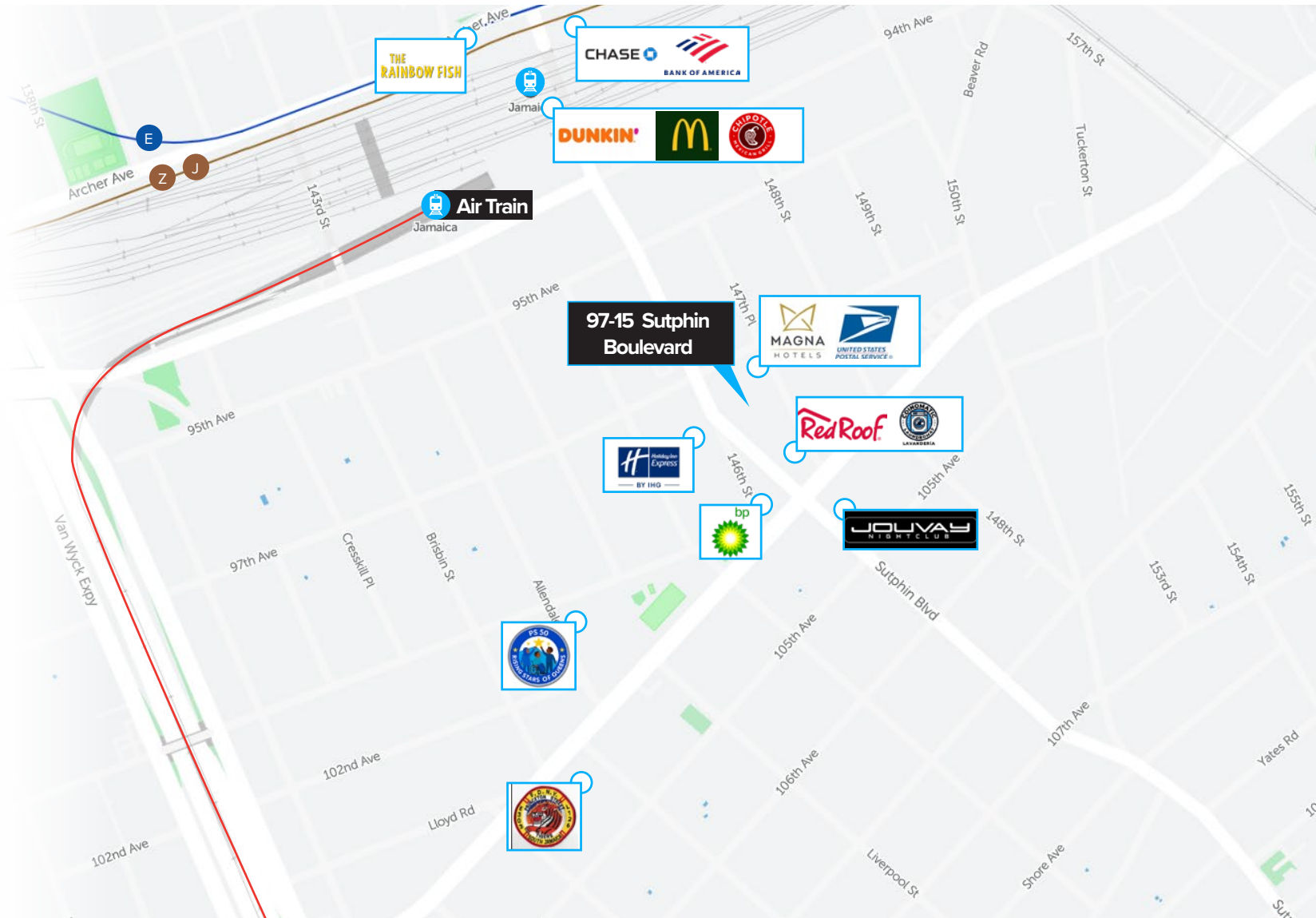


100
Public Transportation



92
Walker's Paradise

[Visit Walk Score Website](#) →



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