



FOR SALE

107-01 Merrick Boulevard, Queens, NY 11433

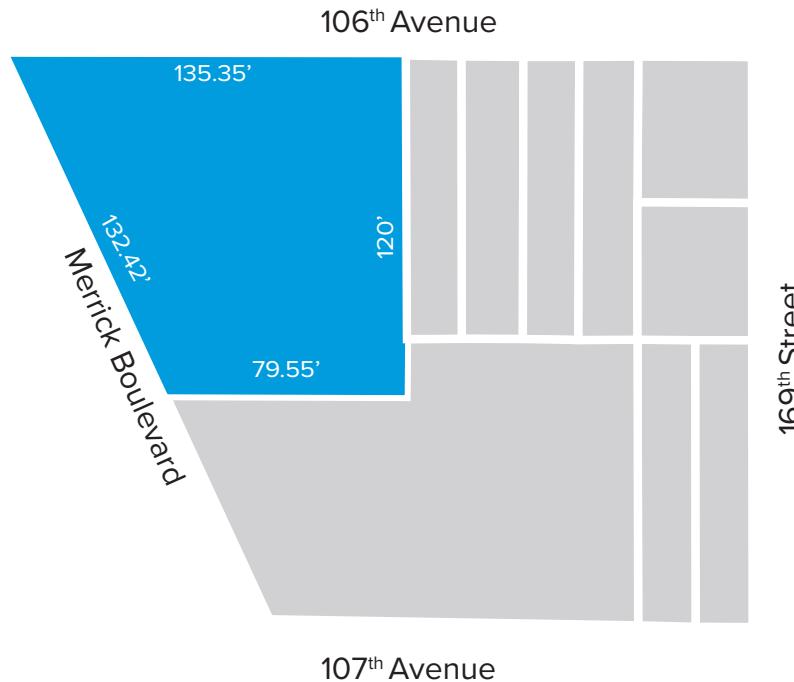
61,279 BSF Corner Development Site in Jamaica

Ariel
GREA Partner

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135.35' X 120'

LOT DIMENSIONS

R7A / R4-1 / C2-4

ZONING

Jamaica

LOCATION

12,894

LOT SQ. FT.



SUBWAY LINES

Development Scenario	FAR	BSF
As-of-Right	4.00 / 1.00	49,092
MIH	5.01 / 1.00	61,279

*All square footage/buildable area calculations are approximate

Asking Price: \$6,500,000 | \$106 / \$/BSF

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

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For Financing
Information:

Steven Trow x305
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➤ Well-Located: Corner site with 132.3' of frontage along Merrick Boulevard in Jamaica, Queens



➤ Flexible Zoning: Zoned R7A (C2-4 commercial overlay), allowing up to 61,279 buildable square feet for mid-density residential or mixed-use development



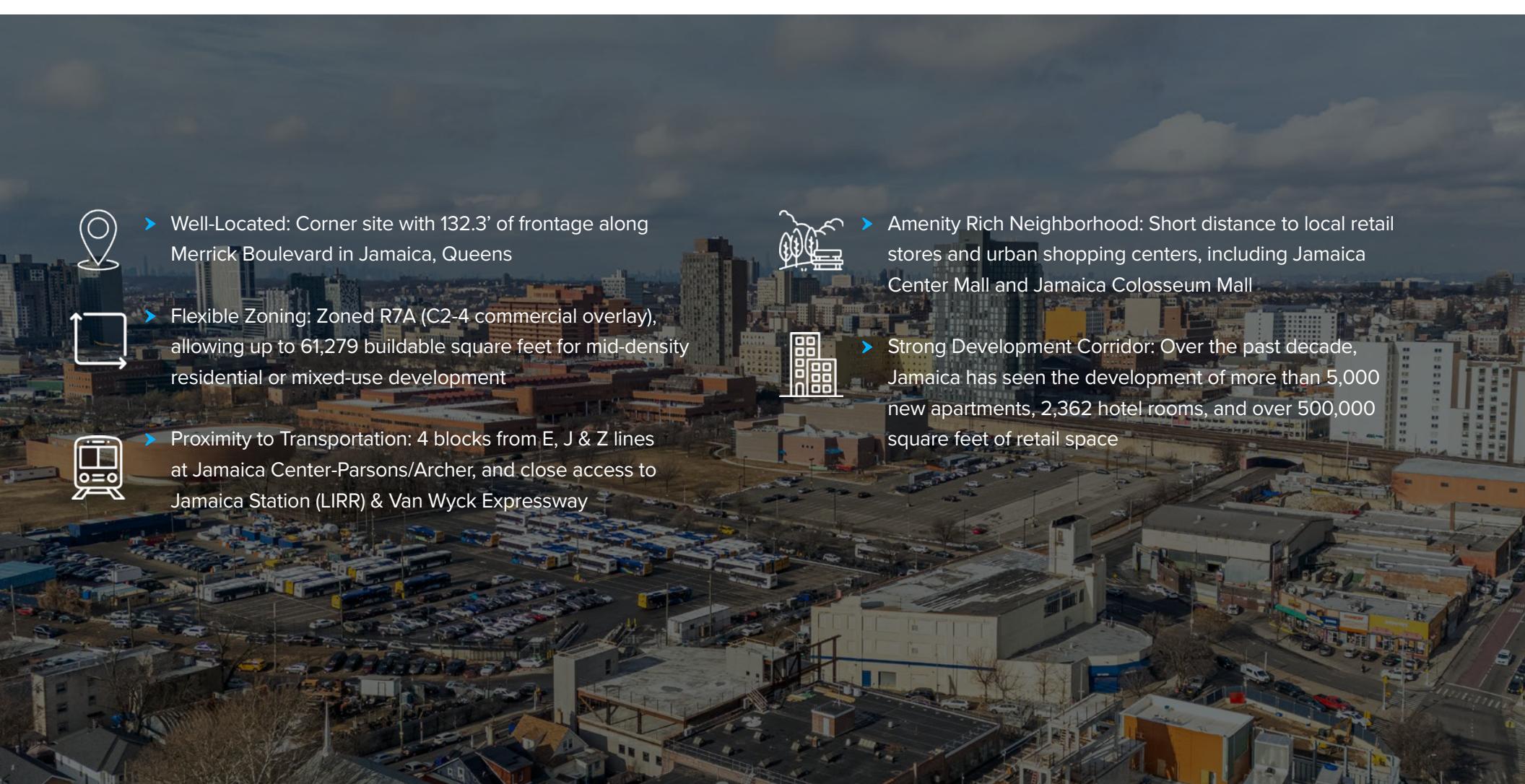
➤ Proximity to Transportation: 4 blocks from E, J & Z lines at Jamaica Center-Parsons/Archer, and close access to Jamaica Station (LIRR) & Van Wyck Expressway



➤ Amenity Rich Neighborhood: Short distance to local retail stores and urban shopping centers, including Jamaica Center Mall and Jamaica Colosseum Mall



➤ Strong Development Corridor: Over the past decade, Jamaica has seen the development of more than 5,000 new apartments, 2,362 hotel rooms, and over 500,000 square feet of retail space



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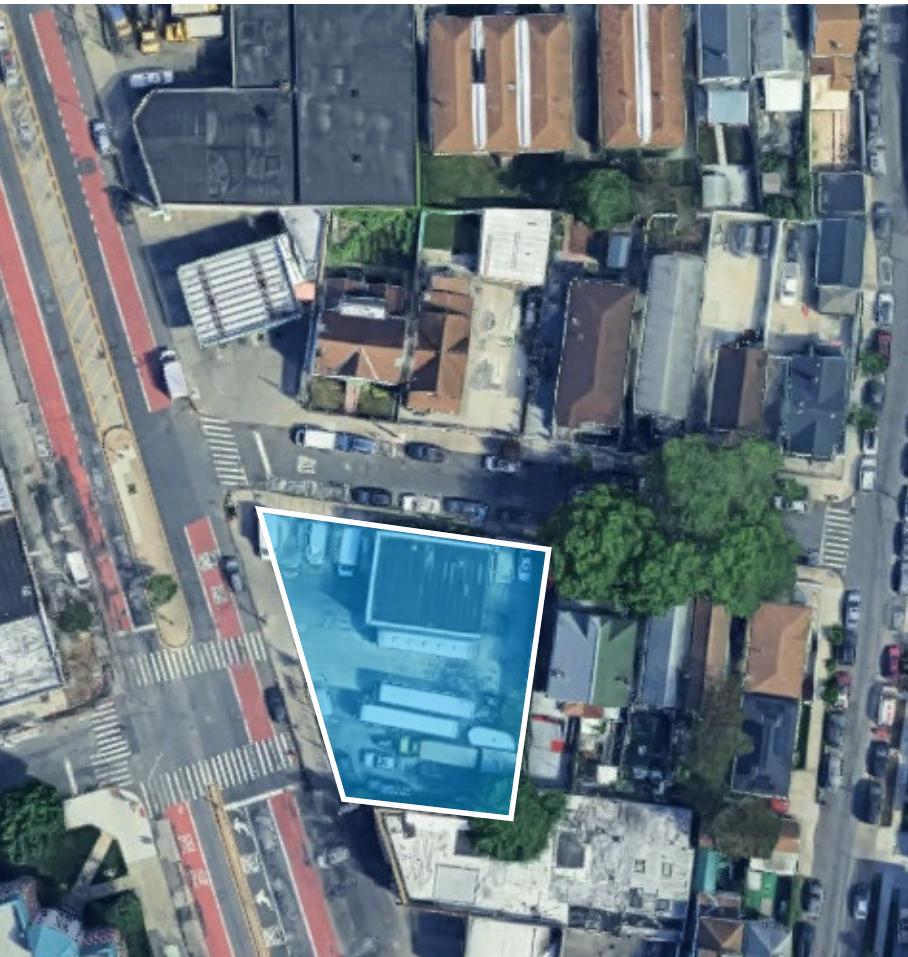
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Property Information

Block / Lot	10237 / 5		
Lot Dimensions	135.35' x 120'		
Building Dimensions	40' x 50'		
Stories	1		
Building Sq. Ft.	2,000		
	Lot Area Portion #1		Lot Area Portion #2
Lot Sq. Ft.	12,894	12,066	828
Zoning (Split Zoning)	R7A / R4-1 / C2-4	R7A / C2-4	R4-1
FAR (As-of-Right)	4.00 / 1.00	4.00	1.00
FAR (As-of-Right/MIH)	5.01 / 1.00	5.01	1.00
Buildable Sq. Ft (As-of-Right)	49,092	48,264	828
Buildable Sq. Ft (MIH)	61,279	60,451	828
Tax Class	4		
Assessment (25/26)	\$465,480		
Real Estate Taxes (25/26)	\$50,495		

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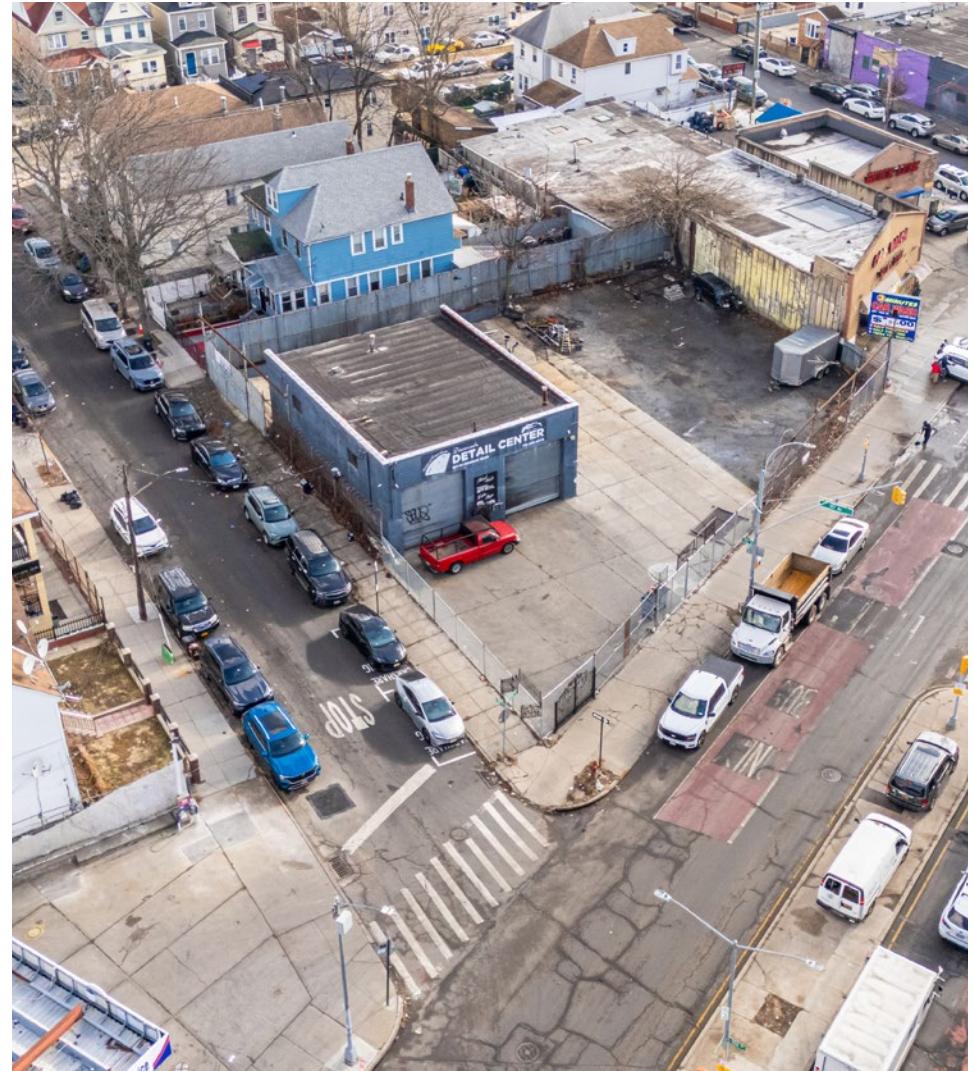
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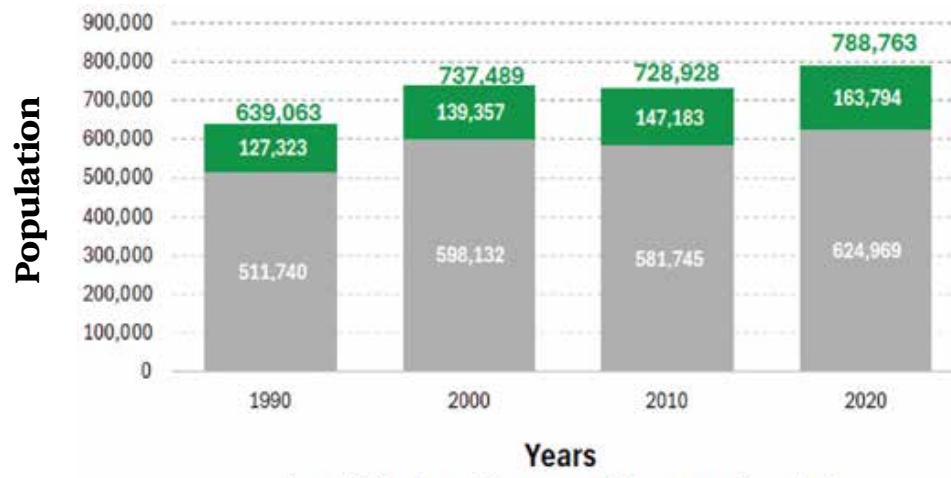
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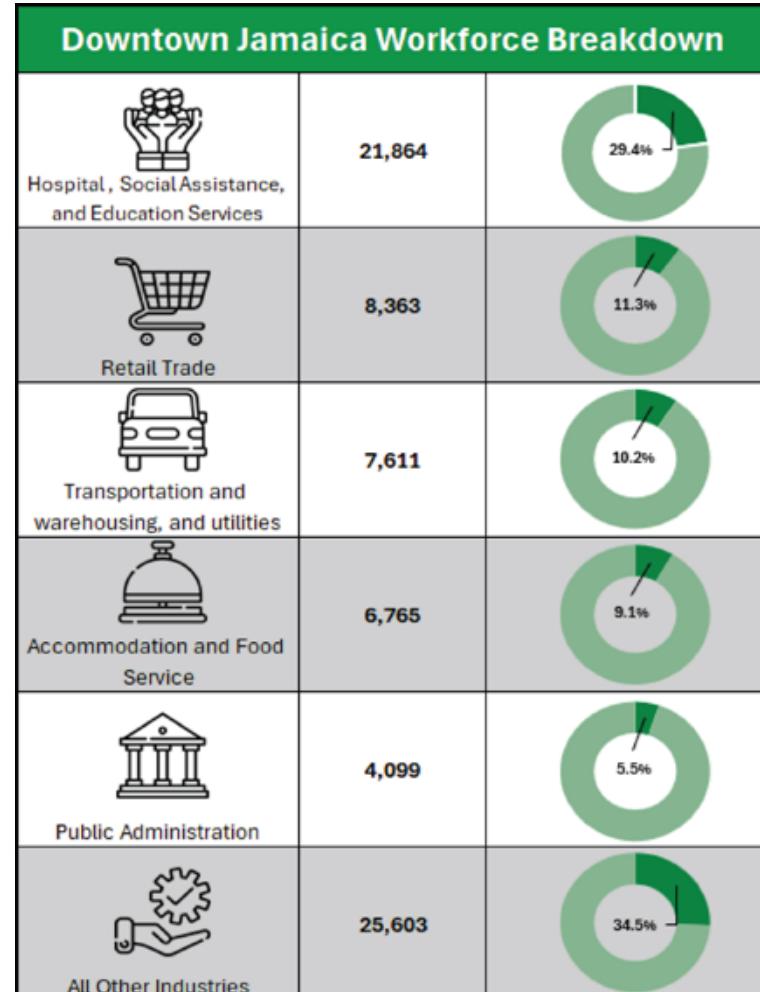
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Downtown Jamaica and Southeast Queens Population Chart



■ Rest of Southeast Queens ■ Downtown Population

Source: US Census 1990, 2000, 2010, 2020 for 11410 Zip Codes. Downtown Jamaica = 11433.



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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

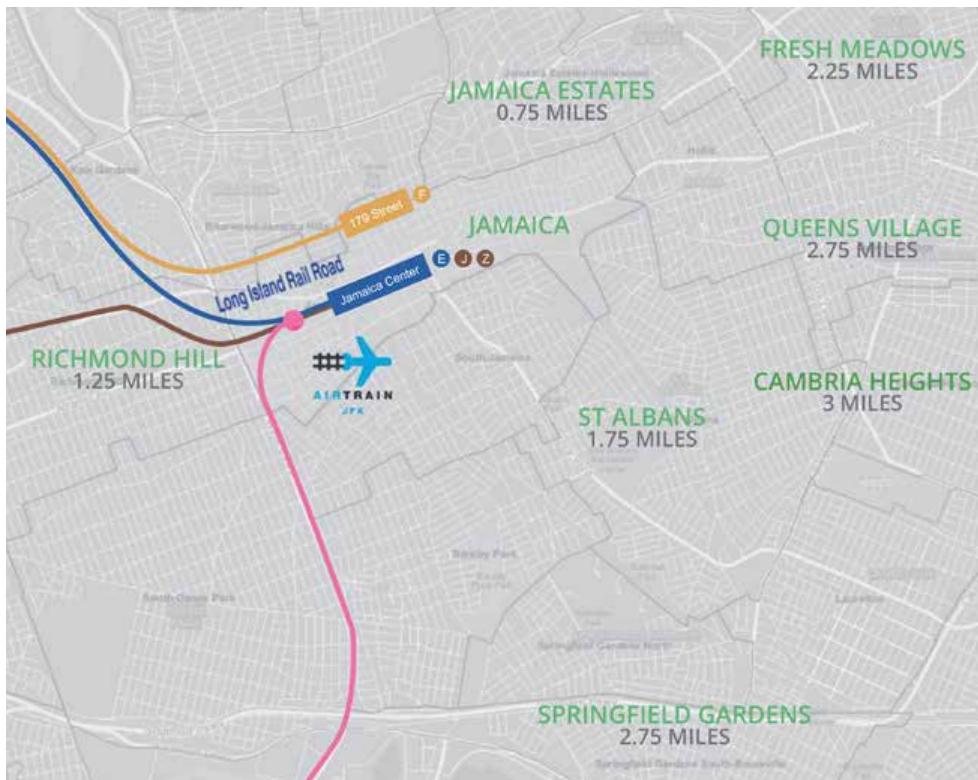
Source: 2022ACS Neighborhood Tabulation Areas

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

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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

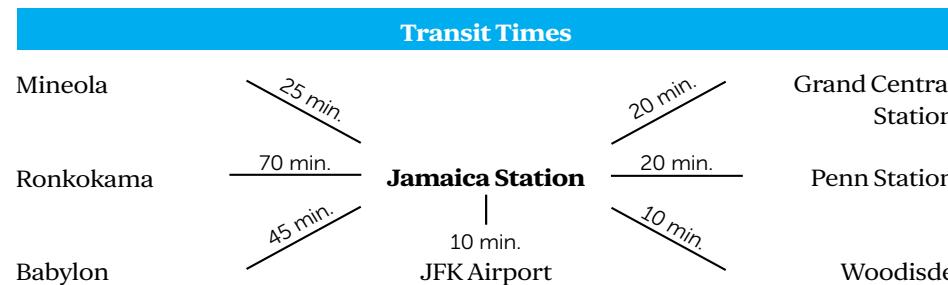
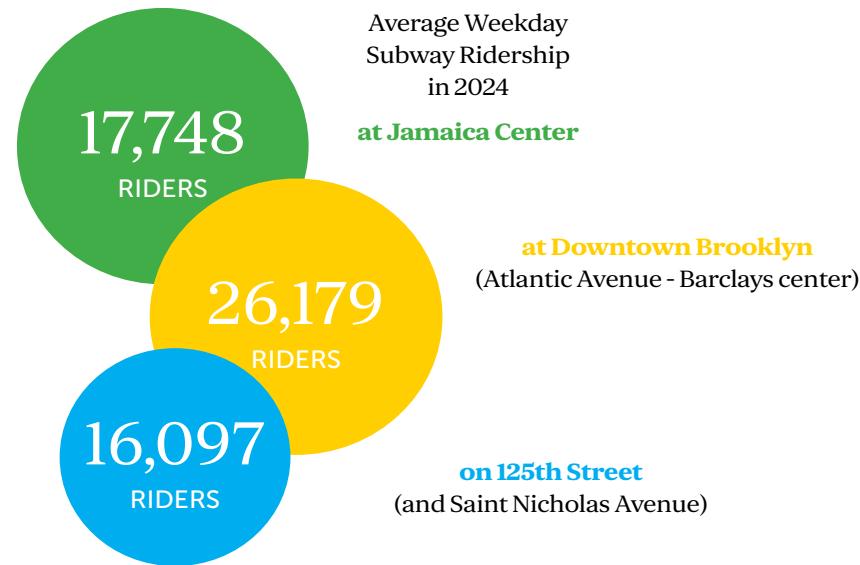
203,324³

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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107-01 Merrick Boulevard is a commercial property located in the Jamaica neighborhood of Queens, New York City (ZIP 11433), situated along a major urban thoroughfare known locally as Merrick Boulevard (co-named Floyd H. Flake Boulevard).

Transportation Score



100

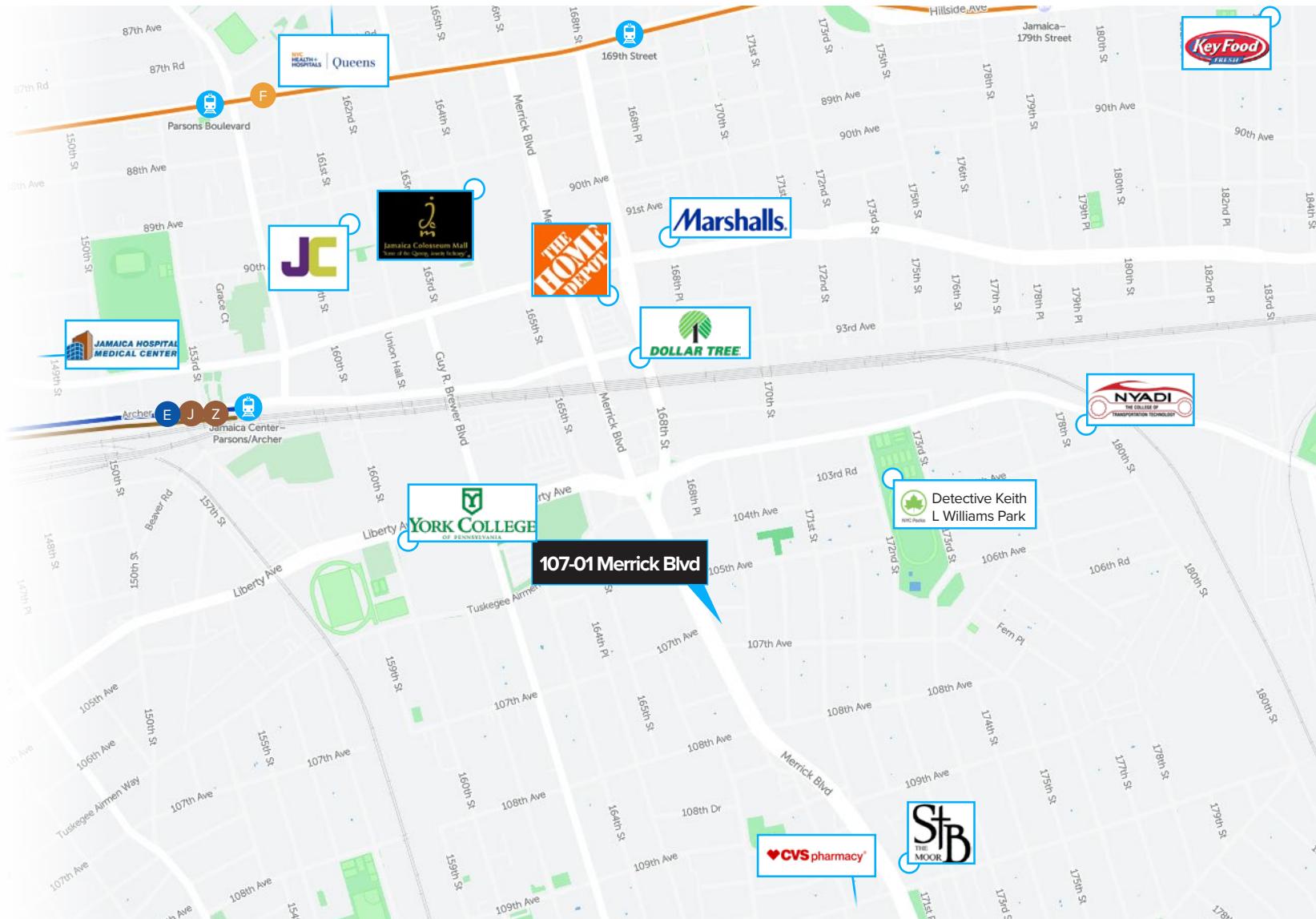
Public Transportation



86

Walker's Paradise

[Visit Walk Score Website →](#)



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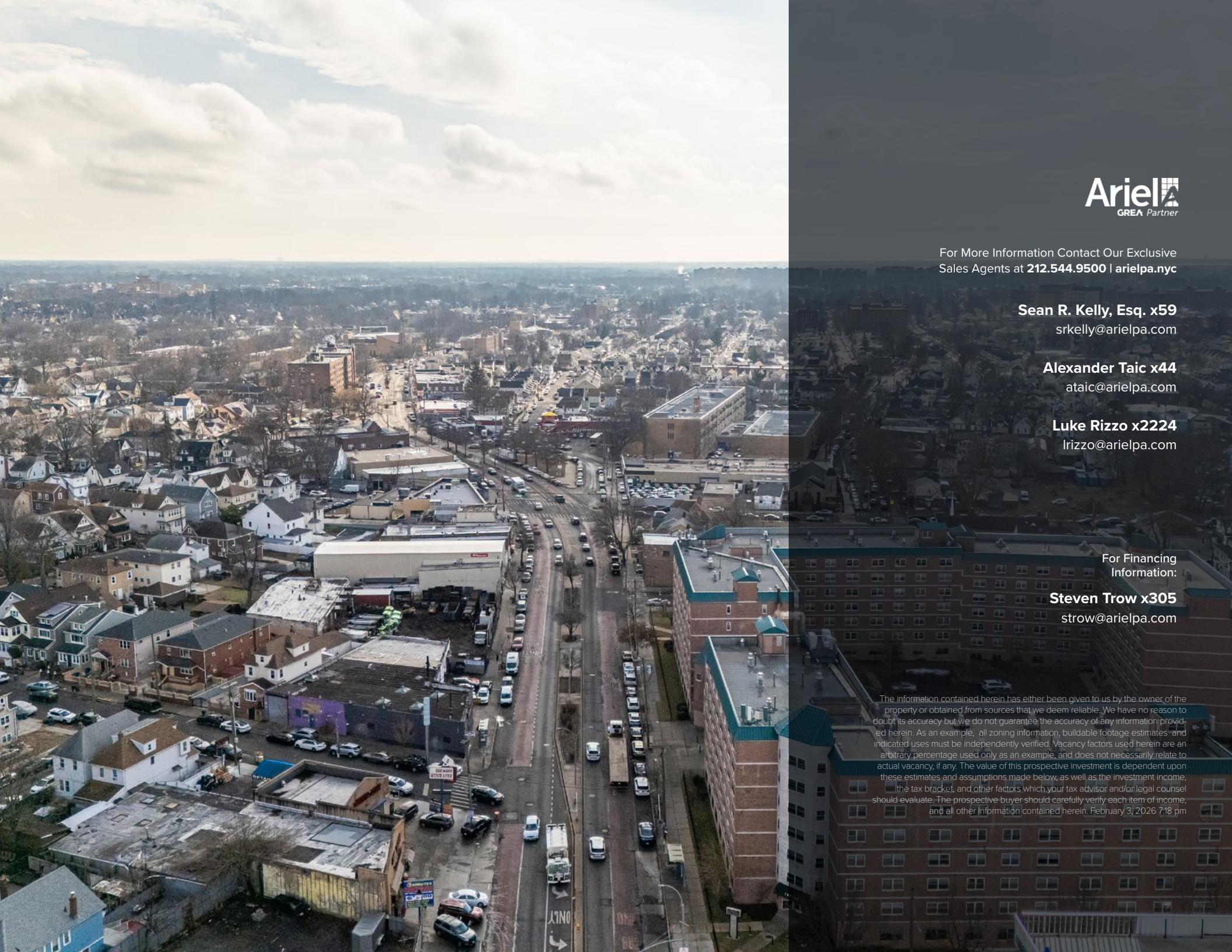
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