



147<sup>th</sup> Place

**FOR SALE**

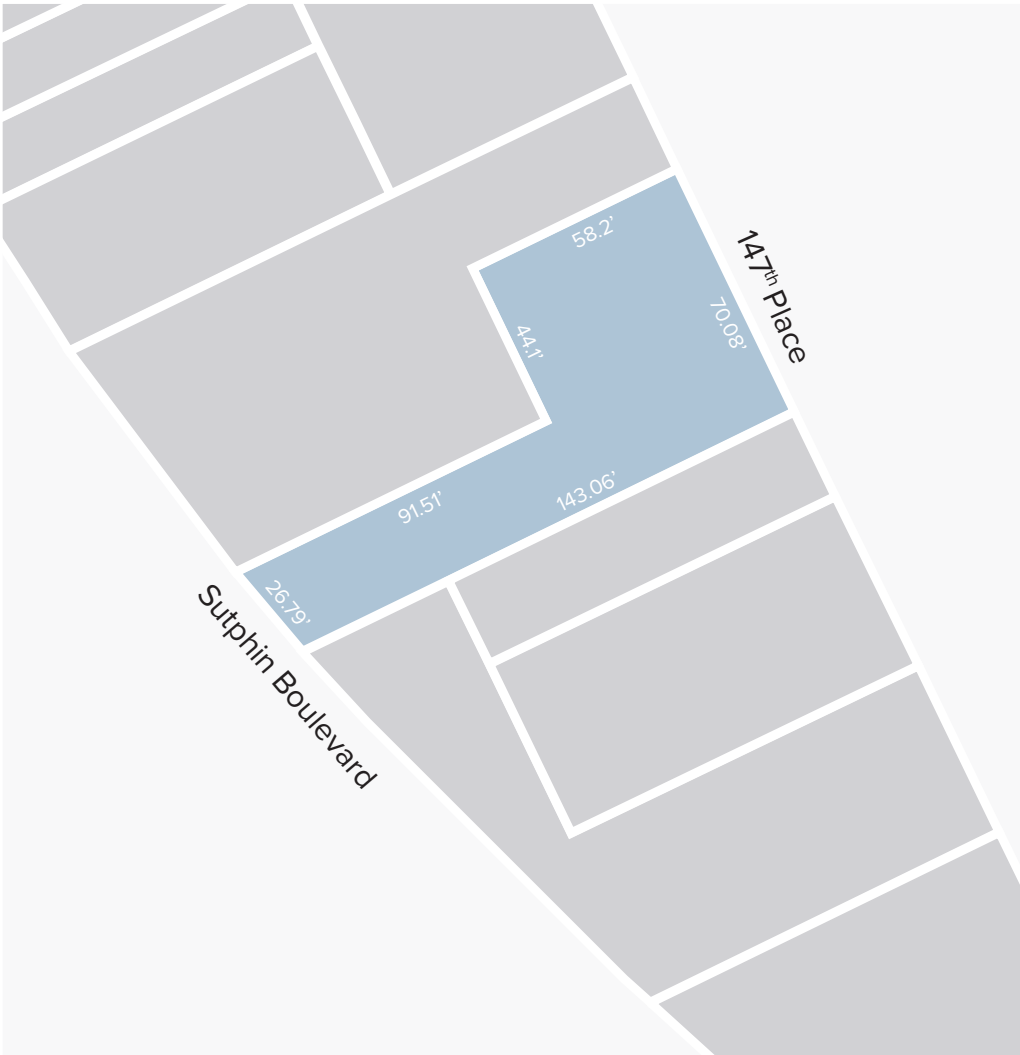
**97-15 Sutphin Boulevard, Jamaica, NY 11435**

**Block-Through Development Site in Prime Jamaica Location**



# 97-15 Sutphin Boulevard, Jamaica, NY 11435

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



## 70.08' X 143.06'

LOT DIMENSIONS

## 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

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



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



## Property Information

Block / Lot	10031 / 12
Lot Dimensions	70.08' 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 (26/27)	\$350,460
Real Estate Taxes (26/27)	\$38,018

\*All square footage/buildable area calculations are approximate

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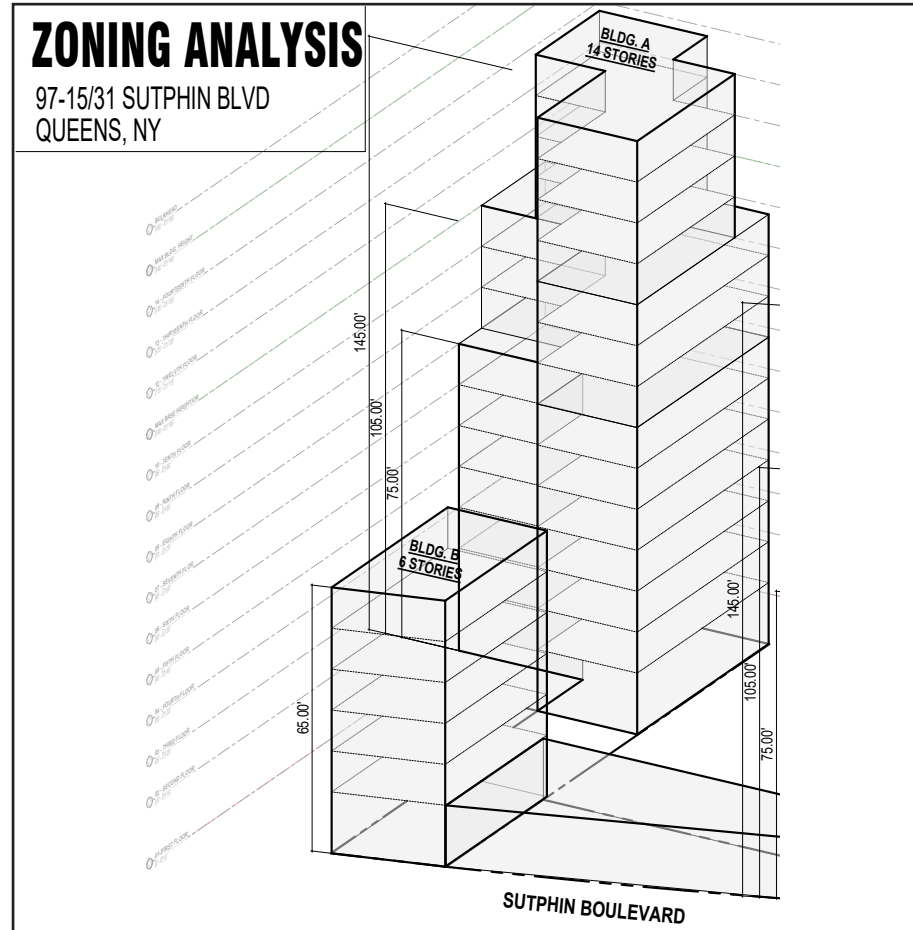
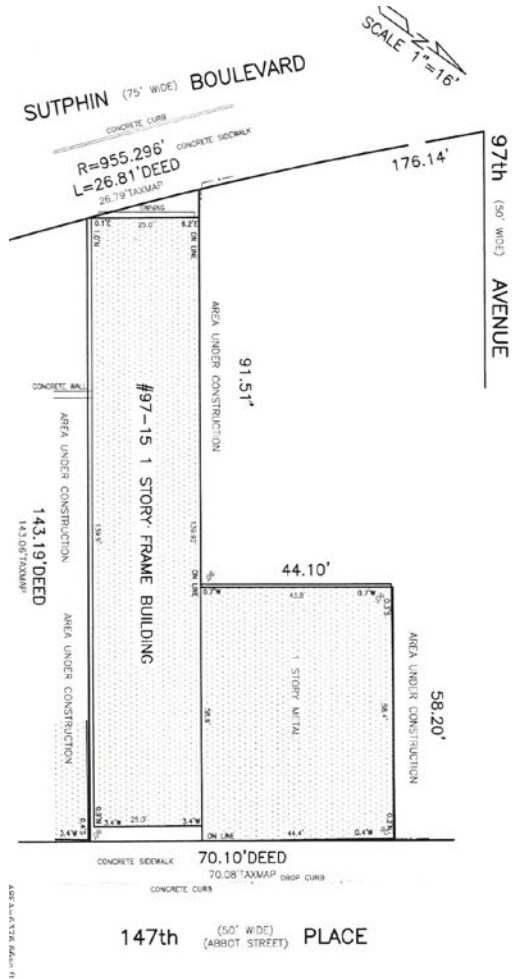
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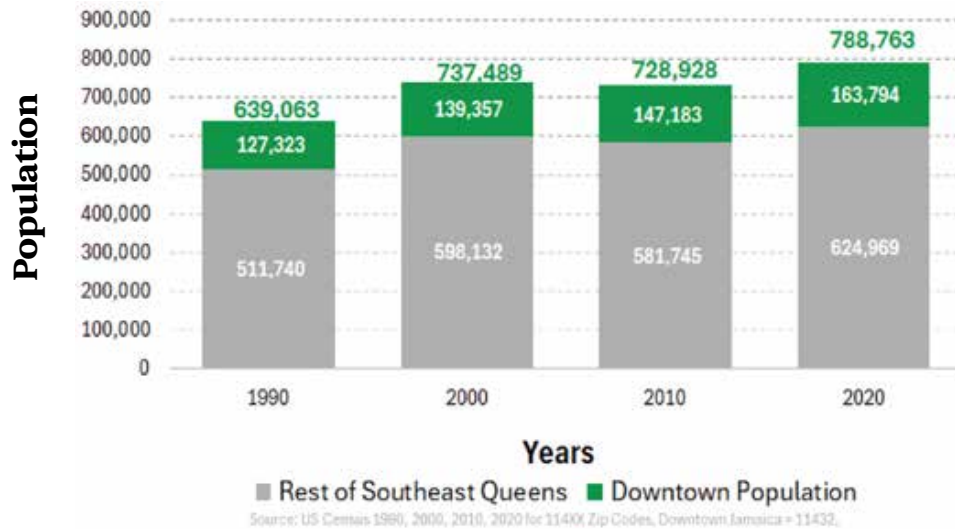
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Downtown Jamaica and Southeast Queens Population Chart



Downtown Jamaica Workforce Breakdown		
Hospital, Social Assistance, and Education Services	21,864	29.4%
Retail Trade	8,363	11.3%
Transportation and warehousing, and utilities	7,611	10.2%
Accommodation and Food Service	6,765	9.1%
Public Administration	4,099	5.5%
All Other Industries	25,603	34.5%

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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

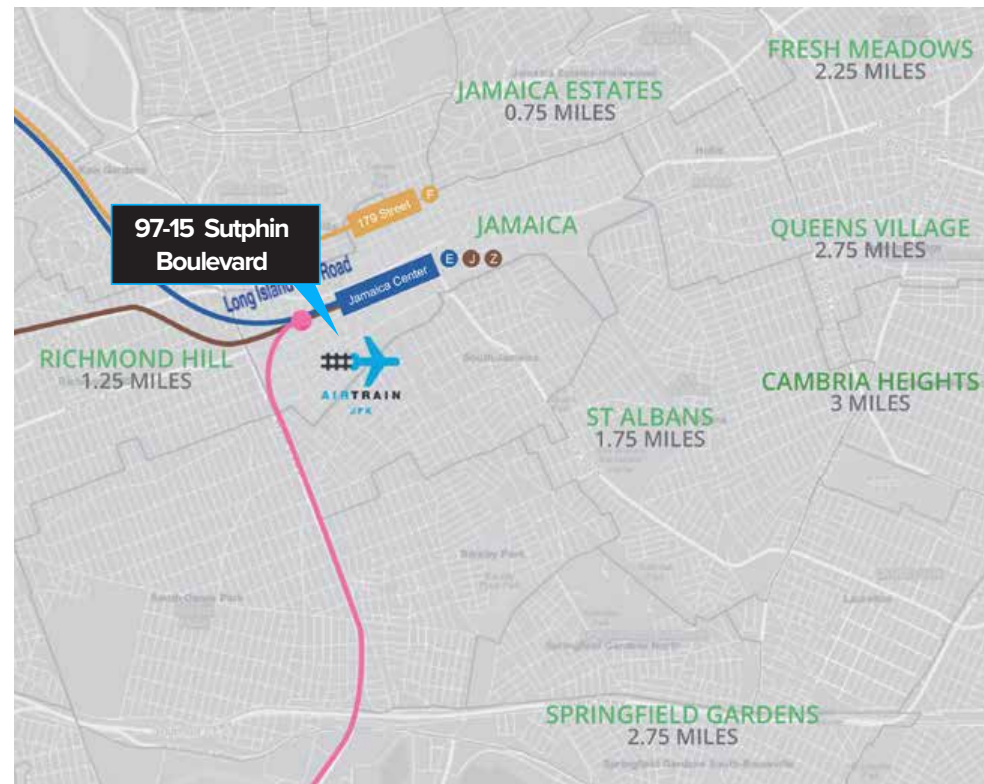
Source: 2022ACS Neighborhood Tabulation Areas

## 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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# 97-15 Sutphin Boulevard, Jamaica, NY 11435



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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

**26,113<sup>1</sup>**

Average Jamaica Air Train daily ridership  
to JFK Airport

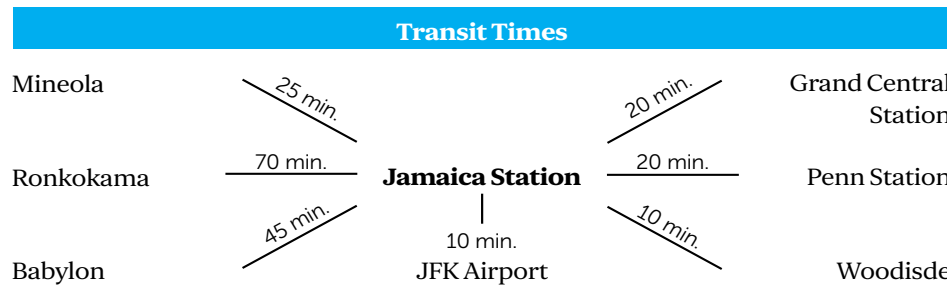
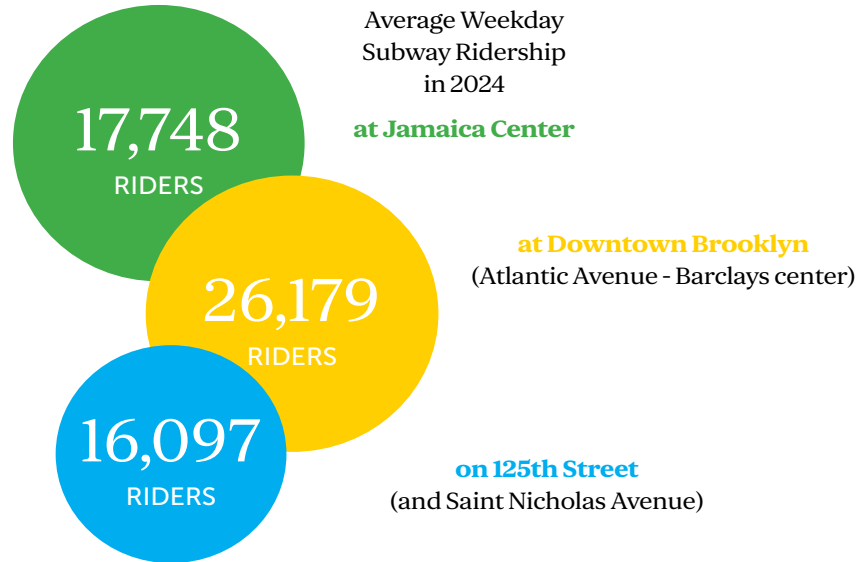
**55,309,915<sup>2</sup>**

Total LIRR Ridership at and through  
Jamaica Station in One Year

**203,324<sup>3</sup>**

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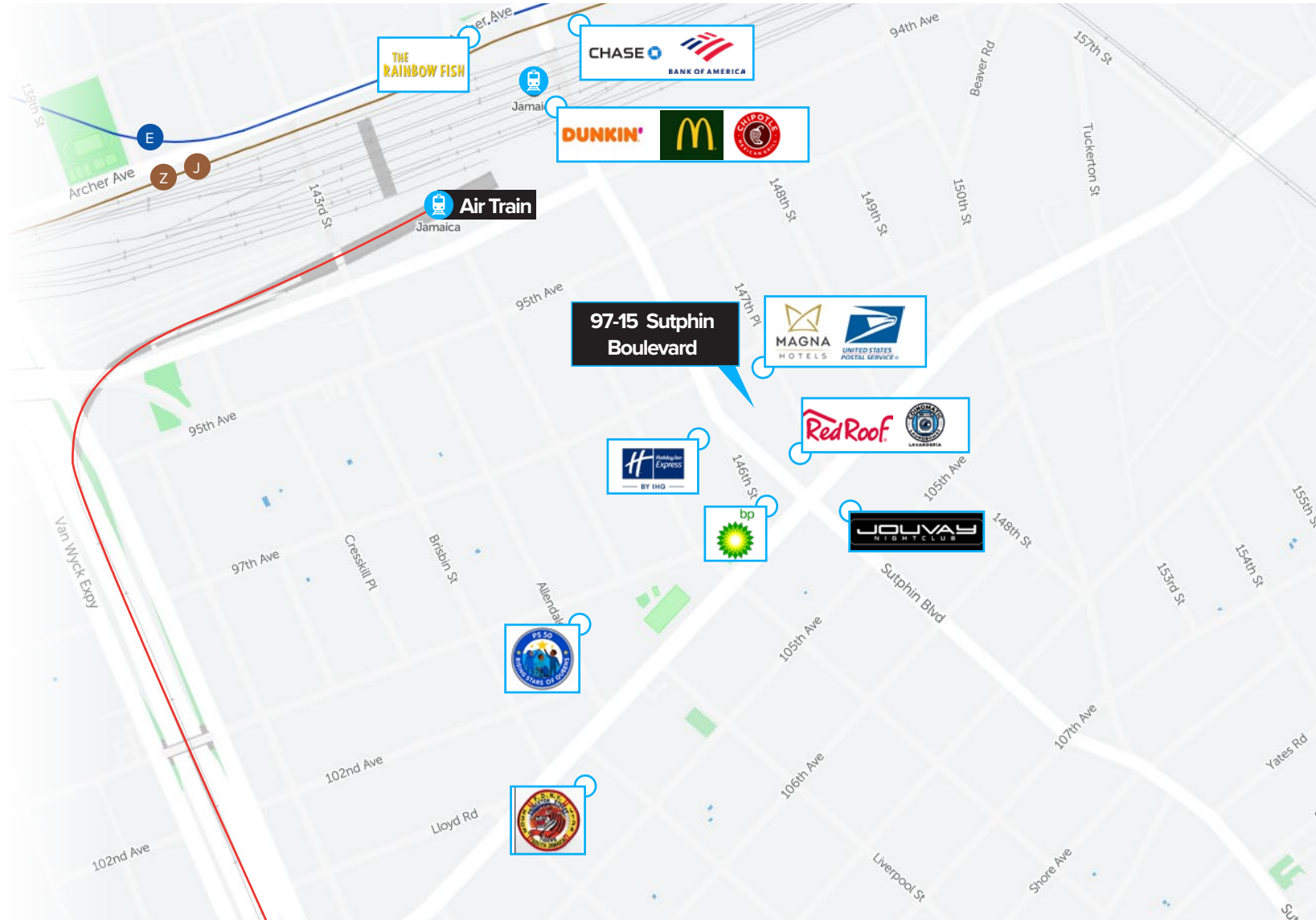
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Located in the Jamaica neighborhood of Queens, 97-15 Sutphin Boulevard is situated just a few blocks south of the major transit hub at the Jamaica-Sutphin Boulevard station



## Transportation Score



100  
Public Transportation



92  
Walker's Paradise

[Visit Walk Score Website](#) →

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