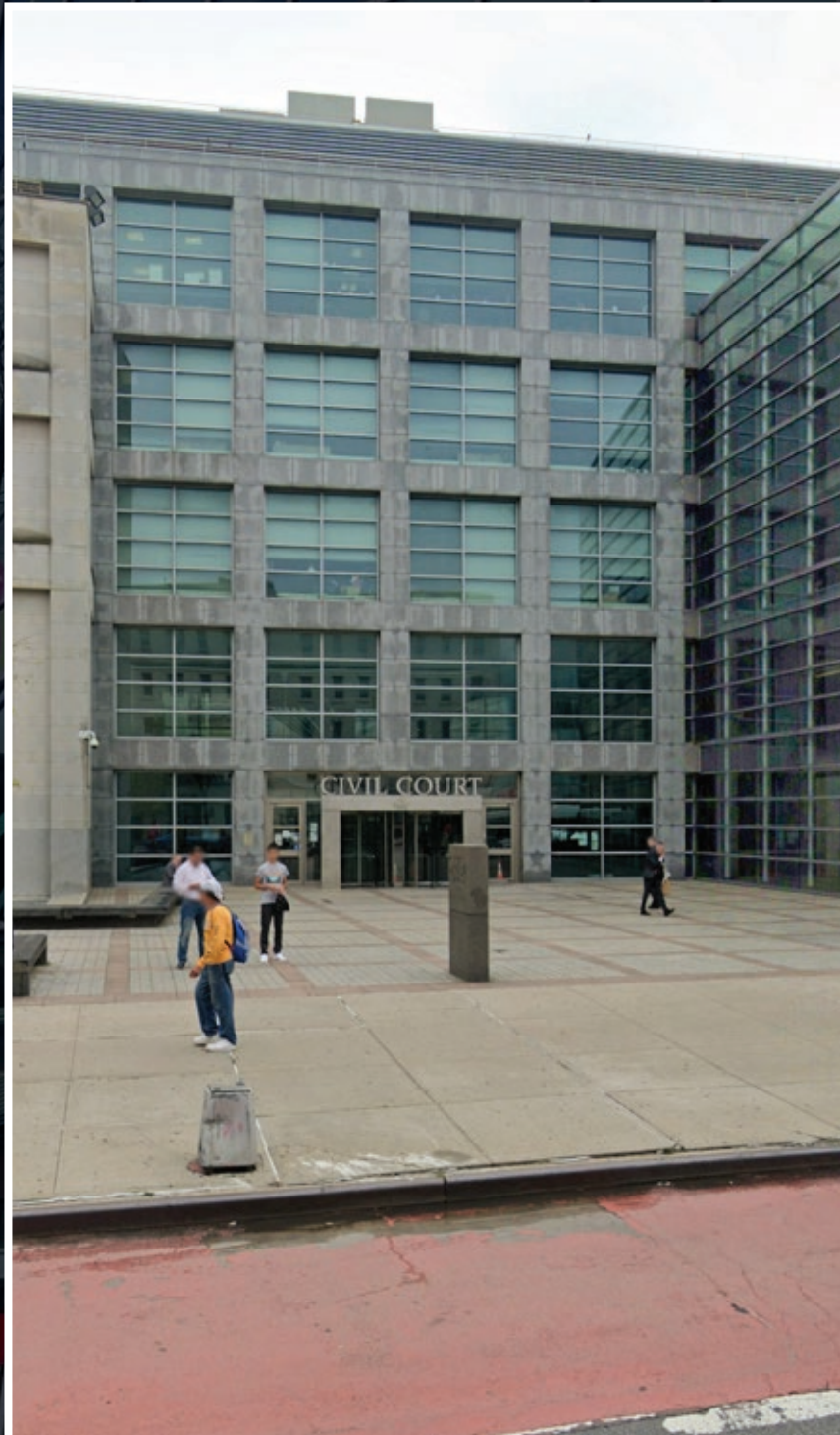


PARKING GARAGE OPPORTUNITY | 89-36 SUTPHIN BLVD

Please Submit RFP Proposal



COURT HOUSE ACROSS THE STREET



CONFIDENTIAL MATERIAL

PARKING GARAGE OPPORTUNITY FOR LEASE

JAMAICA, NY

89-36 SUTPHIN BLVD

PARKING SPOTS

118 Parking Spots

ASKING RENT

RFP - Submit Proposals

CO-TENANTS

Ideal Food Basket Supermarket, Rainbow Shops, Claudio & Associates Attorneys

NEIGHBORS

Jackie's Kids, FABCO Shoes, T-Mobile, Walgreens, Court House, Starbucks, Flushing Bank, Capitol One Bank, Bank of America Financial Center, Jamaica Academy

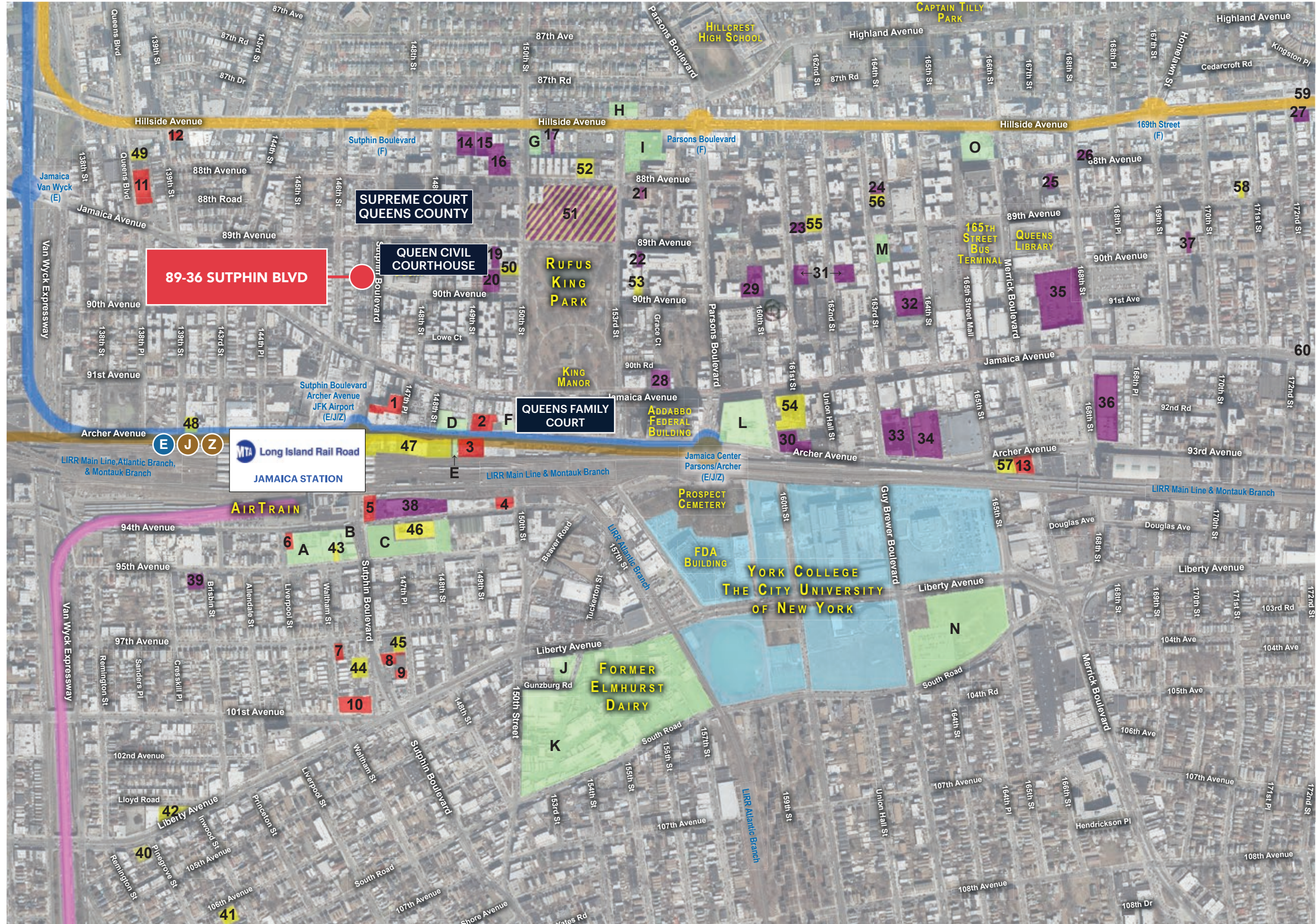
COMMENTS

- Parking Garage is at the base of approx. 52,761 SF retail & office building; tenancy includes Ideal Food Basket Supermarket, Rainbow Shops & Claudio & Associates Attorneys amongst others
- 14,325 VPD on Sutphin Blvd
- 12,642 vpd on Jamaica Ave
- Parking garage is directly across the street from the Queens Supreme Court (approx. 400,000 SF) and the Queens Civil Courthouse (approx. 320,535 SF)
- Over 30,000 daytime employees within walking distance
- Premise is well located surrounded by many
- Co-brokers welcome

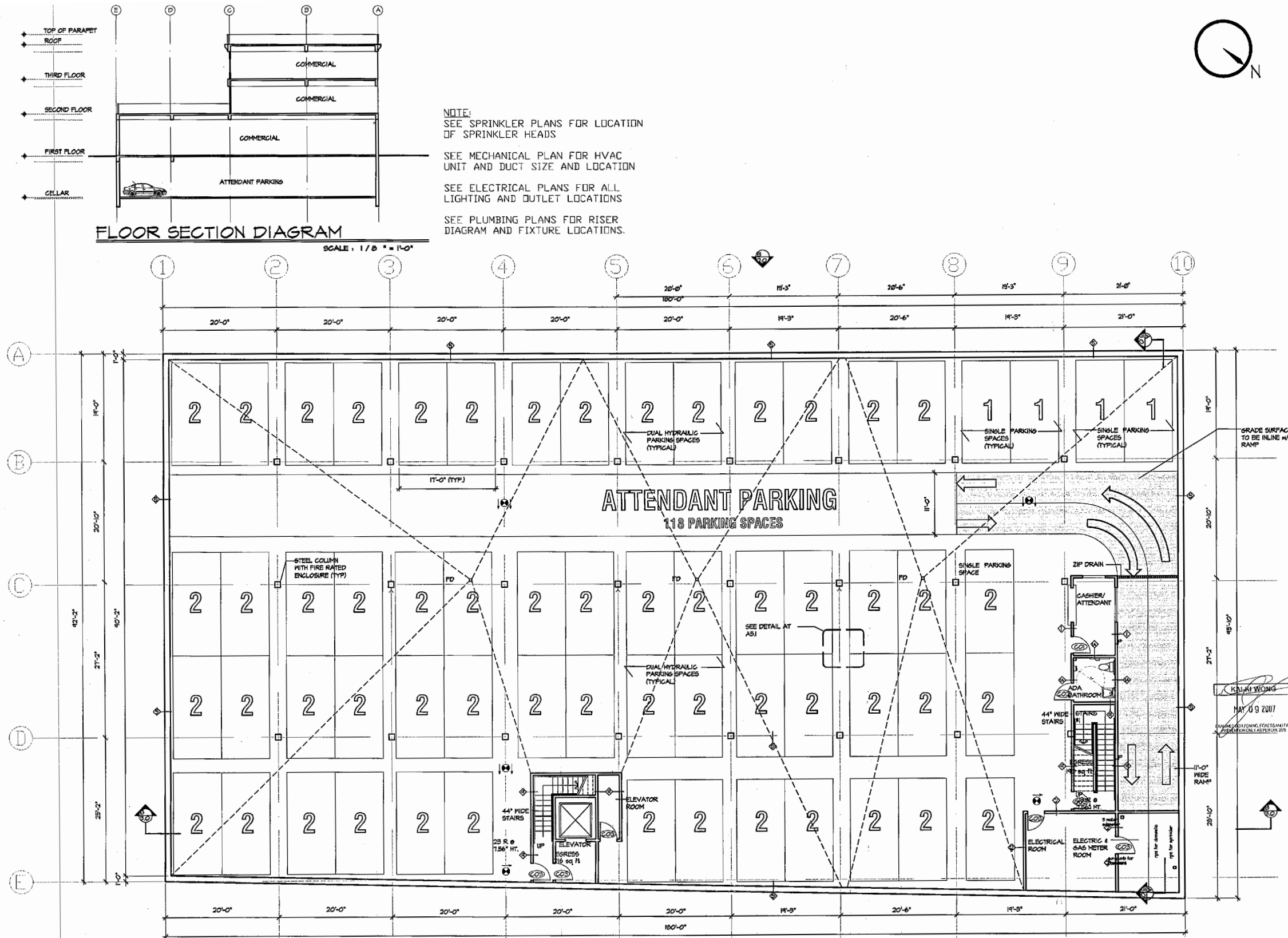
RIPCO
REAL ESTATE



DOWNTOWN JAMAICA DEVELOPMENTS



SITE PLAN



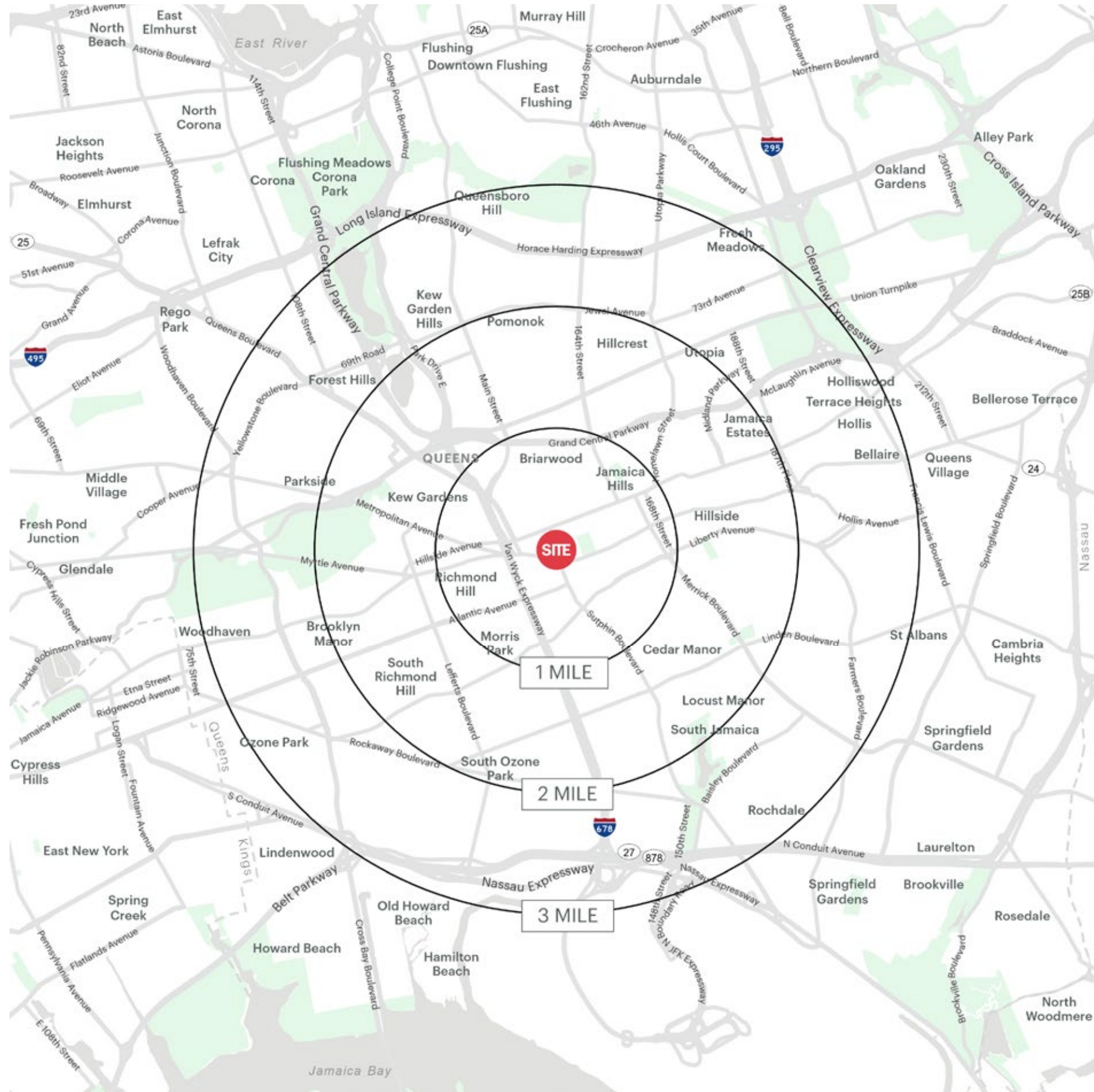
NOTES:
 1. PARKING LOT TO BE PROVIDED WITH ATTENDANTS DURING HOURS OF OPERATION.
 2. PARKING IS ACCESSORY TO COMMERCIAL USES.
 3. SHORT TERM PARKING ONLY, NO OVERNIGHT OR LONG TERM PARKING.
 4. ALL SPACES INDICATED WITH #2 WILL BE PROVIDED w/ELECTRIC CAR LIFT

CALCULATIONS
 REQUIRED PARKING AS PER ZONING 116 SPACES
 2 = CAR LIFT 2 SPACES 1 = SINGLE SPACE
 TOTAL: 57 LIFTS TOTAL: 4 SPACES
 57x2 = 114 SPACES
 114 + 4 = 118 SPACES
 PARKING LOT AREA = 15,785.68 SF / 200 = 79
 79 > 61 THEREFORE OK

CELLAR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
112,153

HOUSEHOLDS
36,002

AVERAGE HOUSEHOLD INCOME
\$92,331

MEDIAN HOUSEHOLD INCOME
\$68,426

COLLEGE GRADUATES (BACHELOR'S +)
22,992 - 30.0%

TOTAL BUSINESSES
2,913

TOTAL EMPLOYEES
45,139

DAYTIME POPULATION (W/ 16 YR +)
112,007

2 MILE RADIUS

POPULATION
389,543

HOUSEHOLDS
126,769

AVERAGE HOUSEHOLD INCOME
\$106,822

MEDIAN HOUSEHOLD INCOME
\$78,035

COLLEGE GRADUATES (BACHELOR'S +)
89,855 - 34.0%

TOTAL BUSINESSES
8,395

TOTAL EMPLOYEES
108,643

DAYTIME POPULATION (W/ 16 YR +)
338,257

3 MILE RADIUS

POPULATION
726,708

HOUSEHOLDS
243,517

AVERAGE HOUSEHOLD INCOME
\$111,826

MEDIAN HOUSEHOLD INCOME
\$82,166

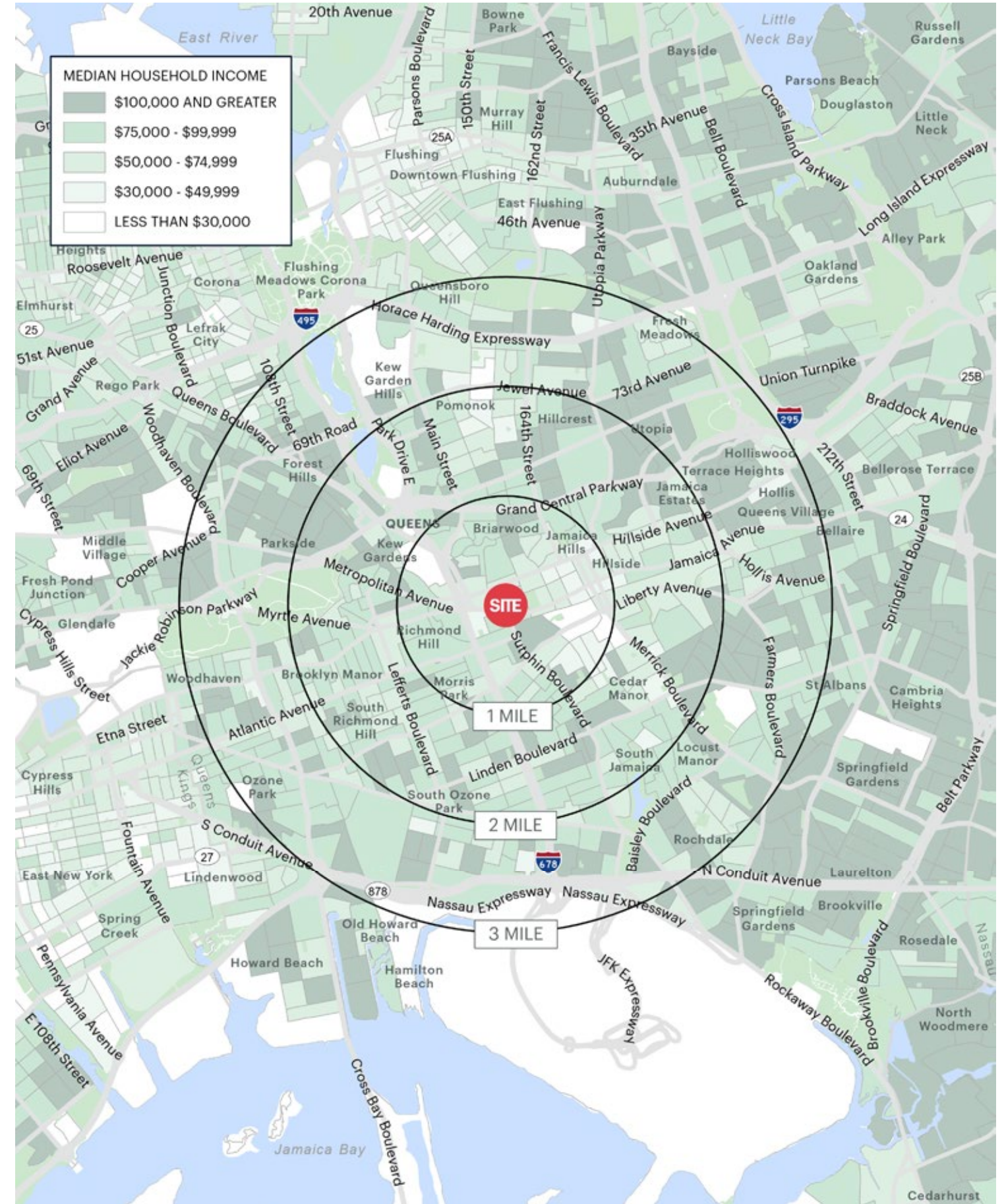
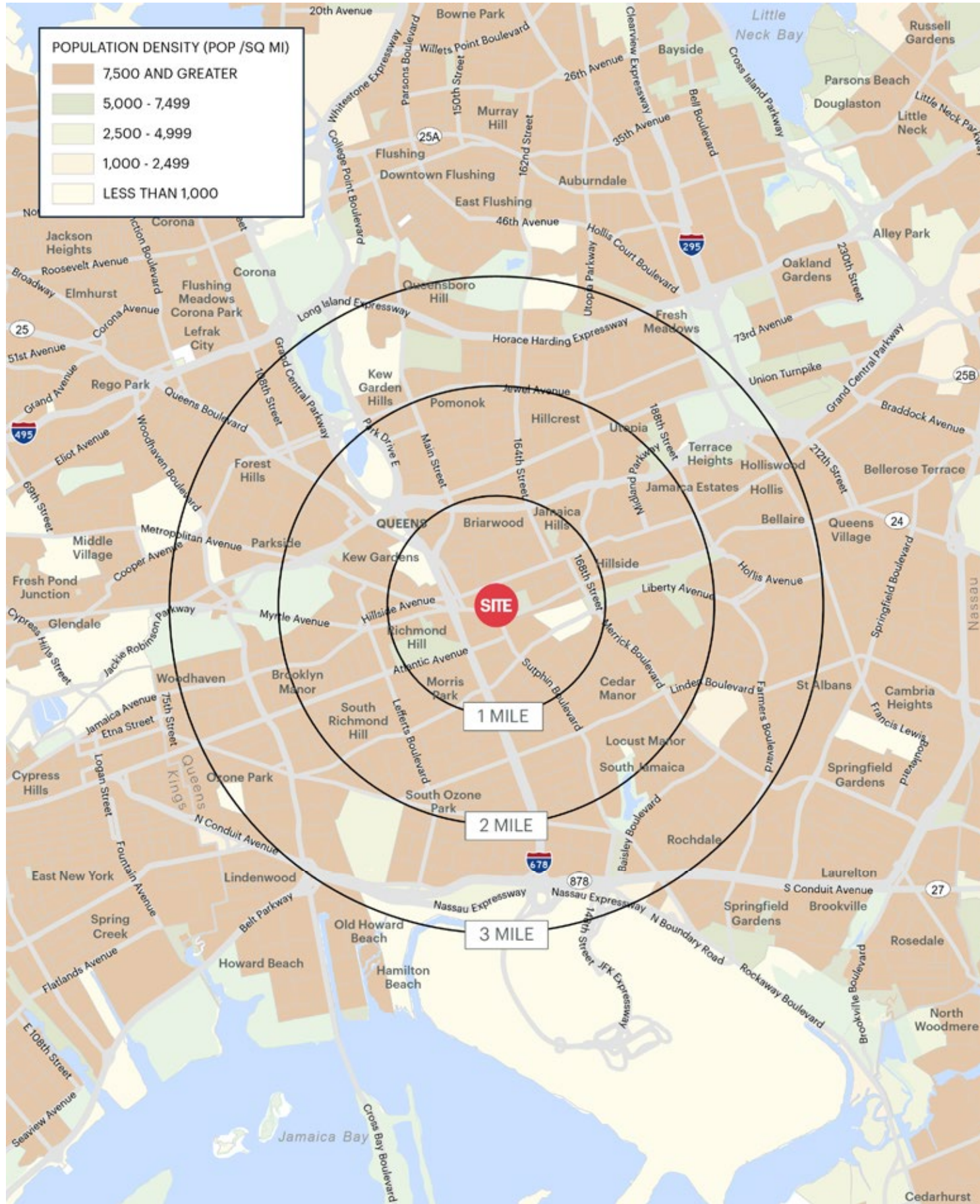
COLLEGE GRADUATES (BACHELOR'S +)
180,041 - 35.0%

TOTAL BUSINESSES
15,155

TOTAL EMPLOYEES
193,791

DAYTIME POPULATION (W/ 16 YR +)
617,192

AREA DEMOGRAPHICS



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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.