

FOR LEASE / RETAIL

195-44 Jamaica Ave

HOLLIS, NY 11423

PRICING ON REQUEST

THE OPPORTUNITY

195-44 Jamaica Ave

RETAIL

- 01** Two ground floor storefronts on Jamaica Avenue in Hollis, approximately 745 RSF and 996 RSF, leased separately or together for 1,741 RSF
- 02** 195-44 Jamaica Ave: 745 RSF, plus a 343 SF basement
- 03** Hollis LIRR station (Hempstead branch) 0.23 mi away, about a 7 minute walk
- 04** 21,977 vehicles a day on Jamaica Avenue (NYSDOT, 2019 count)
- 05** 64,633 people within one mile, with 27 apartments in the building above



LEASING OVERVIEW

195-40 Jamaica Ave

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
195-40 Jamaica Ave	Ground	Approximately 996 RSF	On request, modified gross	Immediate	Vanilla box delivery available.

LEASE TERMS

Escalations	3% per annum
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

PREMISES OVERVIEW

195-40 Jamaica Ave

CONDITION STATUS

Vacant. Former deli space with a drop ceiling, working radiators and one small room.

GAS

Gas boiler with a direct hookup; line size not confirmed.

VENTING AND EXHAUST

No venting. No kitchen exhaust to the roof.

ELECTRICAL SERVICE

Separately metered.

HVAC

No cooling; AC sleeve at the front. Gas boiler with working radiators on direct gas service.

CEILING HEIGHT

8'5" with drop ceiling.

SPRINKLERS

Not sprinklered

PARKING

No parking

FRONTAGE

on Jamaica Avenue

CORNER

Inside

LEASING OVERVIEW

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PREMISES OVERVIEW

195-44 Jamaica Ave

CURRENT LAYOUT

Storefront with 2 small rooms, each 4 ft 3 in by 5 ft 8 in, over the basement.

GAS

Gas boiler with a direct hookup; line size not confirmed.

VENTING AND EXHAUST

No venting. No kitchen exhaust to the roof.

ELECTRICAL SERVICE

Separately metered electric.

HVAC

No cooling; AC sleeve at the front. Gas boiler with working radiators on direct gas service.

CEILING HEIGHT

Storefront: 9'4". 11'4" without drop ceiling. Basement: 7'9".

SPRINKLERS

Not sprinklered

PARKING

No parking

FRONTAGE

on Jamaica Avenue

CORNER

Inside

THE SETTING

The building

ADDRESS

195-44 Jamaica Ave, Hollis, NY 11423

BLOCK

10824

LOT

11

BUILDING CLASS

Walk-Up Apt. Over Six Families With Stores (C7)

GROSS BUILDING AREA

32,300 SF

YEAR BUILT

1931

ZONING

R5 with a C2-2 overlay

LOT FRONTAGE

129.33 ft on the street, 69.25 ft deep



PHOTOGRAPHS

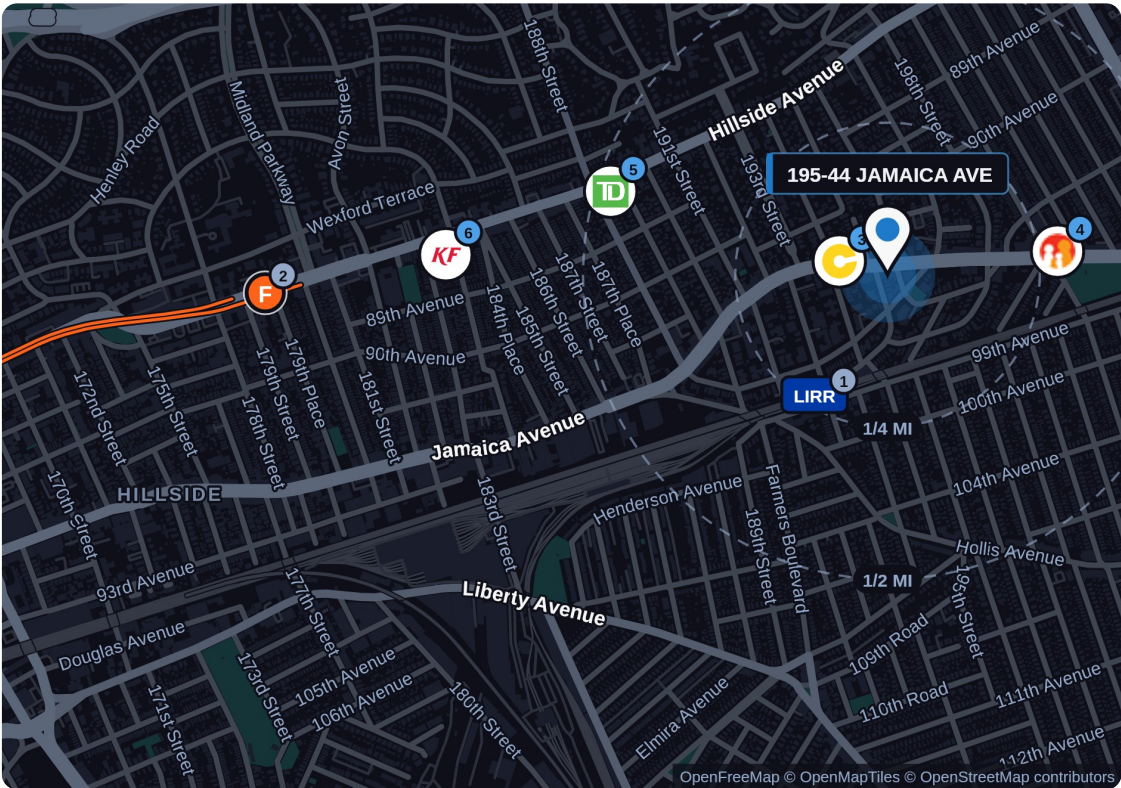
The building



HOLLIS

The block

STRAIGHT-LINE DISTANCES



195-44 Jamaica Ave

TRANSIT

- 1 LIRR Hollis LIRR, Hempstead 7 min walk
- 2 Jamaica-179 St Subway 28 min walk
F accessible, 12,822 riders a weekday

NEARBY BUSINESSES

- 3 C-Town Supermarkets Supermarket 0.08 mi
- 4 Family Dollar Retail 0.3 mi
- 5 TD Bank Bank 0.5 mi
- 6 Key Food Supermarket 0.7 mi

Straight-line distances. Information from sources deemed reliable.

64,633

PEOPLE WITHIN 1 MILE

20,864

HOUSEHOLDS WITHIN 1 MILE

572,371

PEOPLE WITHIN 3 MILES

\$88,981

MEDIAN HOUSEHOLD INCOME, 1 MILE

HOLLIS

Around the block

NEIGHBORS

United States Postal Service, 197-40 Jamaica Ave. Burger King, 195-10 Jamaica Ave. CTown Supermarkets, 195-09 Jamaica Ave. Family Dollar, 199-09 Jamaica Ave. Popeyes Louisiana Kitchen, 205-20 Jamaica Ave. Subway

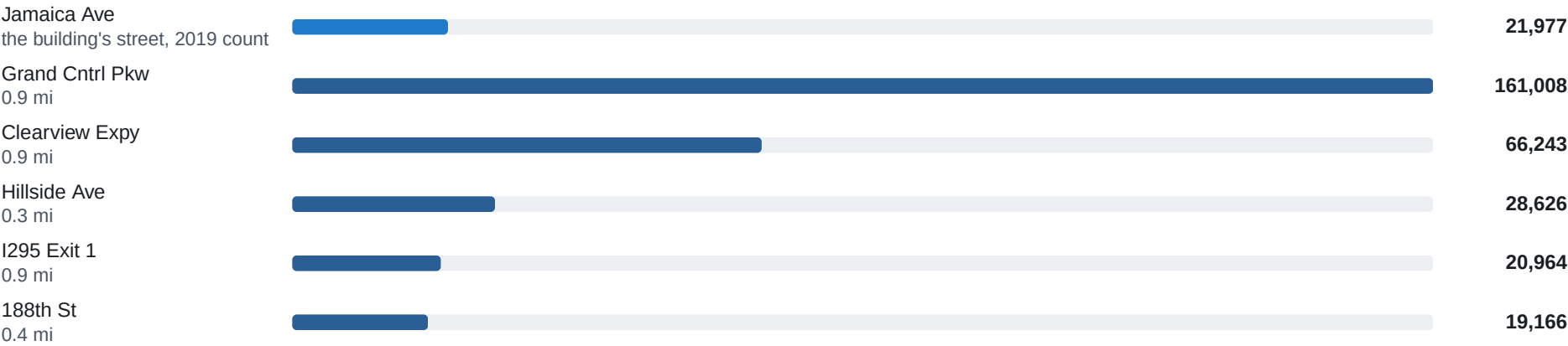
SHOPPING CENTERS

202-15 Hillside Avenue, shopping center, 63,650 SF, 0.6 mi; 220-05 Braddock Avenue, shopping center, 36,215 SF, 1.6 mi

BANK BRANCHES, 1/2-MILE RADIUS

1 bank branch within half a mile

TRAFFIC, VEHICLES A DAY



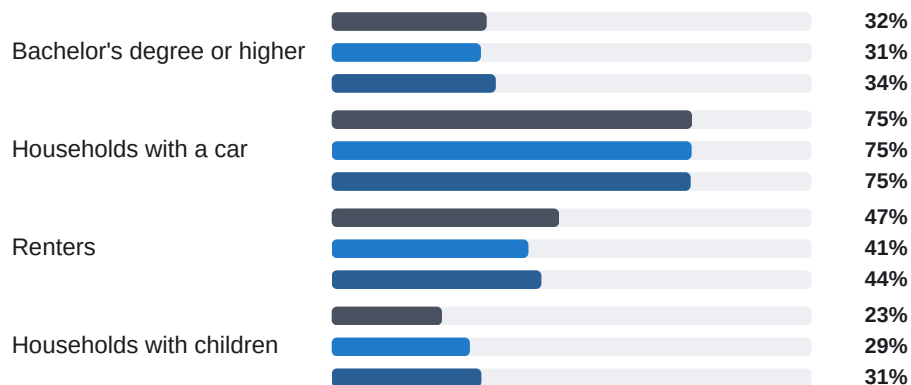
HOLLIS

The people

	HALF MILE	1 MILE	3 MILES
Population	21,310	64,633	572,371
Households	7,310	20,864	191,741
Workers by day	1,968	6,629	
Median household income	\$77,694	\$88,981	\$91,396
Median age	43	43	42

WHO LIVES HERE

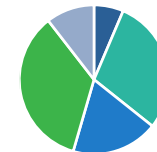
Half mile
 1 mile
 3 miles



Census tracts counted whole where their center falls inside each ring.

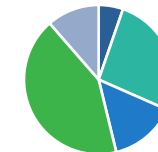
RESIDENTS BY GROUP

Half mile



White 6.4%
 Asian 29%
 Hispanic or Latino 19%
 Black 35%
 Other 11%

1 mile



White 6.4%
 Asian 29%
 Hispanic or Latino 19%
 Black 35%
 Other 11%

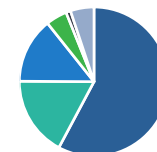
3 miles



White 5.3%
 Asian 26%
 Hispanic or Latino 15%
 Black 42%
 Other 11%

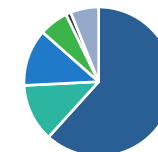
LANGUAGE AT HOME

Half mile



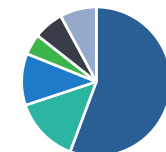
English only 58%
 Spanish 17%
 Other Indo-European 14%
 French or Haitian 4.6%
 Chinese 1.0%
 Other 5.1%

1 mile



English only 62%
 Spanish 13%
 Other Indo-European 12%
 French or Haitian 6.3%
 Chinese 1.1%
 Other 6.1%

3 miles

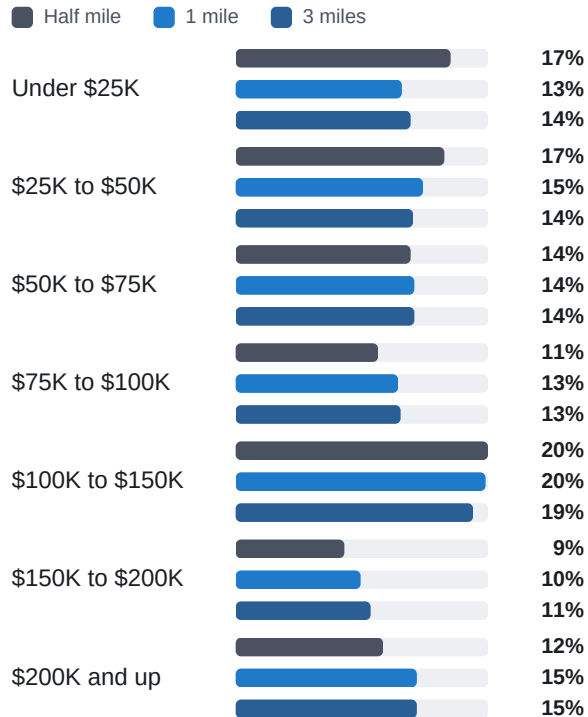


English only 56%
 Spanish 14%
 Other Indo-European 11%
 French or Haitian 4.5%
 Chinese 6.5%
 Other 7.9%

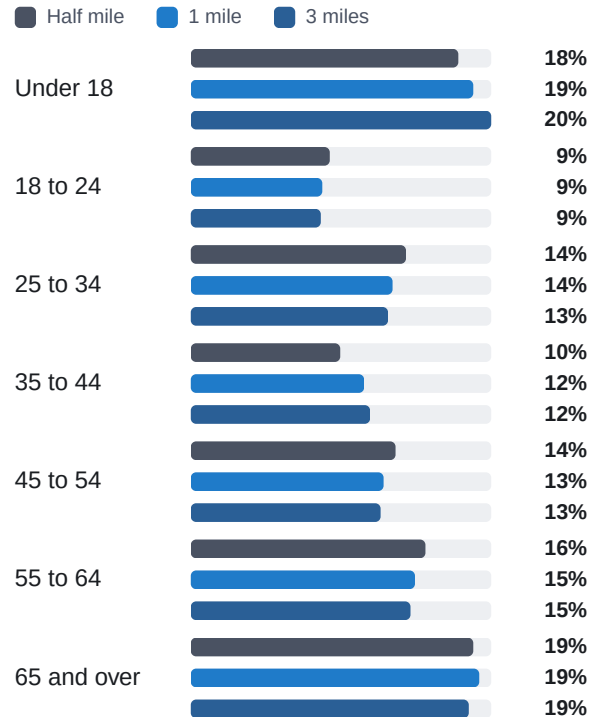
HOLLIS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

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Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG

CEO



PRICING ON REQUEST

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DISCLAIMER

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