COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE

FOR LEASE / RETAIL

216-05 Jamaica Ave

QUEENS VILLAGE, NY 11428

PRICING ON REQUEST



THE OPPORTUNITY

Ground Floor Retail

1,560 RSF · RETAIL

01 A 4 min walk to the Queens Village LIRR station on the Hempstead branch.

02 National co-tenancy nearby: Capital One, Citibank, Chase, TD Bank, Dollar Tree and Popeyes.

03 Second generation retail with 15 ft 11 in of frontage on Jamaica Ave.



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Ground Floor Retail	Ground	1,560 RSF	**On request, modified gross**	February 1, 2027	As is

ADDITIONAL RENT

RE taxes	Tenant pays real estate taxes above a base year. Triple net can be accommodated.

LEASE TERMS

Escalations	3% per annum.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.
Prohibited uses	No bar or nightclub use.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT LAYOUT
Store of about 20 ft by 78 ft with interior partitions and two bathrooms, one at the rear. Rear door to a yard about 22 ft deep. Basement of about 1,100 SF available for storage, with a half bathroom.

CURRENT CONDITION
Second generation retail.

DELIVERY
As is.

GAS
No gas service to the store. Heat is oil.

VENTING AND EXHAUST
No hood. Duct openings at the rear with exhaust fans. Suitability for cooking exhaust is not confirmed.

ELECTRICAL SERVICE
The store has its own electrical panel, upgraded some years ago. The apartments upstairs have their own panels.

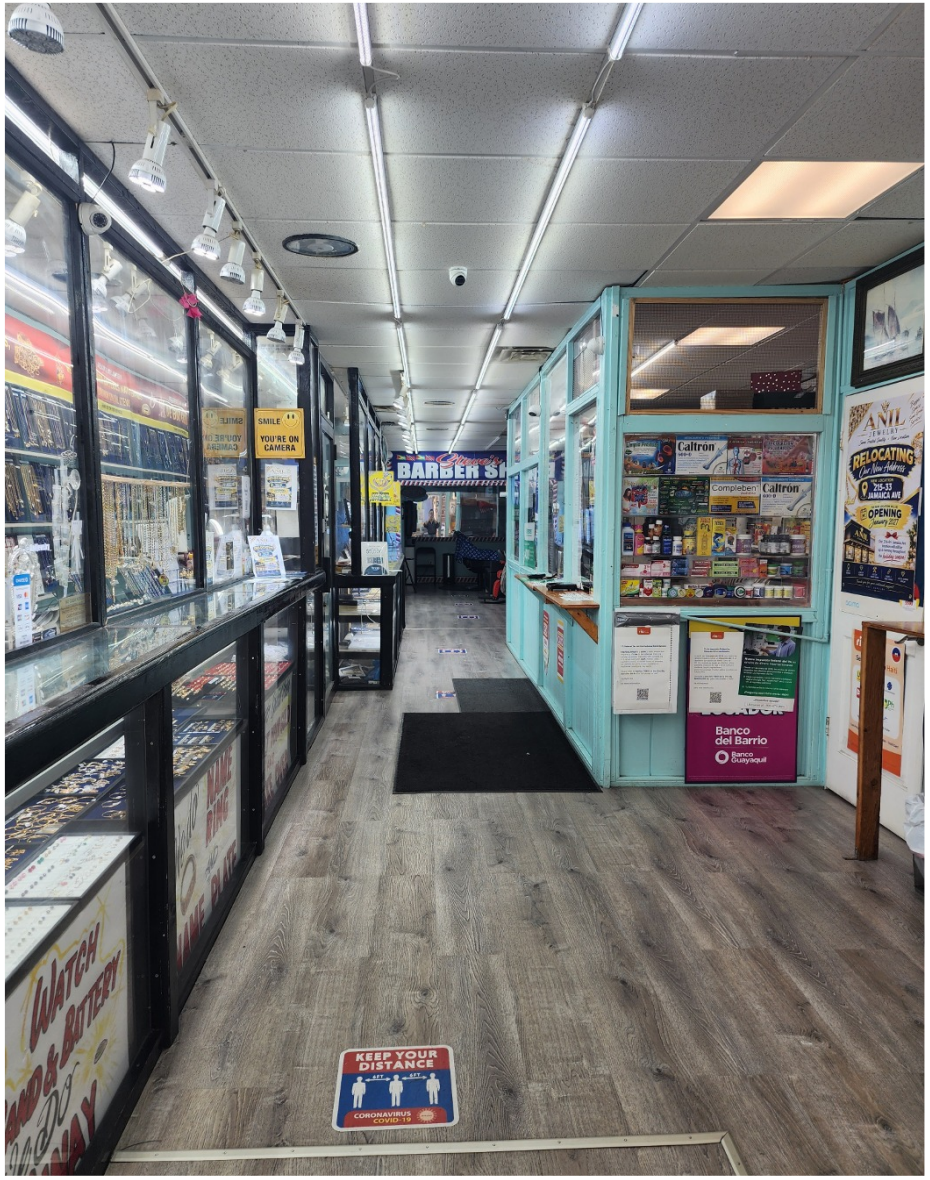
HVAC
Heat from the store's own oil boiler with a water coil in the basement, about 8 years old. Cooling by split units, with the condenser in the rear yard, and a window unit.

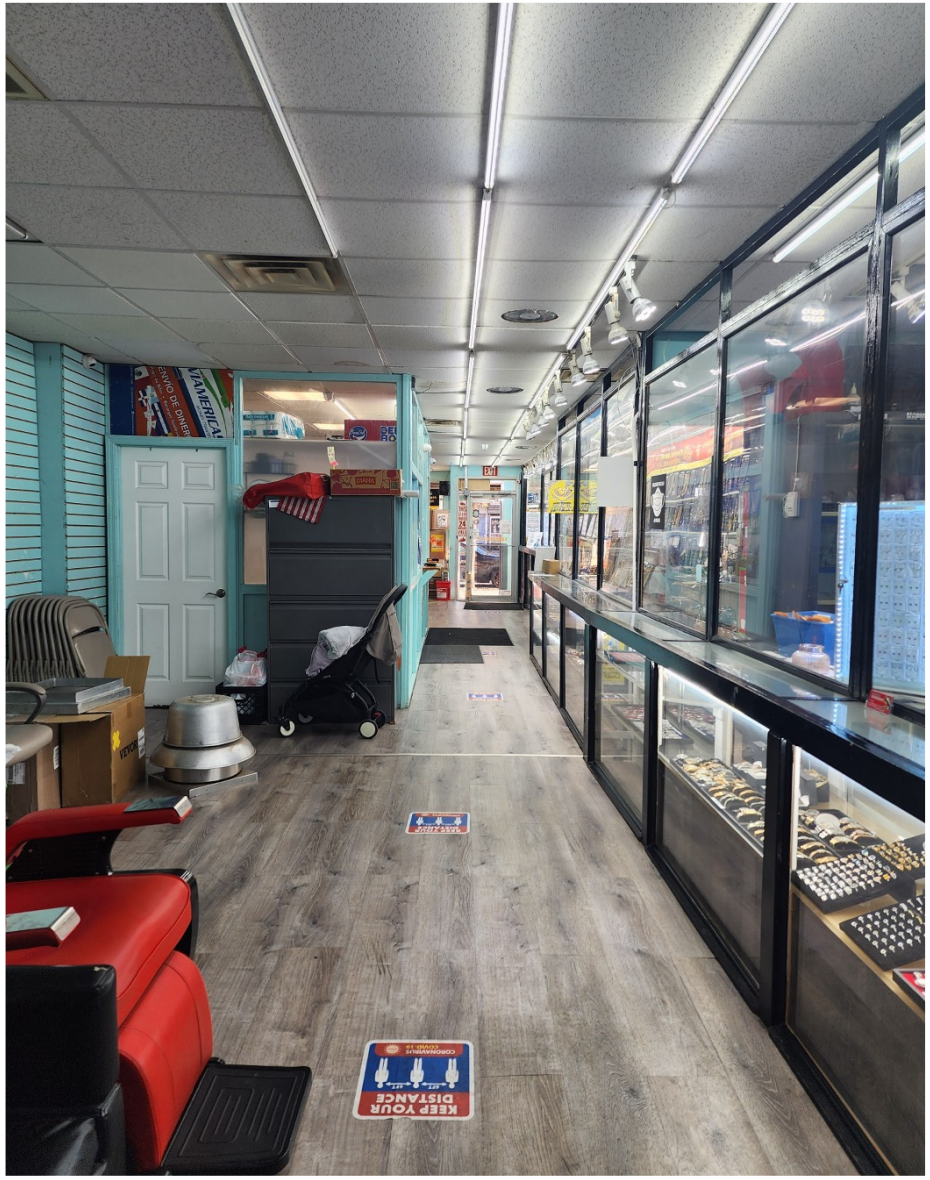
CEILING HEIGHT
Ground floor: 9'1" to the drop ceiling and 11' to the original tin ceiling above it. Basement: 6'10" to the beam and about 7'2" to the deck.

FRONTAGE
15 ft 11 in on Jamaica Ave.

PHOTOGRAPHS

The space






LASERTECH USA






SECTION

THE SETTING

The building

ADDRESS
216-05 Jamaica Ave, Queens Village, NY 11428

BLOCK
10609

LOT
62

BUILDING CLASS
Predominant Retail With Other Uses (K4)

GROSS BUILDING AREA
2,840 SF

YEAR BUILT
1931

ZONING
C4-2

LOT FRONTAGE
20 ft on the street, 100 ft deep



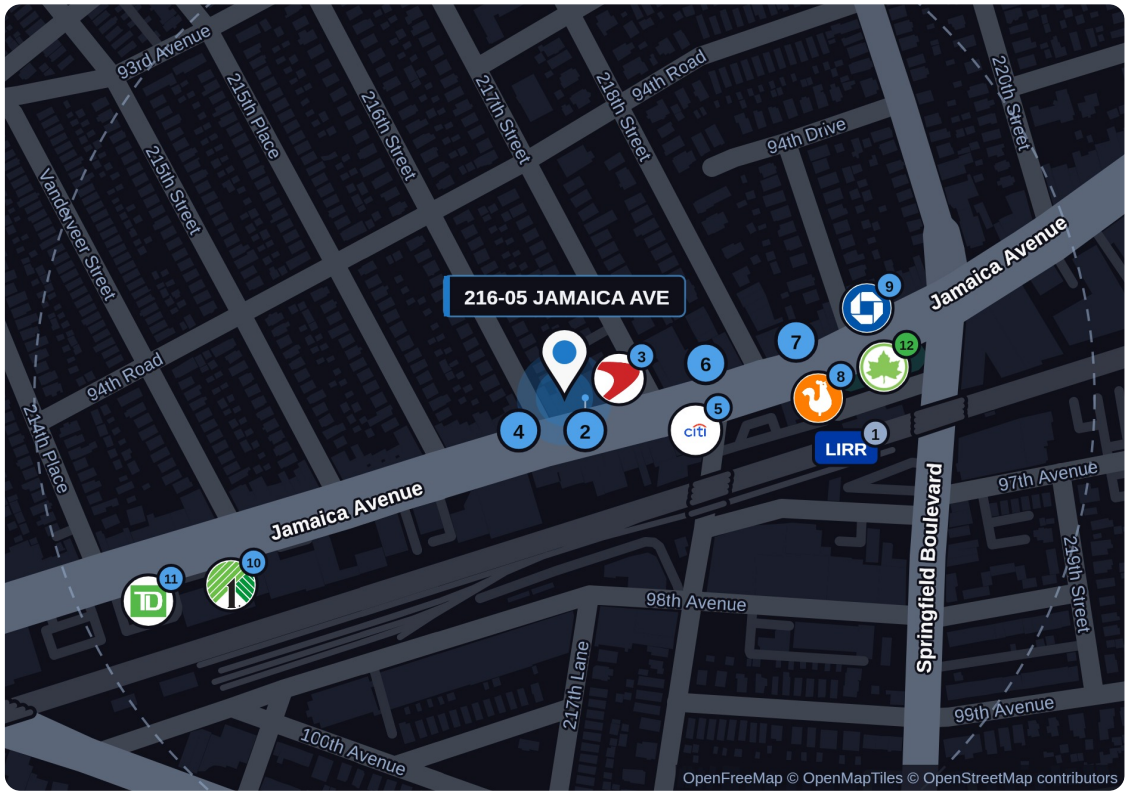
PHOTOGRAPHS

The building



QUEENS VILLAGE, QUEENS

The block



STRAIGHT-LINE DISTANCES

216-05 Jamaica Ave

TRANSIT

1	LIRR	Queens Village LIRR, Hempstead accessible	4 min walk

NEARBY BUSINESSES

2	Annie's Fashion Scrubs	Retail	0.01 mi
3	Capital One	Bank	0.02 mi
4	Spice on a Slice	Restaurant	0.03 mi
5	Citibank	Bank	0.06 mi
6	Kreyol Buffet	Restaurant	0.07 mi
7	H&R Block	Accounting services	0.1 mi
8	Popeyes	Restaurant	0.1 mi
9	Chase	Bank	0.1 mi
10	Dollar Tree	Retail	0.2 mi
11	TD Bank	Bank	0.2 mi

LANDMARKS

12	Queens Village Veterans Plaza	Park	0.2 mi

Straight-line distances. Information from sources deemed reliable.

61,008
PEOPLE WITHIN 1 MILE

18,694
HOUSEHOLDS WITHIN 1 MILE

440,882
PEOPLE WITHIN 3 MILES

$105,433
MEDIAN HOUSEHOLD INCOME, 1 MILE

QUEENS VILLAGE, QUEENS

Around the block

NEIGHBORS

Capital One; Citibank; Chase; TD Bank; Dollar Tree; Popeyes; H&R Block; New Apple Market; Metro by T-Mobile; UPS; Kreyol Buffet; Spice on a Slice; Le Bon Pate Bakery; Annie's Fashion Scrubs

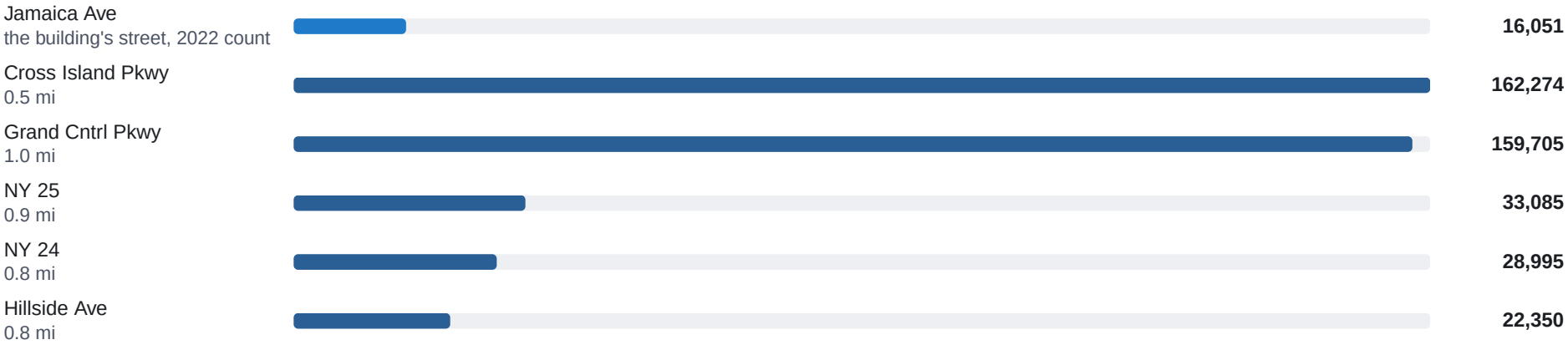
SHOPPING CENTERS

202-15 Hillside Avenue, shopping center, 63,650 SF, 1.2 mi; 220-05 Braddock Avenue, shopping center, 36,215 SF, 1.0 mi

BANK BRANCHES, 1/2-MILE RADIUS

4 bank branches within half a mile

TRAFFIC, VEHICLES A DAY

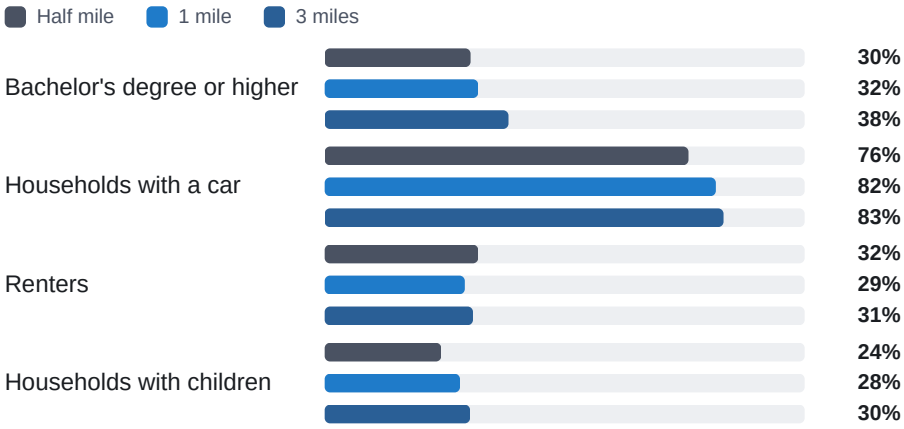


QUEENS VILLAGE, QUEENS

The people

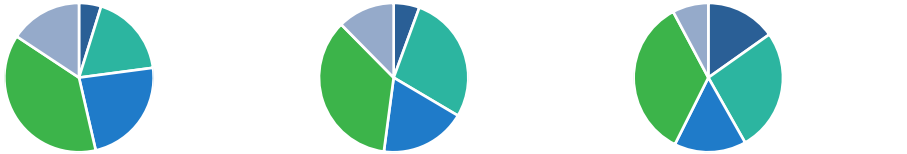
	HALF MILE	1 MILE	3 MILES
Population	18,993	61,008	440,882
Households	6,260	18,694	144,688
Workers by day	4,094	8,436	
Median household income	$94,549	$105,433	$106,849
Median age	48	45	44

WHO LIVES HERE



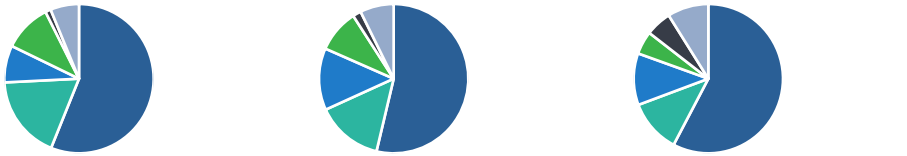
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



	Half mile	1 mile	3 miles
White	4.8%	5.6%	15%
Asian	18%	28%	27%
Hispanic or Latino	24%	19%	16%
Black	38%	36%	35%
Other	16%	12%	7.8%

LANGUAGE AT HOME

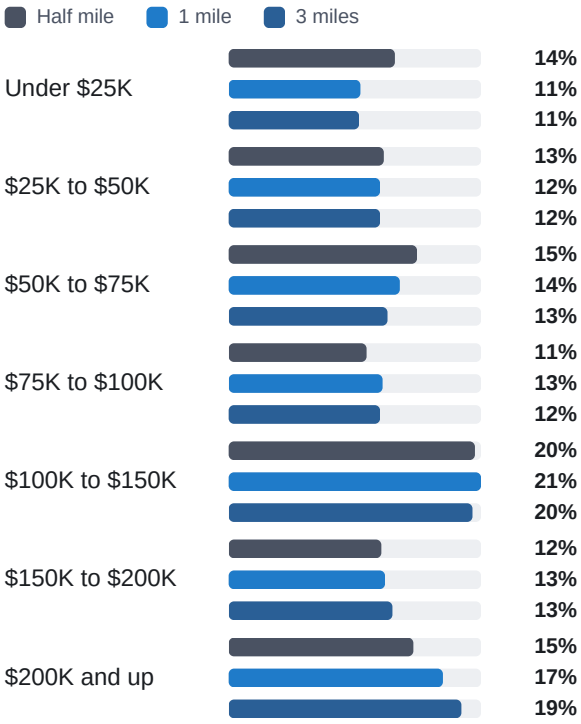


	Half mile	1 mile	3 miles
English only	56%	54%	58%
Spanish	18%	15%	12%
Other Indo-European	8.0%	13%	11%
French or Haitian	10%	9.3%	5.0%
Chinese	1.2%	1.8%	5.6%
Other	6.2%	7.3%	8.9%

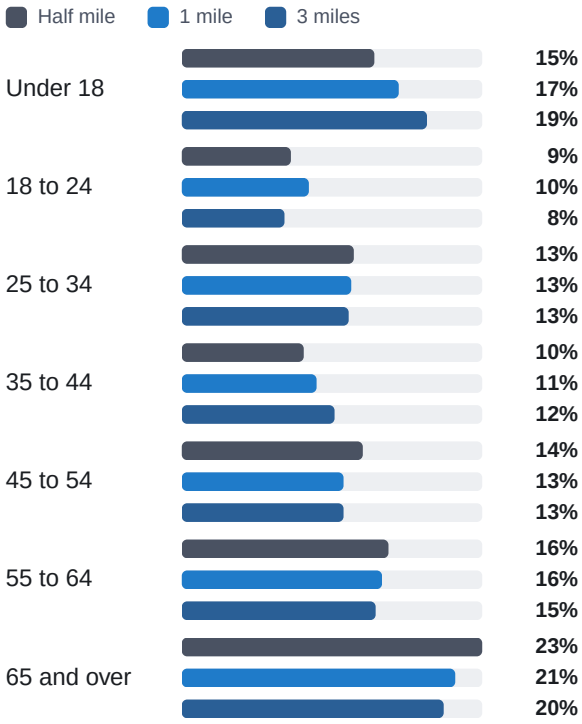
QUEENS VILLAGE, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



Health care	21%
Construction	19%
Education	13%
Hospitality	7.6%
Retail	7.0%
Other	33%

1 mile



Health care	17%
Construction	13%
Education	14%
Hospitality	7.6%
Retail	7.3%
Other	41%

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

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

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PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/216-05-jamaica-ave-ground-floor-retail-m0sq

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OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

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Something to add or correct? Tell us: Suggestions

DISCLAIMER

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