



Greater Jamaica Development Corporation

Revised March 2023



About Jamaica

AN INTRODUCTION



A transportation hub in the heart of Queens, New York and next to JFK airport



One of the city's most diverse and vibrant shopping districts

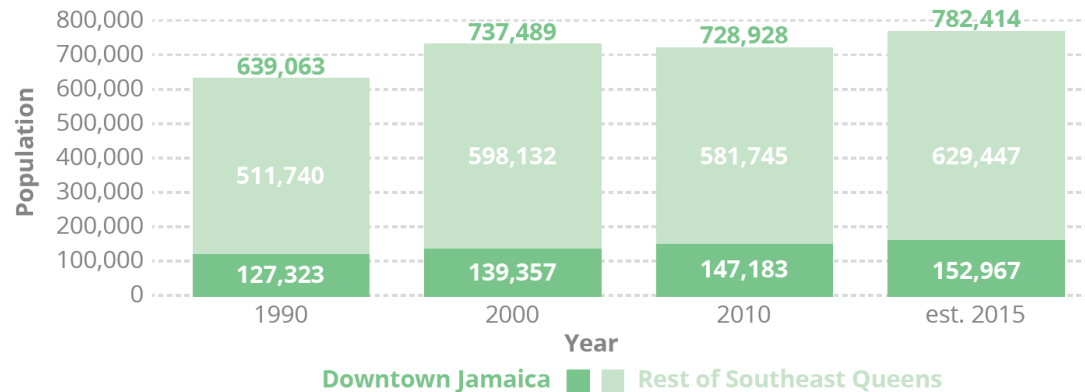


A civic center for local government in Queens County






By the Numbers

RESIDENTIAL AND WORKFORCE POPULATIONS

Downtown Jamaica and Southeast Queens
Population Change



Source: US Census 1990, 2000, 2010, and American Community Survey 2015 for 114xx Zip Codes; Downtown Jamaica = 11432, 11433, and 11435

DOWNTOWN JAMAICA WORKFORCE BREAKDOWN		
 Healthcare and Social Assistance	10,721	29.6%
 Retail Trade	4,032	11.1%
 Accommodation and Food Services	2,334	6.4%
 Educational Services	6,872	19.0%
 Public Administration	2,638	7.3%
All Other Industries	9,655	26.6%

Residents

DEMOGRAPHICS & INCOME PROFILE

WORKERS: APPROX. 15,000 WORKERS WITHIN A 1/2 MILE

JAMAICA:

Average HH Income: \$55,954
 Med Home Value: \$415,196
 Avg. listing price: \$472,500

FRESH MEADOWS:

Average HH Income: \$86,706
 Med Home Value: \$884,279
 Avg. listing price: \$1,050,000

RICHMOND HILL:

Average HH Income: \$75,506
 Med Home Value: \$521,687
 Avg. listing price: \$574,995

JAMAICA ESTATES:

Average HH Income: \$93,424
 Med Home Value: \$1,070,170
 Avg. listing price: \$1,195,500

QUEENS VILLAGE:

Average HH Income: \$81,963
 Med Home Value: \$476,862
 Avg. listing price: \$522,500

CAMBRIA HEIGHTS:

Average HH Income: \$94,177
 Med Home Value: \$447,634
 Avg. listing price: \$499,000

ST ALBANS:

Average HH Income: \$83,969
 Med Home Value: \$431,487
 Avg. listing price: \$488,500

SPRINGFIELD GARDENS:

Average HH Income: \$72,852
 Med Home Value: \$428,803
 Avg. listing price: \$460,000



Sources:

American Community Survey 2012-2016 Profile, Neighborhood Tabulation Areas (NYC Population Factfinder)

Zillow.com - Neighborhood Home Prices & Home Values, accessed May 16, 2018

Who's already here AND WHO'S COMING

- Convenience and Comparison Subdistrict
- Institutional Subdistrict
- Nationals & Regionals Comparison Subdistrict

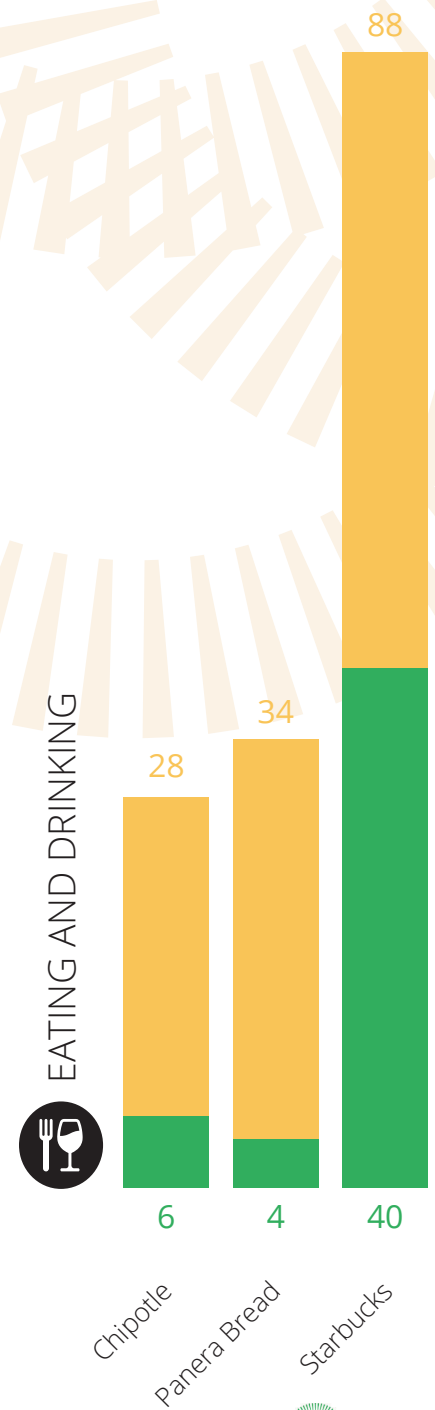
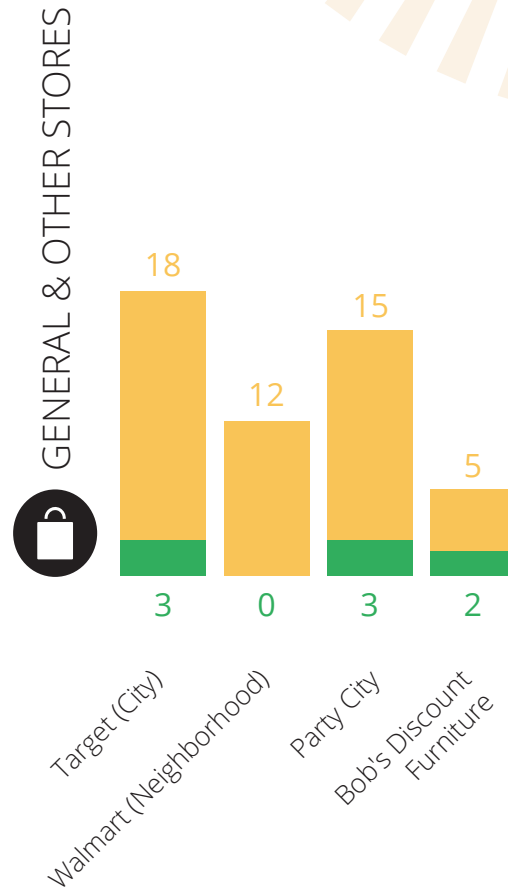
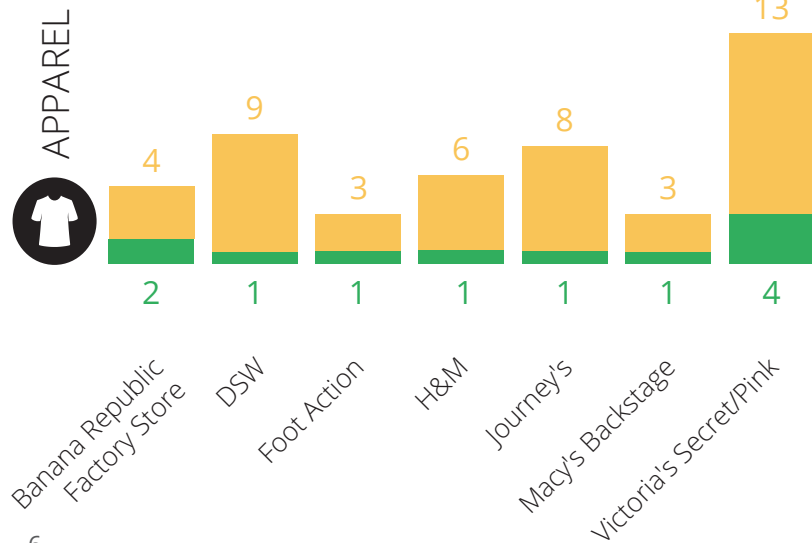


Retail and Commerce

UNRIVALED OPPORTUNITIES FOR GROWTH

QUEENS 2.3 MILLION PEOPLE AND GROWING
LONG ISLAND 2.8 MILLION PEOPLE

- Stores in Queens (Total: 69)
- Stores in Long Island (Total: 246)



Transportation

PEDESTRIAN COUNTS AND TRANSIT TIMES

562,740

Total commuters passing through Jamaica daily using public transportation

67,665

Average Weekday Subway Ridership at Jamaica Stations combined

16,956¹

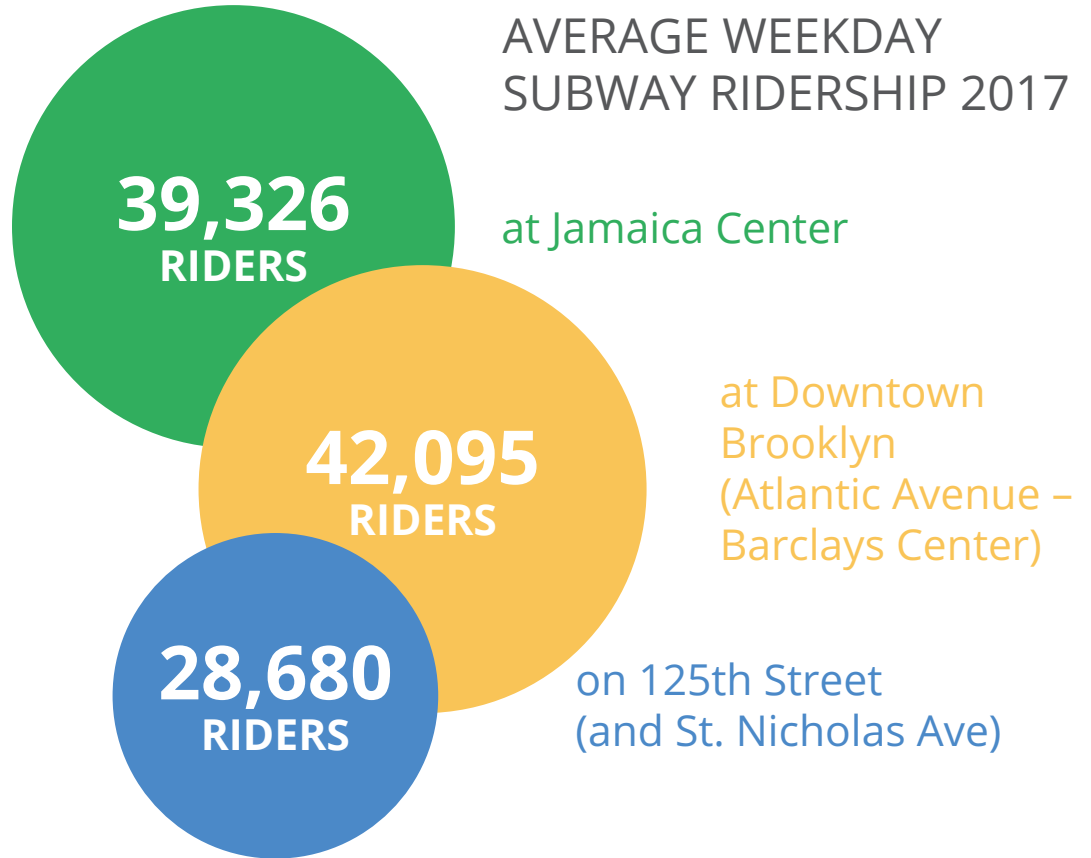
Average Jamaica Air Train daily ridership to JFK Airport

98,297²

Average LIRR weekday ridership at Jamaica Station

380,198

Average weekday ridership on all bus lines in Jamaica³ combined



TRANSIT TIMES

JAMAICA TO:	via	JAMAICA TO:	via
Midtown West [Penn Station]	18-20'	Woodside	8-15'
Brooklyn [Atlantic Terminal]	20'	Flushing [Main Street]	30-35'
JFK Airport	7'	Midtown East [Lexington Ave.]	30-40'

Transit modes: Long Island Rail Road, AIRTRAIN JFK, Q44-SBS / Q25 / Q34, New York City Subway (E / F).

1- Port Authority of New York and New Jersey, 2018

2- Sam Schwartz 2015

3- Ridership Totals for MTA Bus, MTA New York City Bus, and Nassau Inter-County Express Bus, 2017

Major Investments OVER \$1 BILLION

IN PUBLIC AND PRIVATE INVESTMENT
BETWEEN 2009 AND 2019, INCLUDING:



QUEENS LIBRARY - CHILDREN'S DISCOVERY CENTER



JAMAICA PERFORMING ARTS CENTER



MODA UPGRADED LIVING



TREE OF LIFE CENTER

Residential Development is Booming

NEARLY 5,000 NEW APARTMENTS ARE IN THE PIPELINE.

Here are some recent projects that have been completed:



THE CROSSING AT JAMAICA STATION

A mixed use development with ground floor retail and two residential towers at 26 and 14 stories each, consisting of 669 units.



ALVISTA TOWERS

Completed 26 story tower with 380 affordable units, retail, and a 24-story tower with 522 units. Two outdoor terraces, a yoga studio, and a fitness center.



ARCHER GREEN APARTMENTS

A 23-story mixed use development with 380 affordable units, ground floor retail, and community facility.

New Retail and Hospitality On Its Way

...OVER 500,000 SQUARE FEET OF NEW RETAIL + 2,362 NEW HOTEL ROOMS COMING



HILTON GARDEN INN

27 story hotel consisting of 225 hotel rooms with a full service restaurant, meeting space, gym, and pool. Construction is expected to begin in 2023.



FAIRFIELD INN & SUITES BY MARIOTT

15 story dual-branded hotel, with 338 hotel rooms. Currently in construction.

Source: GF55 Partners

Source: Raymond Chan Architect PC.

Opportunity Sites throughout the Downtown

14 NEW HOTEL PROPERTIES + 31 MIXED-USE DEVELOPMENT SITES +
12 POTENTIAL DEVELOPMENT SITES // 21 UNDER CONSTRUCTION, 10 COMPLETED



Media Coverage

The New York Times

Developers hope to change the face of transit hub in Jamaica, Queens

THE WALL STREET JOURNAL

Jamaica is pegged as next NYC hotspot: Queens neighborhood is primed for growth

amNEWYORK

Downtown Jamaica, Queens, sees revitalization via new construction projects

POLITICON NEW YORK

Signs that this time, Jamaica's renewal is real

CRAIN'S
NEW YORK BUSINESS

Envisioning a walkable downtown Jamaica: President of GJDC encourages new residential development within rich transit hub



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