About Jamaica

INTRODUCTION

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

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

NYC’s largest urban fashion district with strong anchors and more coming
Residents

DEMOGRAPHICS & INCOME PROFILE

WORKERS: APPROX. 11,000 WORKERS WITHIN A .5 MILE

JAMAICA:
- Average HH Income: $68,773
- Med Home Value: $0.45M
- Avg. listing price: $409,034

FRESH MEADOWS:
- Average HH Income: $87,416
- Med Home Value: $0.56M
- Avg. listing price: $789,735

KEW GARDENS:
- Average HH Income: $83,316
- Med Home Value: $0.45M
- Avg. listing price: $401,222

JAMAICA ESTATES:
- Average HH Income: $100,284
- Med Home Value: $0.62M
- Avg. listing price: $960,164

QUEENS VILLAGE:
- Average HH Income: $87,470
- Med Home Value: $0.4M
- Avg. listing price: $430,647

CAMBRIA HEIGHTS:
- Average HH Income: $98,836
- Med Home Value: $0.35M
- Avg. listing price: $393,563

ST ALBANS:
- Average HH Income: $78,302
- Med Home Value: $0.35M
- Avg. listing price: $393,563

SPRINGFIELD GARDENS:
- Average HH Income: $76,340
- Med Home Value: $0.37M
- Avg. listing price: $412,304
Queens

UNRIVALLED OPPORTUNITIES FOR GROWTH

QUEENS 2.3 MILLION PEOPLE AND GROWING
LONG ISLAND 2.8 MILLION PEOPLE

Stores in Queens (Total: 55)
Stores in Long Island (Total: 172+)

APPAREL
Banana Republic
DSW
Foot Action
H&M
Journey’s
Macy’s Backstage
Victoria’s Secret/Pink

GENERAL & OTHER STORES
Target (City)
Walmart (Neighborhood)
Party City
Bob’s Discount Furniture

EATING AND DRINKING
Chipotle
Panera Bread
Starbucks

Total
17
12
15
16
15
12
15
25
Daytime population
TRAFFIC AND PEDESTRIAN COUNTS

434,625
Total commuters passing through Jamaica daily using public transportation

70,803
Average Weekday Subway Ridership at Jamaica Stations combined

11,000*
Average Jamaica Air Train daily ridership

98,297*
Average LIRR weekday ridership at Jamaica Station

254,525
Average weekday ridership at Jamaica bus lines combined

42,261 RIDERS
AVERAGE WEEKDAY SUBWAY RIDERSHIP 2014
at Jamaica Center

41,645 RIDERS
at Downtown Brooklyn

28,428 RIDERS
on 125th Street (and St. Nicholas Ave)

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Major Investments

$412 MILLION IN PUBLIC AND PRIVATE INVESTMENT BETWEEN 2008 AND 2015, INCLUDING:

QUEENS LIBRARY CHILDREN’S DISCOVERY CENTER
Source: Michael Moran/OTTO

JAMAICA PERFORMING ARTS CENTER

MODA MIXED-USE DEVELOPMENT
Source: Moda Upgraded Living The Dermot Company, Inc.

NORMAN TOWERS DEVELOPMENT
Source: Norman Towers The Bluestone Organization
Developments Underway

OVER 2,653 NEW APARTMENTS + 1,951 NEW HOTEL ROOMS COMING

THE CROSSING
A mixed use development with three floors of retail and two residential towers with 580 units

MARRIOTT COURTYARD & FAIRFIELD INN
338 hotel rooms

HILTON GARDEN INN
225 hotel rooms

Source: FXFOWLE
Source: Raymond Chan Architect PC.
Source: GF55 Partners
Developments Underway

OVER 2,653 NEW APARTMENTS + 1,951 NEW HOTEL ROOMS COMING

FOUR-STORY RETAIL COMPLEX
150,000 square feet of retail space in the heart of Jamaica Shopping District and anchored by Burlington Coat Factory (with 70,000 SF)

Source: GreenbergFarrow

LUXURY RENTAL COMPLEX
In the site of former Mary Immaculate Hospital with 339 apartment units in the first phase (over 1,000 total when complete)

Source: Goldstein, Hill and West Architects

MIXED-USE DEVELOPMENT
120 apartment units, 8,850 SF of retail and 7,037 SF of community facility on Hillside Avenue

Source: Raymond Chan Architect PC.
AVAILABLE SPACES/OPPORTUNITY SITES
OVER 2,653 NEW APARTMENTS + 1,951 NEW HOTEL ROOMS COMING

AVAILABLE RETAIL SPACES
1. MODA UPGRADED LIVING
   5,850 SF GROUND FLOOR
   3,000 SF LOWER LEVEL
2. 3,600 SF LOWER LEVEL
   3,800 SF GROUND FLOOR
   3,800 SF 2ND AND 3,800 3RD FLOOR
3. 6,500 SF GROUND FLOOR
4. 4,000 SF LOWER LEVEL
   4,875 SF GROUND FLOOR
   4,875 SF FLOORS 2 TO 6
5. 2,554 SF GROUND FLOOR
   2,623 SF LOWER LEVEL
6. 5,295 SF GROUND FLOOR
   5,260 SF LOWER LEVEL
7. 8,400 SF GROUND FLOOR
   8,400 SF LOWER LEVEL
   8,400 SF UPPER LEVEL
8. 2,500 SF GROUND FLOOR
   3,500 SF LOWER LEVEL
9. 1,600 SF GROUND FLOOR
   1,000 SF UPPER LEVEL
10. 3,500 SF GROUND FLOOR
    3,500 SF LOWER LEVEL
11. 1,000 SF GROUND FLOOR
    5,000 SF UPPER LEVEL
12. 2,000 SF GROUND FLOOR
    1,000 SF LOWER LEVEL
13. 10,000 SF GROUND FLOOR
    8,000 SF LOWER LEVEL
    10,000 SF UPPER LEVEL
14. 2,500 SF UPPER LEVEL
15. CURRENTLY DIVIDED INTO 3 SPACES
    (CAN BE COMBINED AND BUILD UP TO 66,000 SF)
    2,000 SF GROUND
    4,200 SF GROUND AND 1,400SF BASEMENT
    16,402 WITH 10,590 SF ON 2ND FLOOR
    AND 4,000 SF BASEMENT
16. GREEN APPLE SUPERMARKET DEVELOPMENT
    45,900 SF REMAINING RETAIL
17. 5,000 SF GROUND FLOOR
18. 15,000 SF GROUND FLOOR
19. BURLINGTON COAT FACTORY
    80,000 SF REMAINING RETAIL
20. SHOPS AT STATION PLAZA
    3,311 SF GROUND FLOOR
21. JAMAICA COMMONS
    250 RESIDENTIAL UNITS
    75,000 SF RETAIL
22. THE CROSSING AT JAMAICA STATION
    580 RESIDENTIAL UNITS
    120,000 SF RETAIL
23. NYC EDC
    300-400 RESIDENTIAL UNITS
    70,000 SF RETAIL
24. 8,850 SF RETAIL
    7,037 SF COMMUNITY FACILITY/MED. OFFICES
25. 600 RESIDENTIAL UNITS
    45,000 SF RETAIL
26. 162 RESIDENTIAL UNITS (TREE OF LIFE CENTER)
    4,740 SF RETAIL GROUND FLOOR
    15,912 SF RETAIL SECOND FLOOR

RESIDENTIAL DEVELOPMENT
27. GREEN MANOR
    18 RESIDENTIAL UNITS
28. FORMER MARY IMMACULATE HOSPITAL
    396 LUXURY UNITS (PHASE I)
    OVER 1,000 UNITS WHEN COMPLETE
29. 10 RESIDENTIAL UNITS
30. 120 RESIDENTIAL UNITS
31. 22 RESIDENTIAL UNITS
32. 10 RESIDENTIAL UNITS
33. 89 RESIDENTIAL UNITS

HOTEL DEVELOPMENT
34. JAMAICA STATION HOTEL
    242 HOTEL ROOMS
    32,000 SF OFFICE AND 5,332 SF RETAIL
35. MARRIOTT COURTYARD INN AND FAIRFIELD INN
    338 HOTEL ROOMS
36. PRIDE HOSPITALITY GROUP (BRAND TBD)
    283 ROOMS
37. HILTON GARDEN INN
    225 HOTEL ROOMS
38. PRIDE HOSPITALITY GROUP (BRAND TBD)
    48 HOTEL ROOMS
39. WYNDHAM GARDEN/LA QUINTA INN & SUITES/COUNTRY INN & SUITES
    398 ROOMS
40. FOUR POINTS BY SHERATON
    155 HOTEL ROOMS
Media Coverage

The New York Times
Developers Hope to Change the Face of Transit Hub in Jamaica, Queens

REAL ESTATE WEEKLY
The transportation is unparalleled in many neighborhoods. The future looks extremely bright

REAL ESTATE WEEKLY
Jamaica's rich pickings drawing builders on hunt for cheap land

POLITICO NEW YORK beta
Signs that this time, Jamaica's renewal is real

StreetEasy
Projected hottest NYC Neighborhoods in 2015
#5 - JAMAICA (QUEENS)
Greater Jamaica Development Corporation

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