



Greater Jamaica Development Corporation



*Revised January
2025*

About Jamaica

AN INTRODUCTION



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

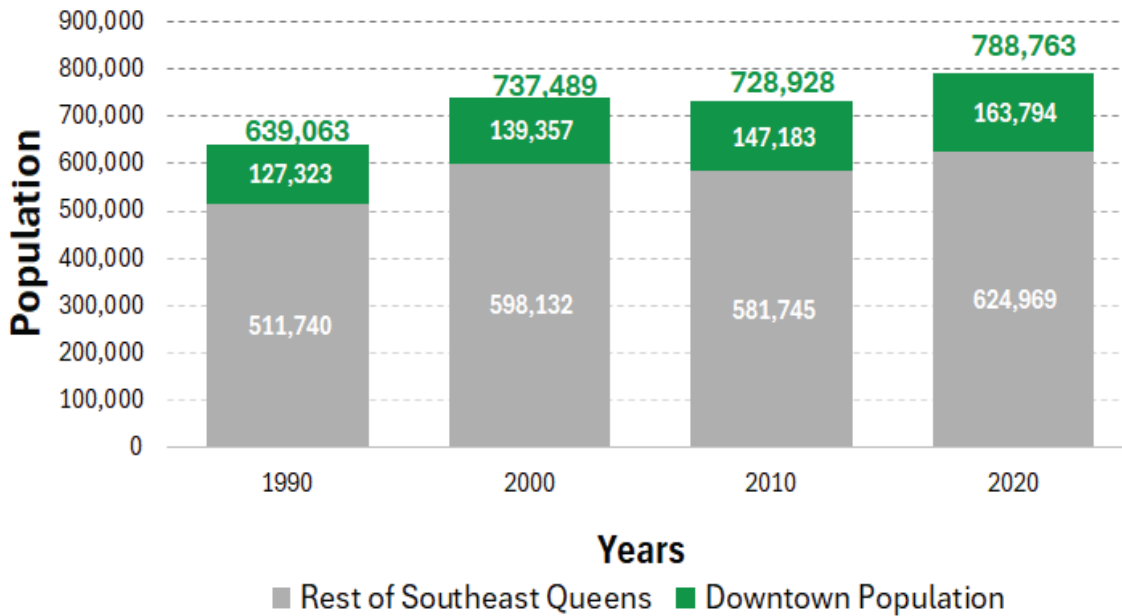
One of the city's most diverse and vibrant shopping districts

A civic center for local government in Queens County

By the Numbers

RESIDENTIAL AND WORKFORCE POPULATIONS

Downtown Jamaica and Southeast Queens Population Chart



Source: US Census 1990, 2000, 2010, 2020 for 114XX Zip Codes, Downtown Jamaica = 11432,

Downtown Jamaica Workforce Breakdown		
Hospital, Social Assistance, and Education Services	21,864	29.4%
Retail Trade	8,363	11.3%
Transportation and warehousing, and utilities	7,611	10.2%
Accommodation and Food Service	6,765	9.1%
Public Administration	4,099	5.5%
All Other Industries	25,603	34.5%

Residents DEMOGRAPHICS & INCOME PROFILE

WORKERS: APPROX. 30,000 WORKERS WITHIN A 1/2 MILE

JAMAICA:

Average Household Income: \$81,613
Median Home Value: \$641,211

FRESH MEADOWS:

Average Household Income: \$119,419
Median Home Value: \$984,560

RICHMOND HILLS:

Average Household Income: \$99,519
Median Home Value: \$786,984

JAMAICA ESTATES:

Average Household Income: \$127,339
Median Home Value: \$894,167

QUEENS VILLAGE:

Average Household Income: \$114,438
Median Home Value: \$634,305

CAMBRIA HEIGHTS:

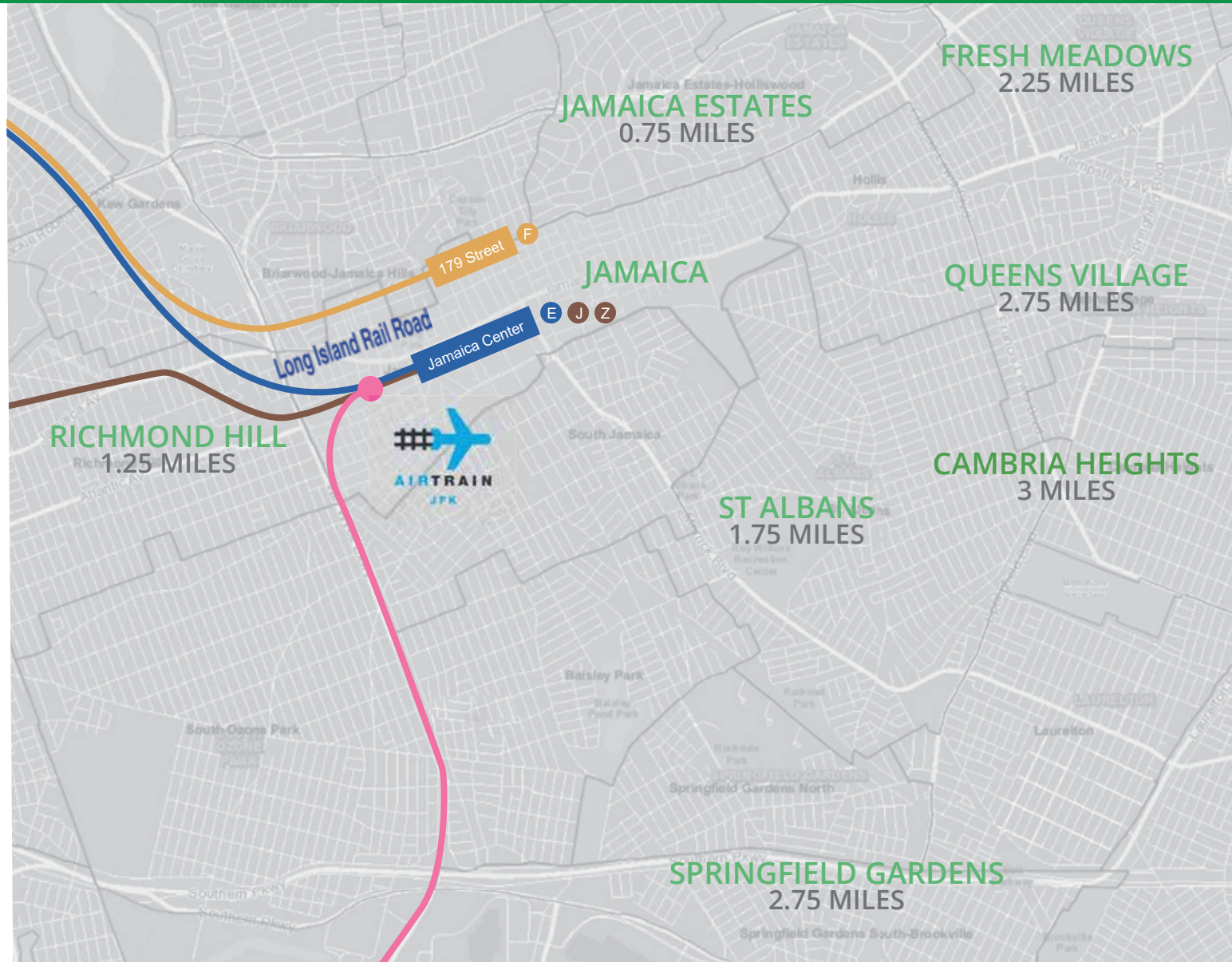
Average Household Income: \$130,939
Median Home Value: \$595,079

ST ALBANS:

Average Household Income: \$114,300
Median Home Value: \$595,993

SPRINGFIELD GARDENS:

Average Household Income: \$88,679
Median Home Value: \$553,366



Source: 2022ACS Neighborhood Tabulation Areas

Who's already here

AND WHO'S COMING

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



Transportation

PEDESTRIAN COUNTS AND TRANSIT TIMES

500,000+

Over commuters passing through Jamaica daily using public transportation

67,665

Average Weekday Subway Ridership at Jamaica Stations combined

26,113¹

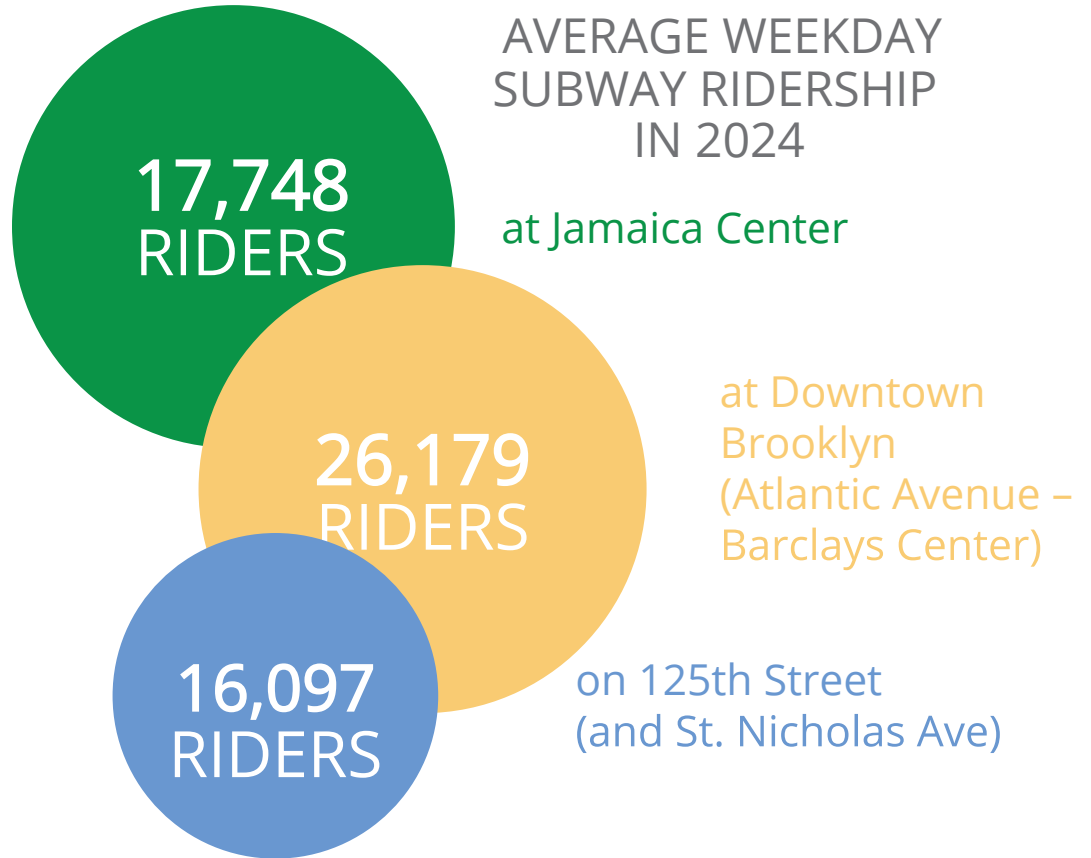
Average Jamaica Air Train daily ridership to JFK Airport

55,309,915²

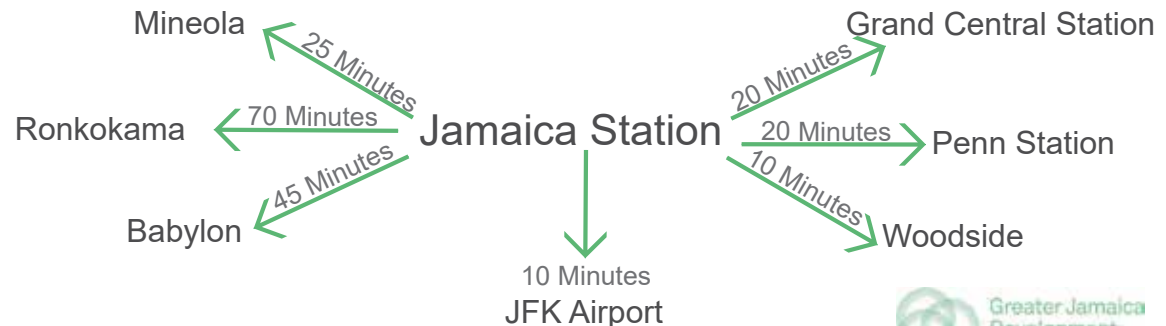
Total LIRR Ridership at and through Jamaica Station in One Year

203,324³

Average weekday ridership on all bus lines in Jamaica combined



TRANSIT TIMES



1- Port Authority of New York and New Jersey, 2023
 2- MTA-LIRR Annual Ridership Report, 2023
 3- Ridership Totals for MTA Bus, MTA New York City Bus, and Nassau Inter-County Express Bus, 2023

Major Investments OVER \$1 BILLION

In Public and Private Investment
between 2009-2024, Including:



QUEENS LIBRARY - CHILDREN'S DISCOVERY CENTER



JAMAICA PERFORMING ARTS CENTER



MODA UPGRADED LIVING AND THE GREATER NEXUS



TREE OF LIFE CENTER

New Development is on the Way

Approximately **2.7 million square feet** are currently in the construction pipeline, including over 500,000 square feet of new retail space, 2,362 new hotel rooms, and more than 5,000 new apartments built over the past 10 years.

Here are some recently completed projects:



90Ninety

The 715,000-square-foot mixed-use building on 90th Ave is being developed by BRP Companies and will include 614 mixed-income units. The total development cost is approximately \$378 million. Amenities will include a gym, outdoor space, 284 parking spots and more.



Alvista Towers

Located on 94th Avenue, this 25-story mixed-use building features 380 mixed-income units and amenities designed to foster community building, such as a yoga studio and a playroom. Its proximity to Jamaica Station makes it a commuter's dream. This project was developed by Artimus.



The Monarch

Another project by BRP Companies, this 25-story building with 605 units recently opened, bringing a fresh look to Archer Avenue. The development includes 14,000 square feet of retail space and over 20,000 square feet of community amenities, such as a pickleball and basketball courts.

Source BRP Companies, and GF55 Architects