

148-46 HILLSIDE AVE  
JAMAICA, NY

# HILLSIDE MEDICAL CENTER

**Brand New Construction  
Office/Retail/ Medical  
Building** in the Heart of the  
Jamaica Business District

**LOWER LEVEL** - 3,334 RSF

**OFFICE 1** | **OFFICE 2** | **OFFICE 3**  
1,134 RSF | 1,141 RSF | 1,057 RSF

**FIRST FLOOR** - 

**SECOND FLOOR** - 1,277 RSF - 2,589 RSF  
**LEASED**

**THIRD FLOOR** | **FOURTH FLOOR**  
**LEASED** | 1,277 RSF - 2,589 RSF

**FIFTH FLOOR** - 1,826 RSF  
**LEASED**

**SIXTH FLOOR** - 1,826 RSF

**SHORT WALK FROM THE LIRR JAMAICA  
STATION, AND SUTPHIN BLVD MTA**



**FRONTAGE** 45 Ft  
**POSSESSION** Immediate  
**RENT** Upon Request

**EXCLUSIVE BROKERS**

**Joshua Singer** josh@hellerorg.com, 917-332-7530  
**Stephen Weber** stephen@hellerorg.com, 917-526-2663

**HELLER**  
ORGANIZATION

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

# 148-46 HILLSIDE AVENUE - PROPOSED DIVISIBLE PLANS



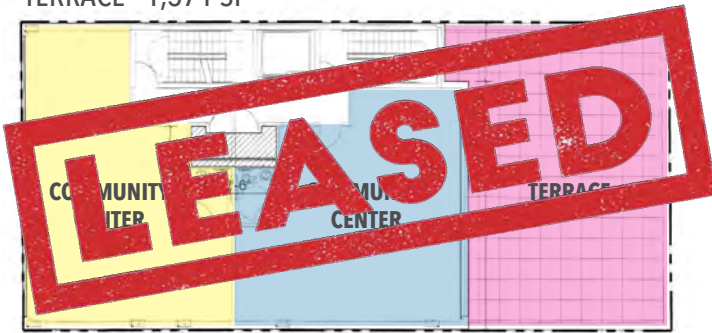
**LOWER LEVEL – OFFICE 1** | **OFFICE 2** | **OFFICE 3**  
 1,134 RSF | 1,041 RSF | 1,159 RSF



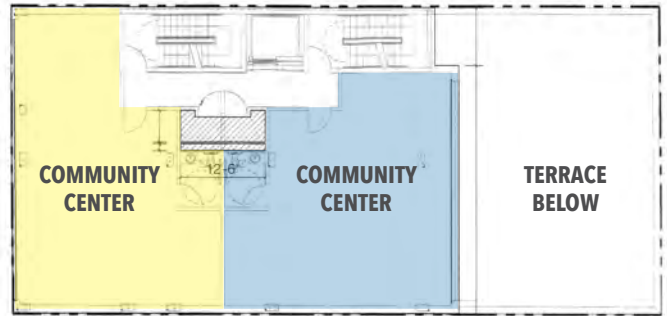
**FIRST FLOOR - 3,411 USF**



**SECOND FLOOR - 1,277 RSF - 2,589 RSF**  
 TERRACE - 1,371 SF



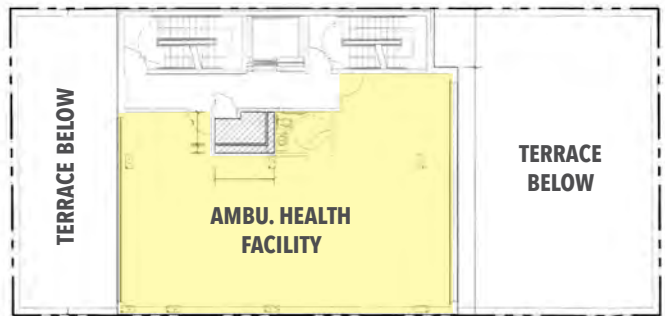
**THIRD & FOURTH FLOORS - 1,277 RSF - 2,589 RSF**



**FIFTH FLOOR - 1,826 RSF**  
 TERRACE - 686 SF



**SIXTH FLOOR - 1,826 RSF**



## EXCLUSIVE BROKERS

**Joshua Singer** josh@hellerorg.com, 917-332-7530  
**Stephen Weber** stephen@hellerorg.com, 917-526-2663



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.



## AREA RETAILERS

- |                           |                                    |               |
|---------------------------|------------------------------------|---------------|
| Advance Auto Parts        | Flagstar Bank                      | Rainbow Shops |
| Chipotle                  | Flushing Bank                      | Starbucks     |
| Citizens Bank             | Jamaica Hospital Medical Center    | TD Bank       |
| Cricket Wireless          | KFC                                | T-Mobile      |
| Davita Dialysis           | Money Gram                         | Walgreens     |
| Dunkin Donuts             | Popeyes                            | Wendy's       |
| Fedex and DHL Ship Center | Queens Social Adult Daycare Center | Western Union |

### EXCLUSIVE BROKERS

**Joshua Singer** josh@hellerorg.com, 917-332-7530  
**Stephen Weber** stephen@hellerorg.com, 917-526-2663



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.

# DEMOGRAPHICS

148-46

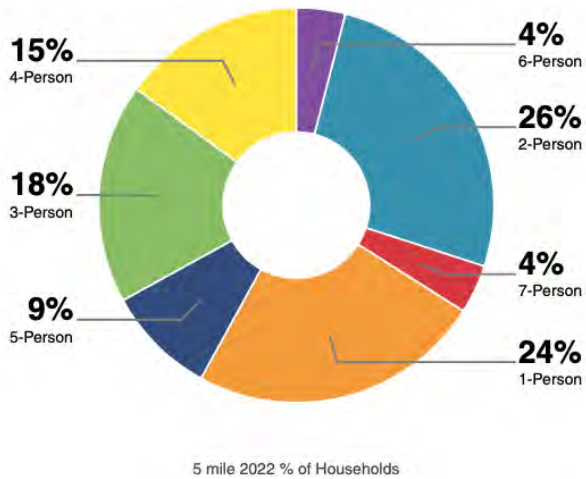
## POPULATION

	2 mile	5 mile	10 mile
<b>2010 Population</b>	354,574	1,662,540	5,498,211
<b>2022 Population</b>	347,846	1,589,150	5,558,268
<b>2027 Population Projection</b>	337,672	1,545,468	5,453,921
<b>Annual Growth 2010-2022</b>	-0.2%	-0.4%	0.1%
<b>Annual Growth 2022-2027</b>	-0.6%	-0.7%	-0.4%
<b>Median Age</b>	38.9	40	38.6

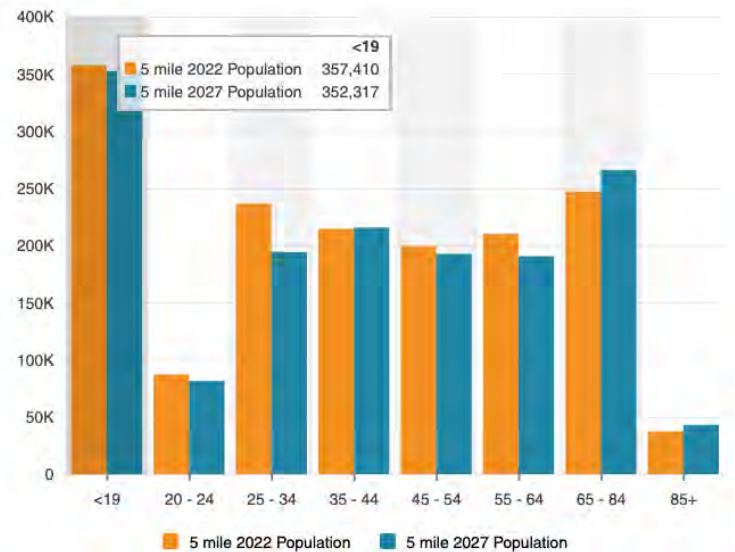
## INCOME

	2 mile	5 mile	10 mile
<b>Avg Household Income</b>	\$96,584	\$95,028	\$105,938
<b>Median Household Income</b>	\$73,442	\$72,290	\$75,624
<b>&lt; \$25,000</b>	18,109	87,790	402,597
<b>\$25,000 - \$50,000</b>	20,920	99,121	336,567
<b>\$50,000 - \$75,000</b>	19,407	86,028	295,143
<b>\$75,000 - \$100,000</b>	15,522	67,823	235,643
<b>\$100,000 - \$125,000</b>	11,324	54,755	190,312
<b>\$125,000 - \$150,000</b>	8,484	39,010	140,108
<b>\$150,000 - \$200,000</b>	10,455	47,933	190,522
<b>\$200,000+</b>	10,323	45,568	289,489

## HOUSEHOLD SIZE



## POPULATION BY AGE



## EXCLUSIVE BROKERS

**Joshua Singer** josh@hellerorg.com, 917-332-7530  
**Stephen Weber** stephen@hellerorg.com, 917-526-2663



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.