

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
FRONTAGE - 1,571 SF

THIRD FLOOR -

FOURTH FLOOR -

FIFTH FLOOR - 1,826 RSF
FRONTAGE - 1,571 SF

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



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

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

148-46

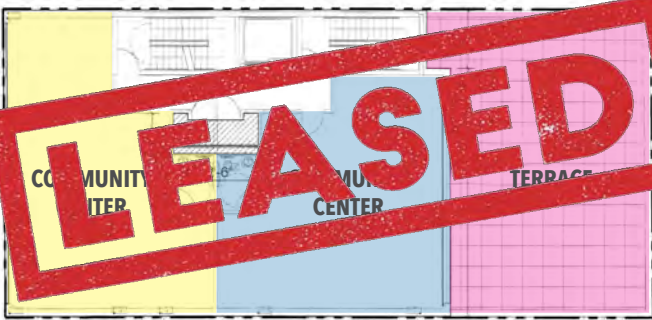
LOWER LEVEL – OFFICE 1 | **OFFICE 2** | **OFFICE 3**
1,134 RSF | 1,041 RSF | 1,159 RSF



FIRST FLOOR - 3,411 USF



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



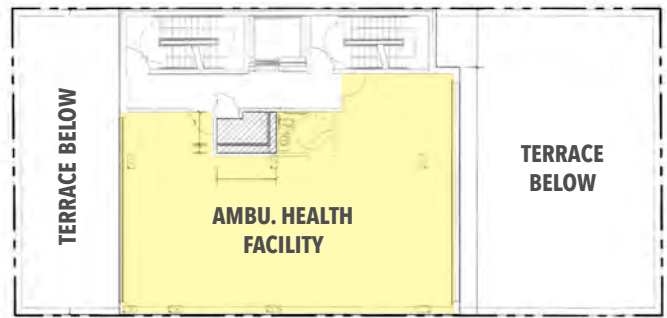
THIRD & FOURTH FLOORS - 1,277 RSF - 2,589 RSF



FIFTH FLOOR - 1,826 RSF
TERRACE - 686 SF



SIXTH FLOOR - 1,826 RSF



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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

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DEMOGRAPHICS

148-46

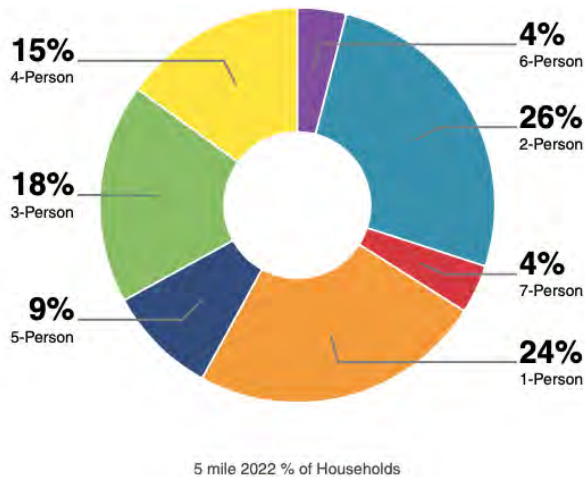
POPULATION

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

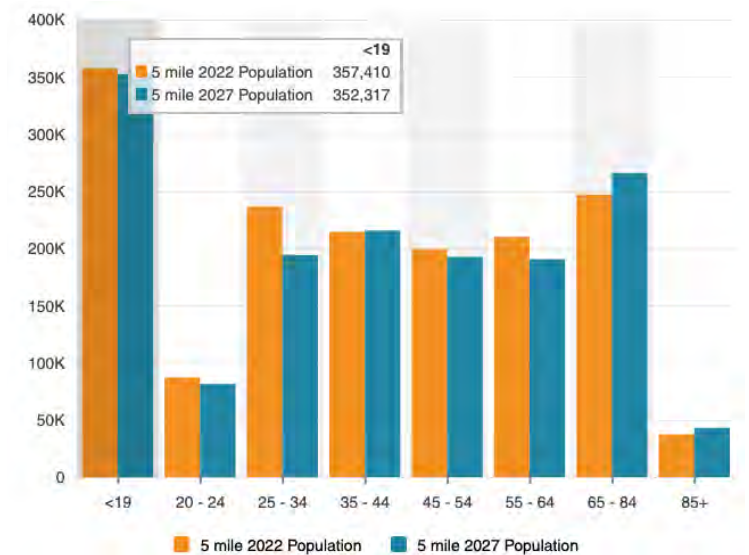
INCOME

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

HOUSEHOLD SIZE



POPULATION BY AGE



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