



For Lease

RIPCO
RETAIL LEASING

147-40 Archer Avenue

Located at the corner of
Archer Avenue & Sutphin
Boulevard

Jamaica, Queens
New York

Up to 14,151 SF

Ideal for medical, community facility, retail, QSR, fitness, and service-based uses

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Space Details

Location	Located at the corner of Archer Avenue & Sutphin Boulevard	
Size	Ground Floor	
	Retail 6	4,011 SF
	Retail 7	2,301 SF
	Retail 8	4,346 SF
	Retail 9/10	3,493 SF
	Ground Floor Total	*14,151 SF
*Spaces can be combined		
Frontage	165 FT on Archer Avenue	
Ceiling Heights	16 FT	
Rent	Upon request	
Co-Tenants	Chipotle, Auntie Anne's, Tropical Smoothie Cafe, 375 Chicken N' Fries, McDonald's, Metro by T-Mobile	
Neighbors	Starbucks, Bank of America, Marriott Courtyard, Pollo Campero, Chase Bank, Fairfield Inn & Suites, York College, NYC Civil Court, Burlington, Target, Raising Cane's, Jollibee	

Comments	Directly located adjacent to the E J Z Subway lines, LIRR, and AirTrain to JFK
	Retail spaces available at the base of Jamaica Crossing, a major 816,000 SF mixed-use development
	669 residential rental units within development
	Tremendous pedestrian traffic in a 24/7, high-density neighborhood
	Up to 14,151 SF (divisible)
	Expansive wraparound frontage offering excellent visibility on Archer Avenue
	Gas and venting in place
	Loading Dock available for full usage
	On-site 187-car parking garage
	Ideal for medical, community facility, retail, QSR, fitness, and service-based uses

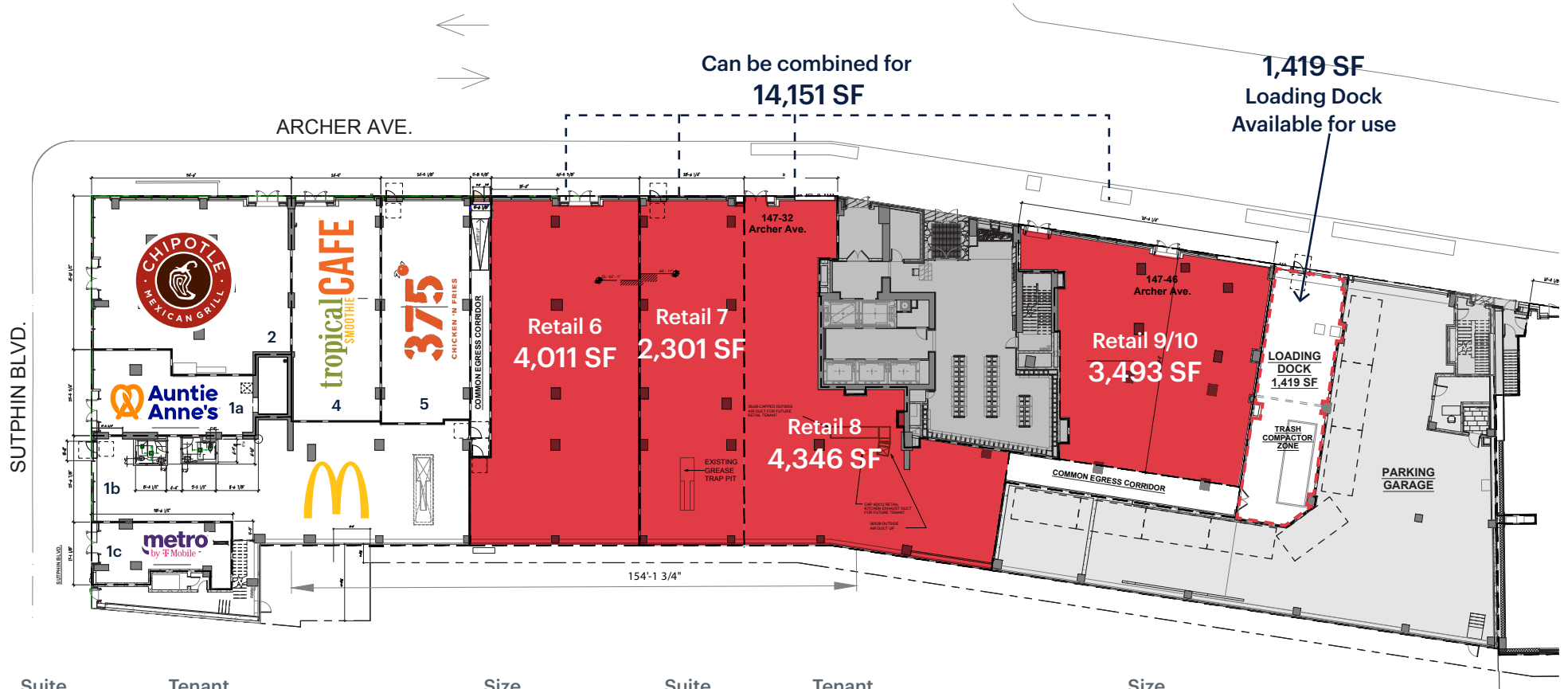
Transportation

2024 Ridership Report

Jamaica Center - Parsons - Archer E J Z	Annual Weekday Weekend	6,137,267 20,749 15,340
Sutphin Blvd - Archer Ave- JFK Airport E J Z	Annual Weekday Weekend	6,496,357 20,540 22,700

Site Plan

Spaces can be combined for a total of 14,151 SF



Suite	Tenant	Size
1A	Auntie Anne's	1,058
1b	McDonald's	3,065
1c	Metro by T-Mobile	601
2	Chipotle	
4	Tropical Smoothie Cafe	1,500

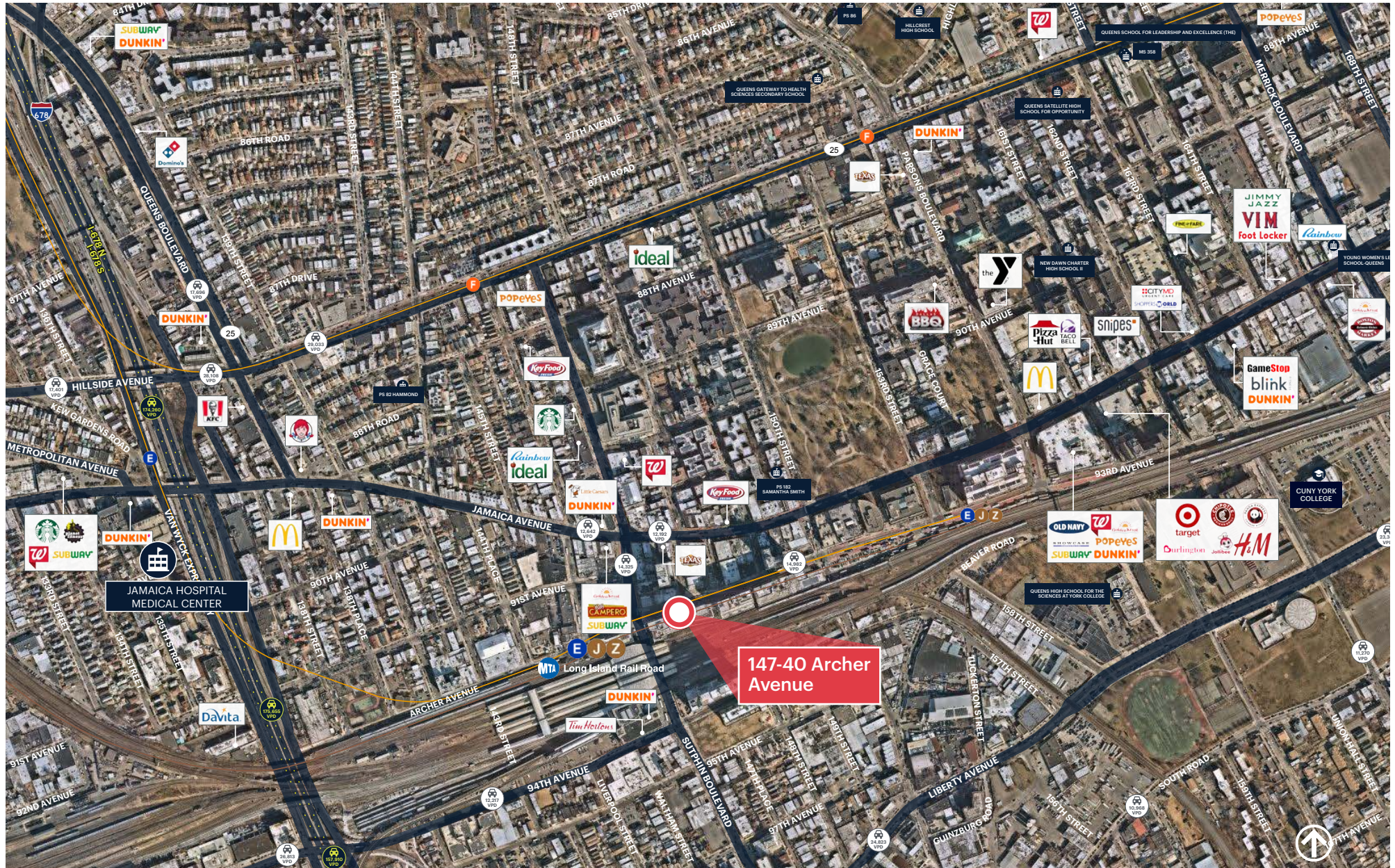
Suite	Tenant	Size
5	375 Chicken N' Fries	1,508
6	Available*	4,011
7	Available*	2,301
8	Available*	4,346
9/10	Available*	3,493

*Spaces can be combined

Area Retail



Area Retail



New Retail & Hospitality



346 Units

12-Story upgraded living at Moda



27-Story

Hilton Garden Inn consisting of 225 hotel rooms with a full service restaurant, meeting space, gym, and pool. Currently in construction.



15-Story

Fairfield Inn & Suites by Marriott. Dual-branded hotel, with 338 hotel rooms currently in construction.



400 seats

Jamaica Performing Arts Center (JPAC)



22K SF

Children's Library Discovery Center



12-Story

Tree of Life Center, a mixed-use community center with 174 affordable housing units

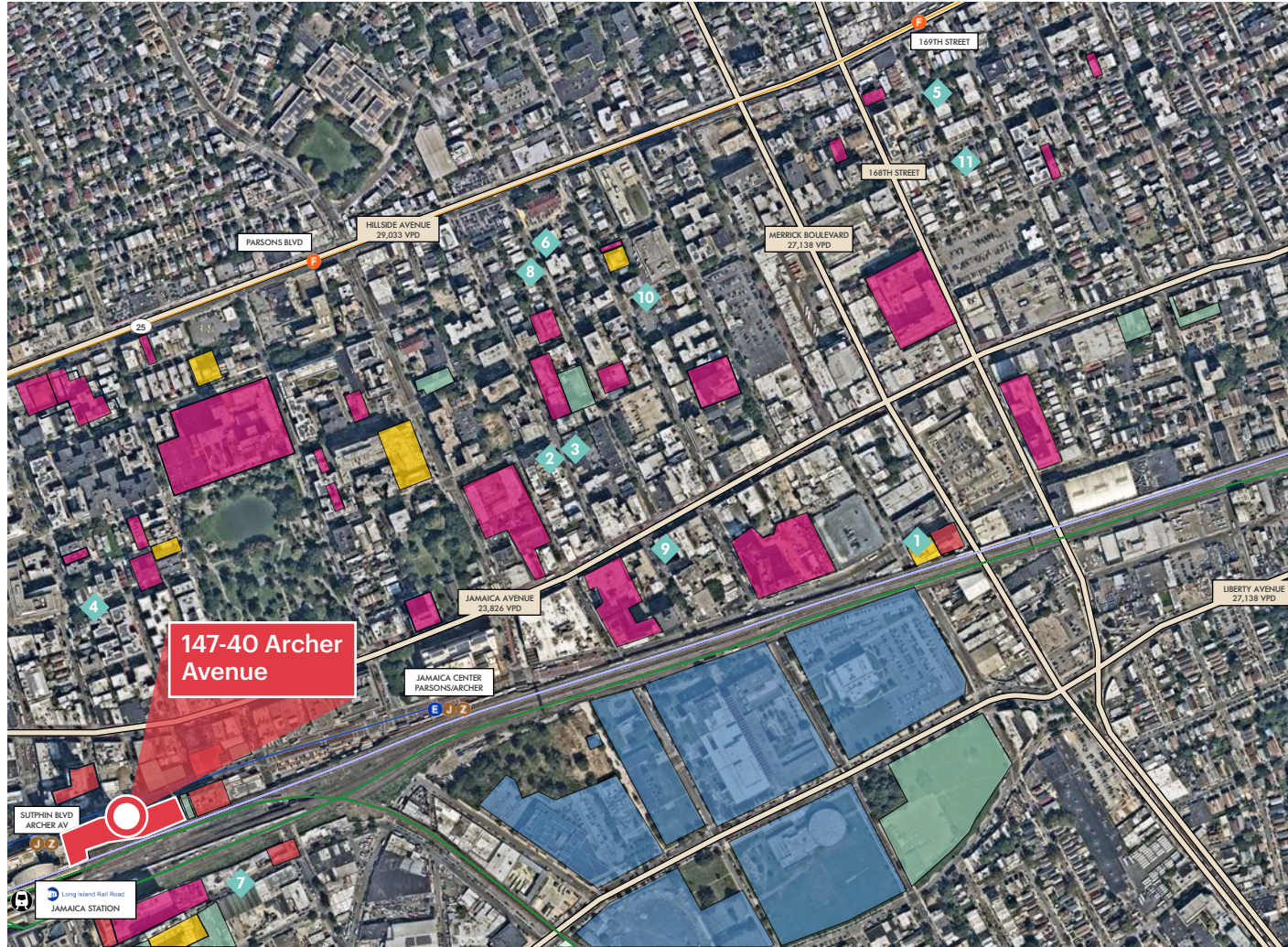
About the Area

\$1 billion of public and private investments between 2009-2019

Over 500,000 SF of new retail joining new Primark, Target, and Burlington Coat Factory

Over 2,362 new hotel rooms coming

Development Map



MAP KEY

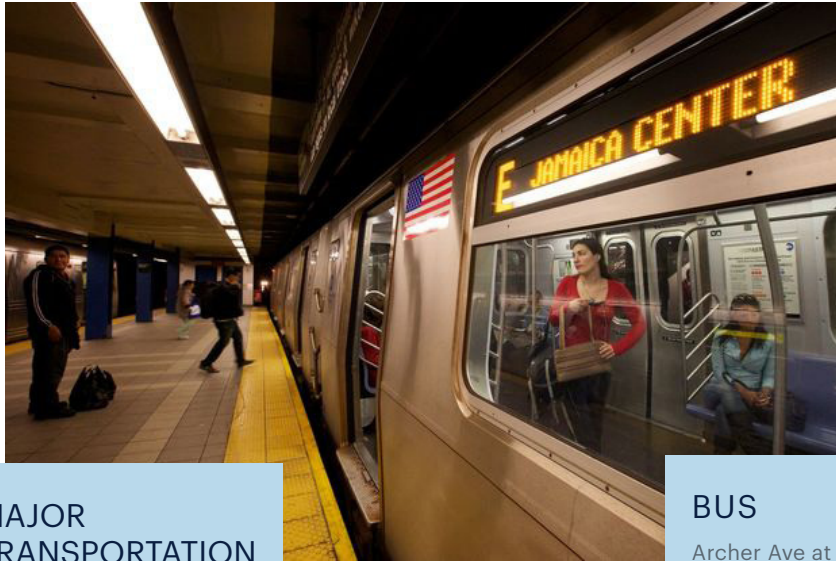
DEVELOPMENTS BY TYPE

	Under Construction	
	Hotel	6
	Mixed Use	27
	Potential Development	10
	CUNY	7
	Completed	6

	ADDRESS	JOB TYPE	UNITS
1	165-20 Archer Ave.	NB	194
2	90-14 161 St.	NB	101
3	90-05 161 St.	A1	90
4	148-29 90th Ave.	NB	90
5	168-36 88 Ave.	A1	79
6	88-35 162 St.	A1	66
7	148-45 94 Ave.	NB	62
8	88-56 162 St.	NB	51
9	92-09 Union Hall St.	NB	47
10	163-24 89 Ave.	A1	38
11	168-30 89 Ave.	NB	29

NB: New Building A1: Major Alteration

Transit Hub



MAJOR TRANSPORTATION

With weekday ridership exceeding **200,000** passengers, Jamaica Station is the largest transit hub on Long Island, the fourth-busiest rail station in North America, and the second-busiest station that exclusively serves commuter traffic.

BUS

Archer Ave at Parsons Blvd was the **#1 busiest bus stop with 36,000+** riders per weekday in 2023.



RAIL

Jamaica Station is the third-busiest rail hub in the New York area, behind Penn Station and Grand Central Terminal.

Over 1,000 trains pass through each day, the fourth-most in the New York area.

DAILY RIDERSHIP

562,740 total commuters passing through Jamaica daily using public transportation.

16,956 average Jamaica Air Train daily riders to JFK Airport.

AVERAGE WEEKDAY SUBWAY RIDERSHIP

42,095
RIDERS

at Downtown Brooklyn
(Atlantic Avenue -
Barclays Center)

39,326
RIDERS

at Jamaica Center

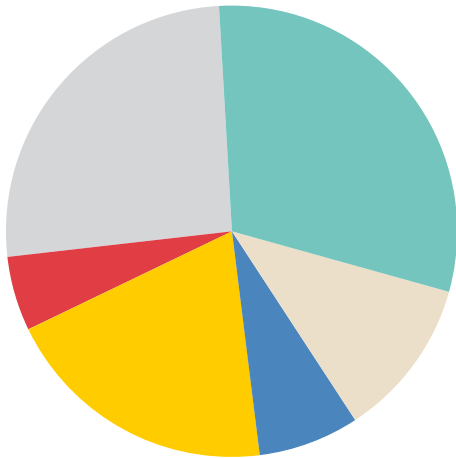
28,680
RIDERS

on 125th Street
(and St. Nicholas Avenue)

Demographics

\$789,299,152
TOTAL
RETAIL GOODS
EXPENDITURE

	1 Mile	2 Miles	3 Miles
Total Population	117,018	356,701	687,919
Average Household Income	\$86,547	\$101,746	\$107,566
Total Households	36,256	115,117	227,867
Median Household Income	\$61,718	\$73,286	\$77,431
Total Daytime Population	106,683	301,126	557,686
Daytime Population: Workers	38,501	102,065	179,606
Total Businesses	2,806	7,612	14,382

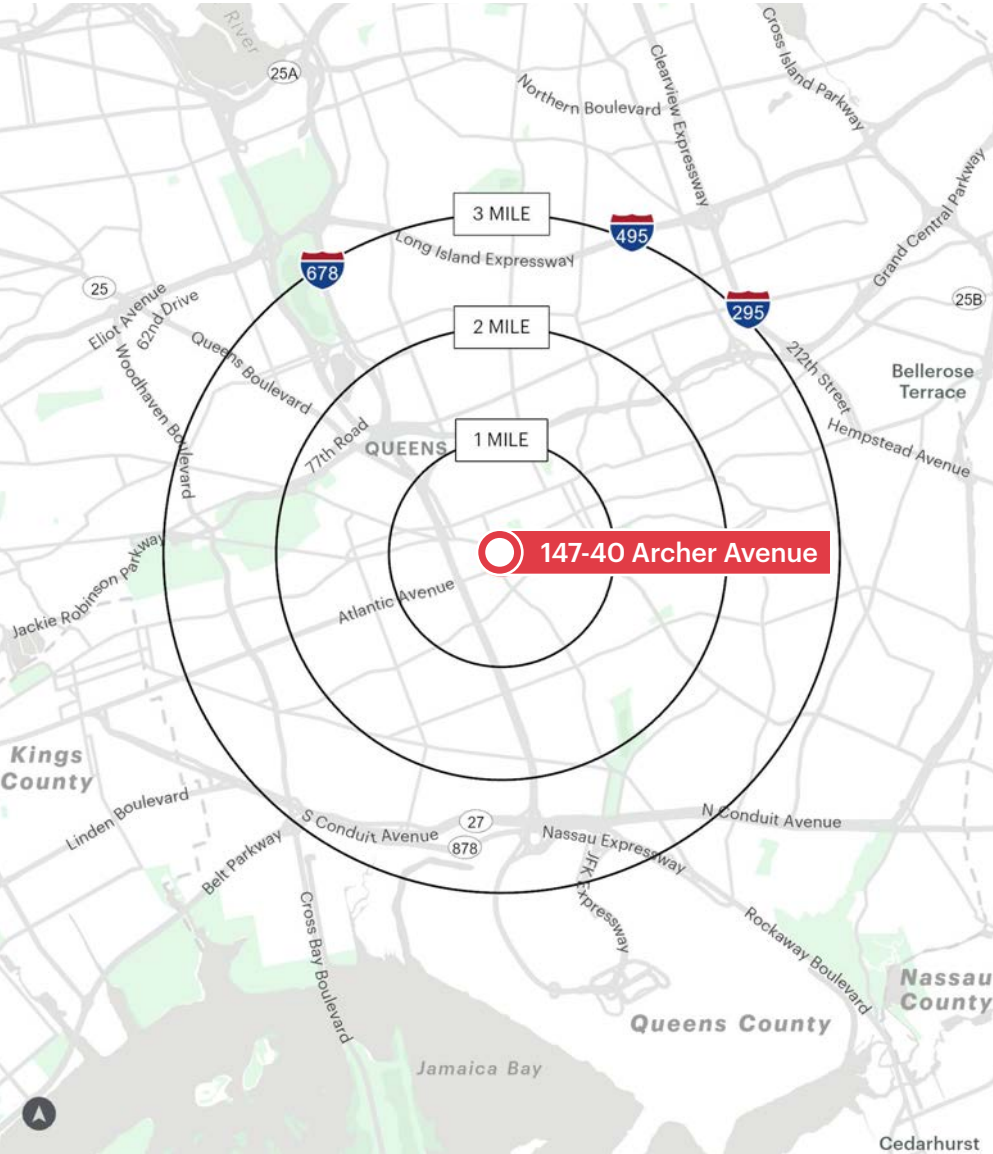


BY THE
NUMBERS

Healthcare and Social Assistance	10,721	29.6%	Educational Services	6,872	19.0%
Retail Trade	4,302	11.1%	Public Administration	2,638	7.3%
Accommodation and Food Services	2,334	6.4%	All Other Industries	9,655	26.6%

Area Demographics

2025 ESRI Summary Report



	1 mile	2 miles	3 miles
Total Population	113,135	379,469	697,949
Total Households	35,729	122,341	232,756
Average Household Income	\$97,084	\$110,671	\$115,808
Daytime Population	111,396	315,434	566,225
Total Daytime Employees	48,783	113,321	196,661
Total Businesses	2,922	8,490	15,394