



FOR LEASE
**91-04 Sutphin Blvd,
 Jamaica, NY 11435**

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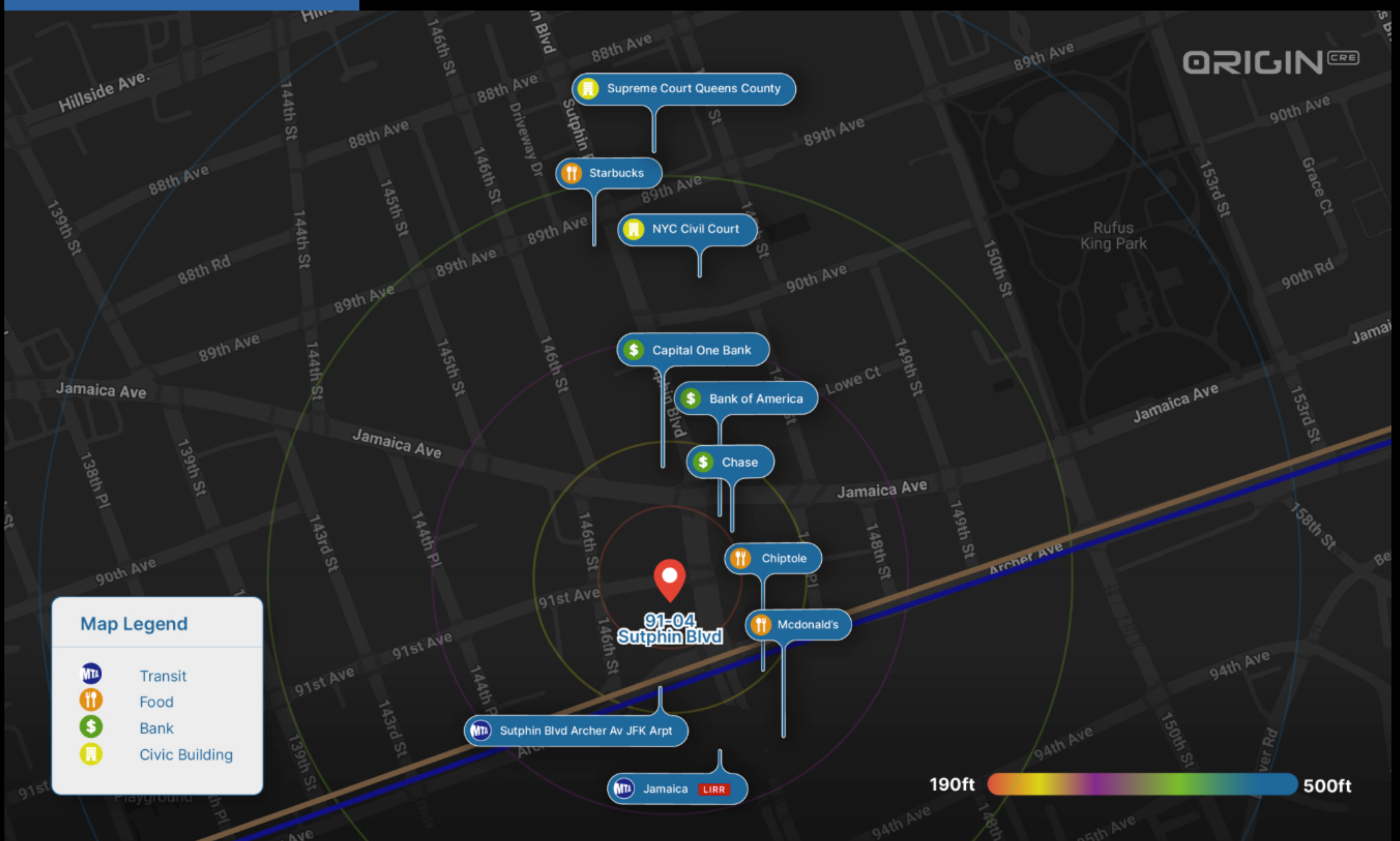
Highlights

Prime Transit-Oriented Location – Positioned directly at the Sutphin Blvd transit hub with immediate access to the E, J, and Z subway lines, LIRR, multiple bus routes, and the AirTrain with direct service to JFK Airport.

Rare Vacancy – Limited availability in a high-demand corridor, making this an ideal opportunity for branded national tenants seeking strong visibility and transit-driven foot traffic.

Strong Retail Fundamentals – Single-user building with a layout well-suited for long-term occupancy, offering stability and an attractive setup for established, long-term tenants.

Notable Neighbors & Transportation

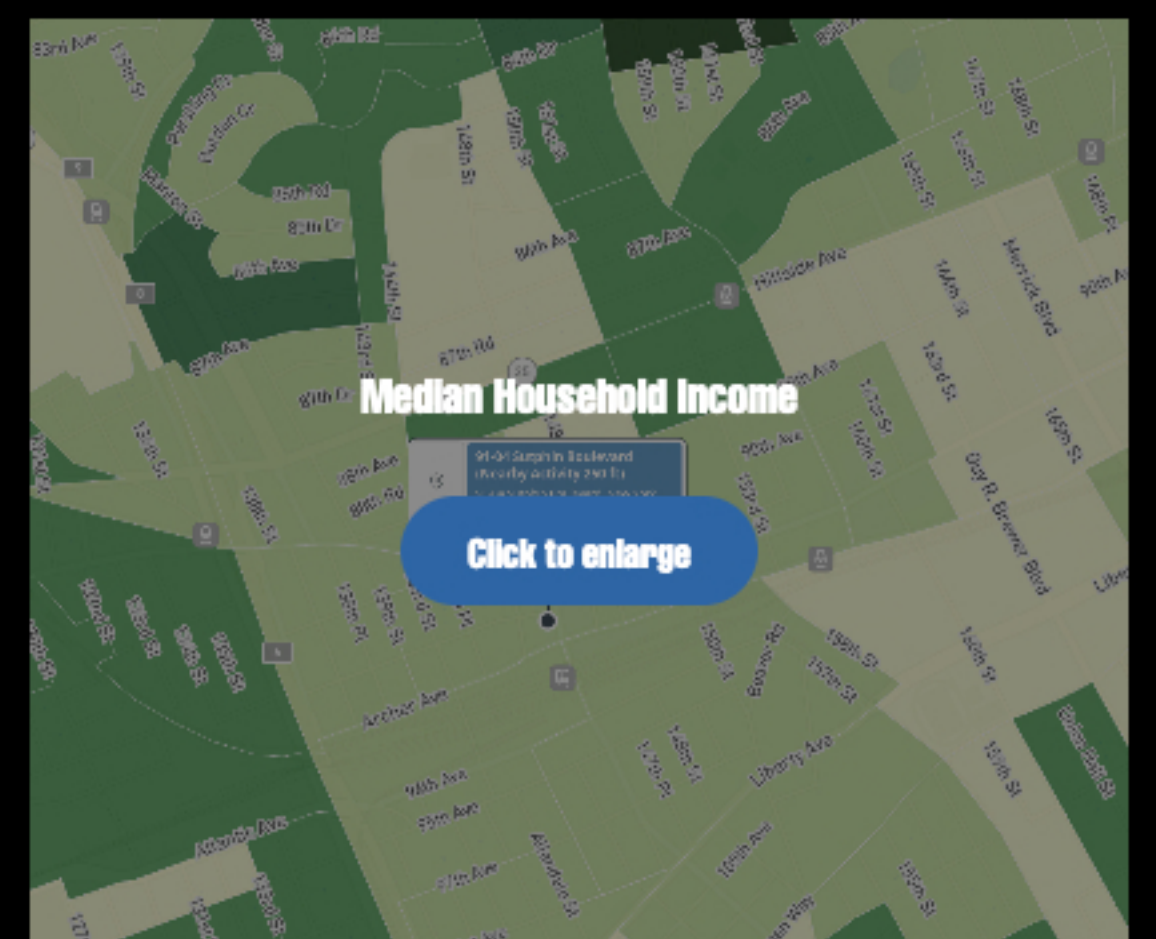


Demographic Data

Category	Value	Value	Value
Median Income	\$82,576.06	\$80,606.06	\$70,787.9
Median Disposable Income	\$68,963.1	\$67,549.74	\$64,778.5
Median Discretionary Income	\$40,818.38	\$38,969.06	\$30,915.02
Per Person	\$37,318.51	\$32,565.03	\$30,803.32
Per Household	\$1,506.68	\$1,891.91	\$1,830.25
Per Child	\$463,371.3		\$427,399.72

Demographic Data

Category	Value	Value	Value
White	23% of Visits	24.721	15.1% of Visits
Black	14.7%	38.84	39.47
Hispanic	37.2	37.02	37.61
Children	15,680 (38.3%)	44,090 (25.1%)	142,218 (25.6%)



Space Information

Space Type

Retail

Floor

Ground

Square Feet

1,800 SF

Frontage

20ft on Sutphin

Ceiling Height

13ft

Parking

None

Loading

Front hatch

Utilities

Tenant direct meter

Gas installed

Three phase – 200AMPS



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Michael Wang
 Exclusive Agent

(917) 661-8061
 Mobile

Inquiry@origincreal
 Email

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