



FOR LEASE

195-44 Jamaica Ave, Hollis, NY 11423

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Highlights

High-Density Built-In Customer Base:

Situated directly on the ground level of a established 4-story residential building featuring 33 apartments, providing immediate, daily foot traffic and a steady local customer pool right above your door.

Prime Transit & Commuter Connectivity:

Located steps from Jamaica Avenue and major Queens bus lines, as well as near the Hollis LIRR Station, giving local commuters and neighborhood residents convenient access to the business.

Flexible Neighborhood Commercial Footprint:

Features street-facing frontage in a bustling Hollis/Jamaica commercial corridor, ideal for neighborhood-oriented businesses like a bodega, boutique service provider, cafe, or professional office.

Notable Neighbors & Transportation



NEIGHBORHOOD MAP

92-06 196th St
Hollis, NY 11423

SUBJECT PROPERTY

AREA SNAPSHOT

- Jamaica Ave retail corridor1 block
- Hollis LIRR Station0.24 mi
- Hillside Ave retail corridor0.42 mi
- Jamaica-179 St (F train)0.03 mi
- Grand Central Pkwy on-ramp1.00 mi
- Jamaica Center (E/J/Z + AirTrain)1.91 mi
- JFK International Airport≈ 5.7 mi



Hollis LIRR (Hempstead Branch) — 425 min to Penn Station / Grand Central Station. MTA bus service on both Jamaica Ave and Hillside Ave.

KEY TRAFFIC DRIVERS

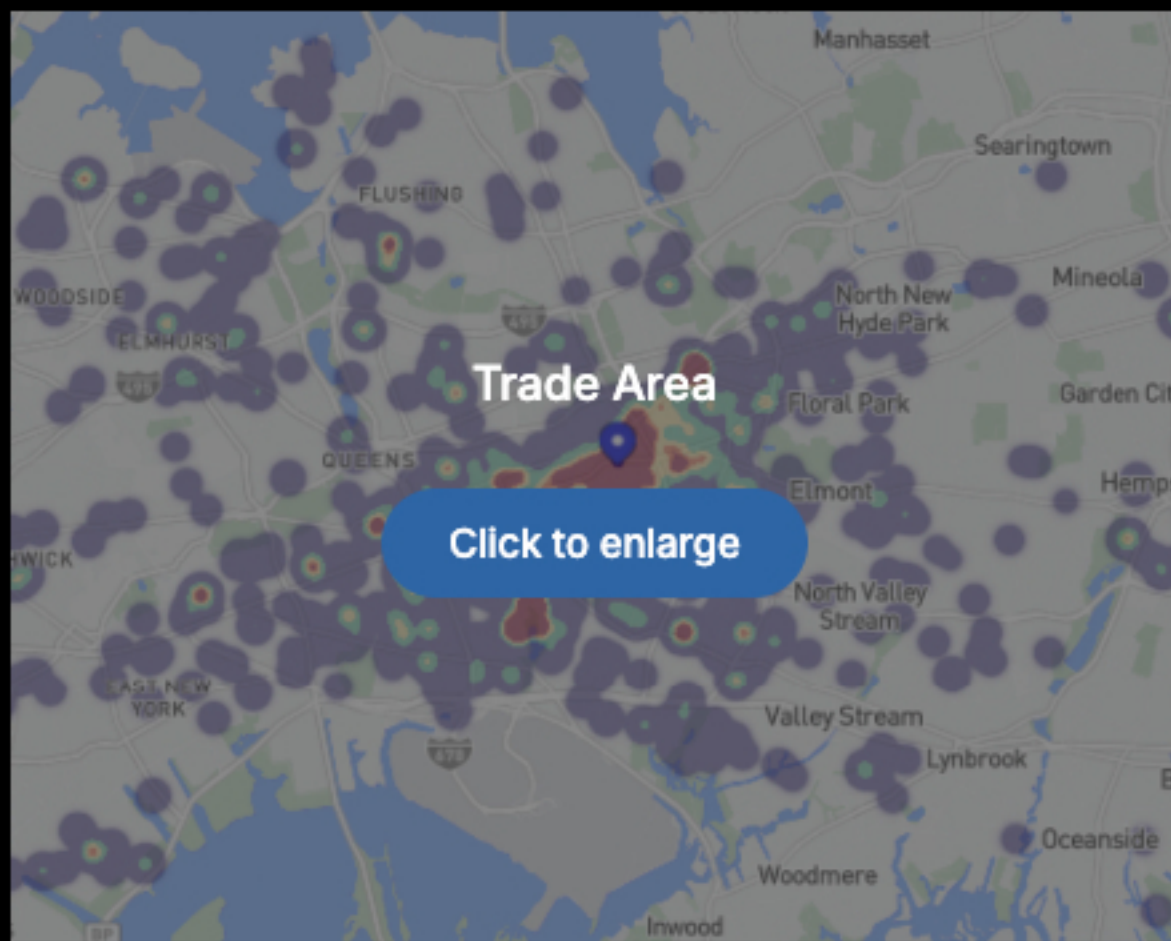
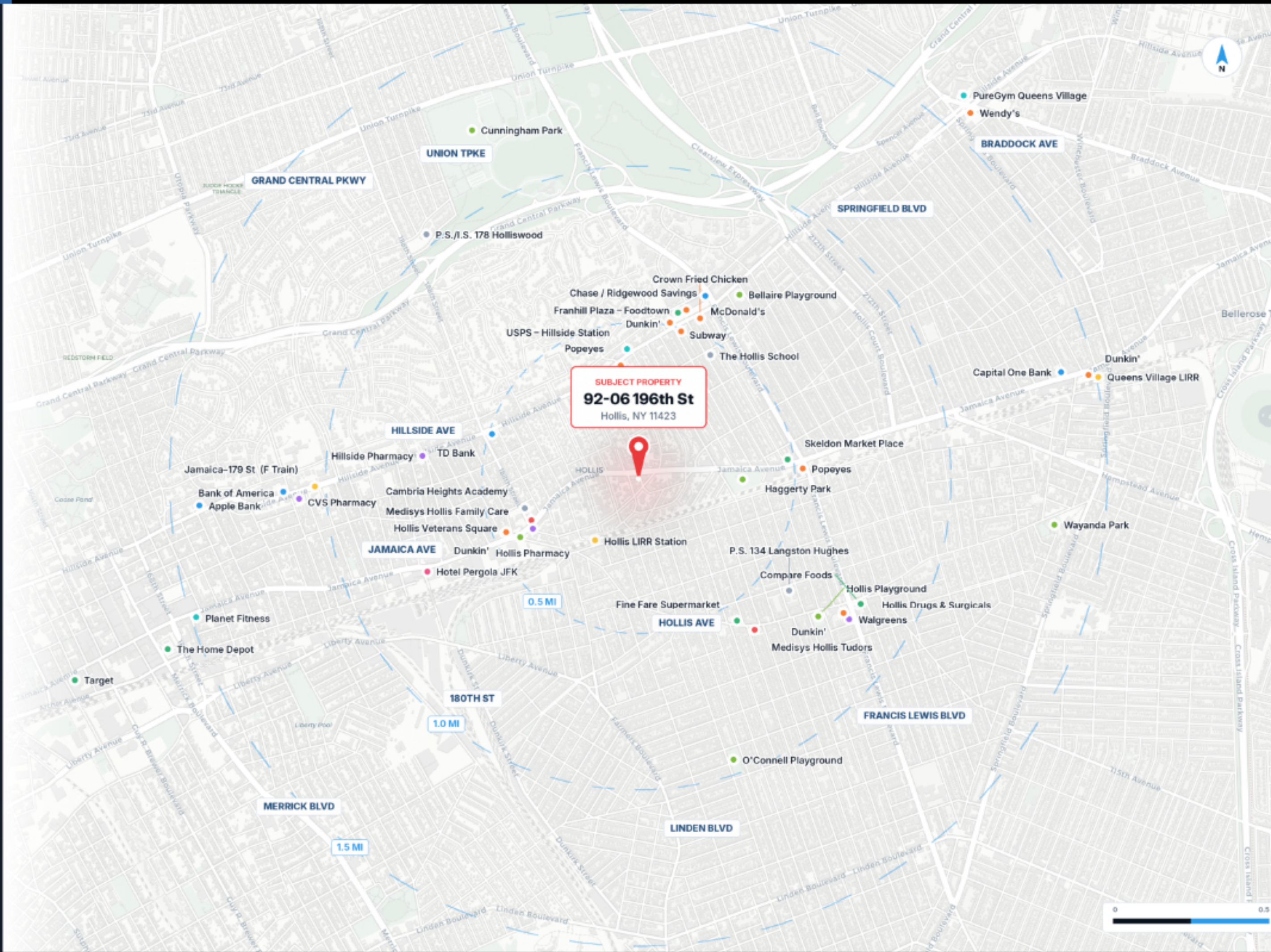
- Jamaica Ave & Hillside Ave retail corridors
- Hollis LIRR station + dense MTA bus network
- Six public schools + Medisys / RiteCare clinics
- Foodtown, Crown, Compare Foods & Fine Fare
- Target, Home Depot & Jamaica Center CBD — 2 mi west
- Grand Central Pkwy / Cross Island Pkwy access

MAP KEY

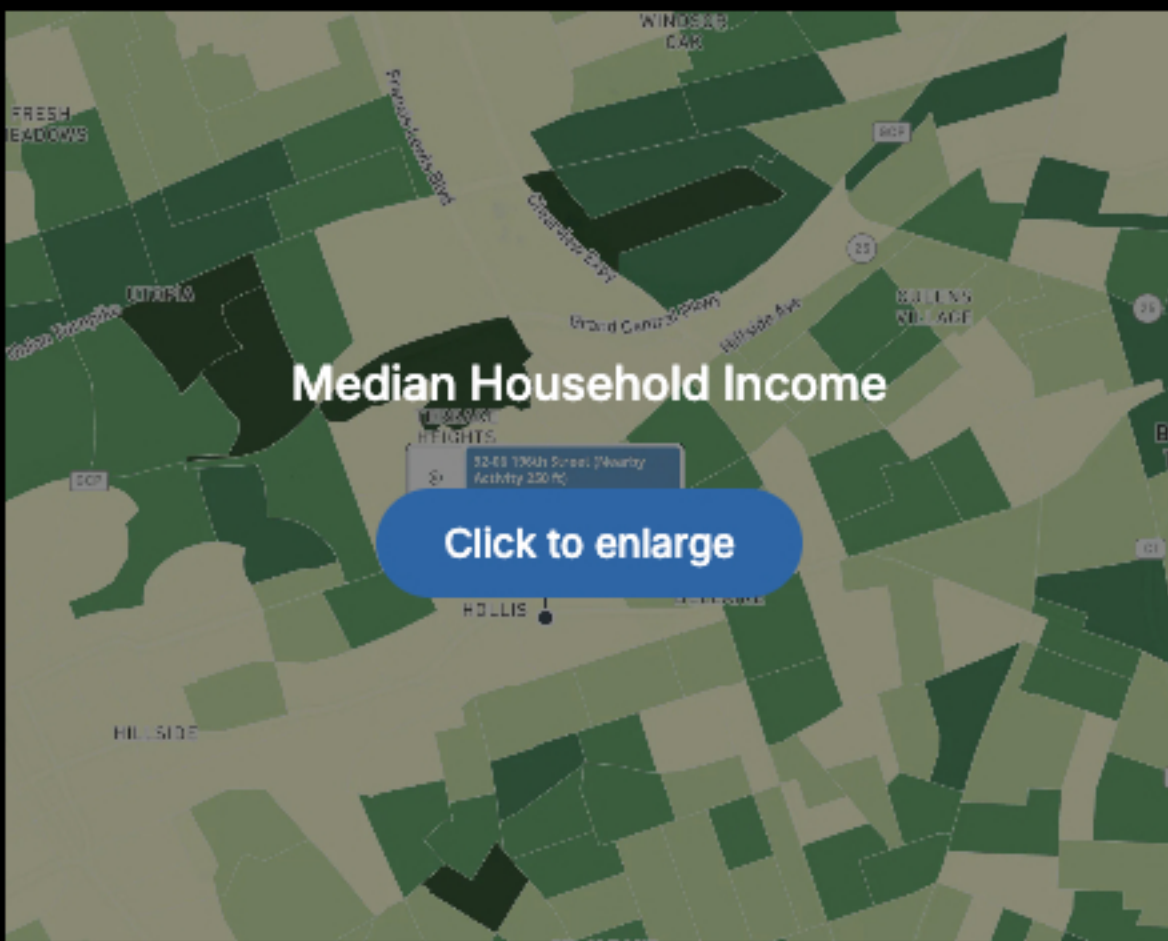
- Dining & Coffee
- Banking
- Fitness & Services
- Schools & Civic
- Parks & Recreation
- Subject Property
- Grocery & Retail
- Pharmacy
- Hotels
- Medical
- Transit (LIRR / MTA)
- Radius rings (0.5 / 1.0 / 1.5 mi)

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Household	3,17	3,11	3,02
Median Income	\$78,384.52	\$81,561.29	\$82,892.91
Median Disposable	\$65,934.87	\$68,069.33	\$68,471.46
Median Discretionary	\$39,149.32	\$41,589.59	\$40,346.23
\$ Per Person	\$32,956.02	\$34,218.07	\$36,654.97
Median Rent	\$1,653.32	\$1,762.35	\$1,755.79
Value	\$909,517.25	\$1,762.35	\$872,285.64
Weighted Counted from Block Groups (Dataset: 571 Populations)			
Gender			
39 % of Visits			
50 % of Visits			
70 % of Visits			
Poverty	3,365 (22.3%)	8,407 (17.4%)	30,309 (17.7%)
Median Wealth	\$55,037.56	\$62,289.99	\$58,926.39
41.49		41.35	40.8
40.47		40.47	38.91
Children	3,305 (21%)	11,751 (23.2%)	44,571 (25.1%)



Space Information

Space Type

Retail

Lease Type

Modified Gross

Floor

Ground

Utilities

Both boxes have a gas boiler with a direct hookup.

Square Feet

Store front #44 – 745 SF

Basement – 343 SF

Adjoining (former deli portion) – 996 SF

Separate electric meters.

¾" Line – Low Pressure (Standard Small Use).

Current Condition

Vacant – empty shell space

Ceiling Height

Store front #44: 9' 4"

Store front #44: without drop ceiling is 11' 4"

Basement: 7' 9"

Adjoining (former deli portion): 8' 5" with drop ceiling



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