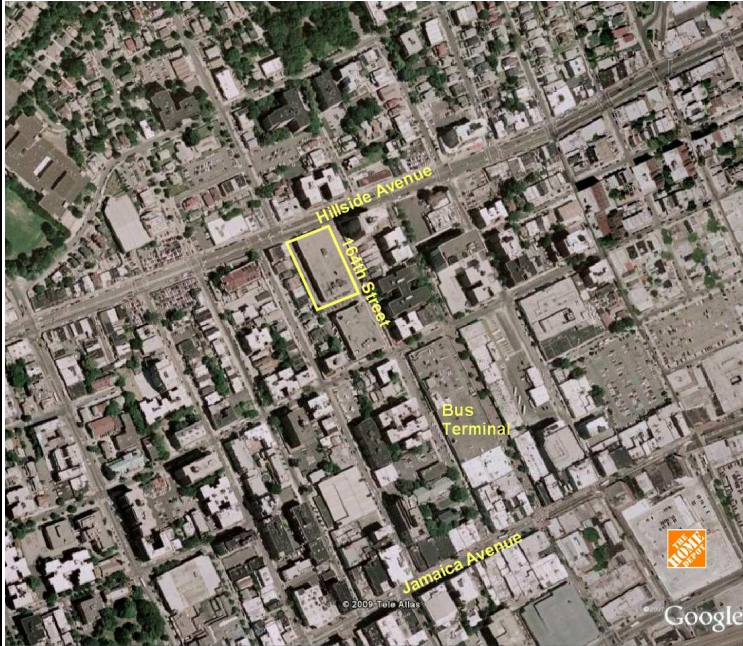


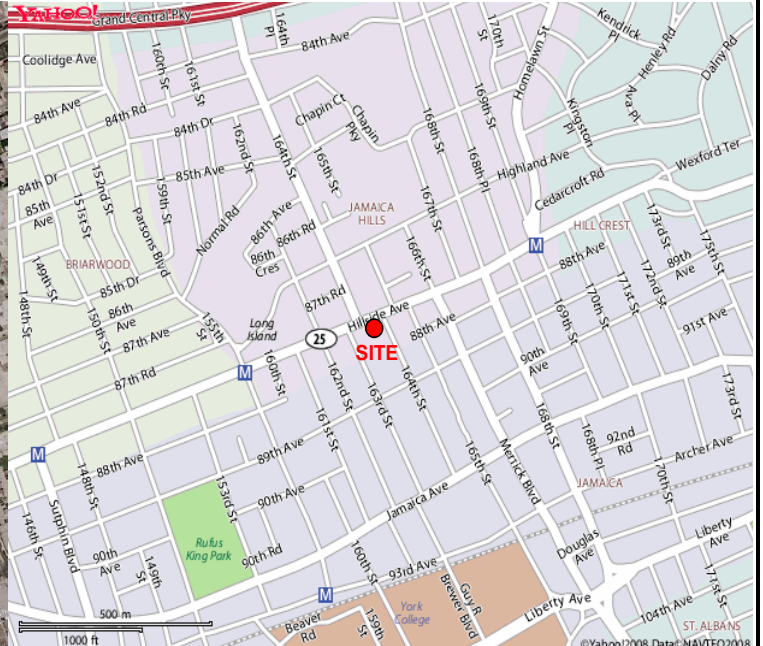
AVAILABLE FOR RENT

88-04 164th Street @ Hillside Avenue, Jamaica, New York 11432

AERIAL VIEW



AREA MAP



CONTACT:

RALPH WILKINS
516.498.1010 ext. 209
rw@comretail.com

525 Northern Boulevard, Suite 310
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
www.comretail.com

BUILDING SPECIFICATIONS

- LOT APPROX. 60,214 SQ. FT.
- BLDG APPROX. 121,200 SQ. FT.
- CURRENT USE - 3 STORY OFFICE BLDG WITH 2 ELEVATORS
- DELIVERED VACANT
- LANDLORD WILL BUILT TO SUIT OR GROUND LEASE
- ASKING \$15,000,000
- TAXES \$375,000
- ZONING C4-5/R7
- SUITABLE FOR RESIDENTIAL
- ONE BLOCK FROM THE NEW HOME DEPOT ON JAMAICA AVE/MERRICK BLVD
- LOCATED IN THE GREATER JAMAICA DEVELOPMENT AREA

DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	95,353	661,260	1,611,651
# of Households	30,299	223,703	546,127
Avg. HH Income	\$57,364	\$64,867	\$63,194



October 30, 2008

Subject to errors, omissions, changes or withdrawal without any prior notice

PHOTOS

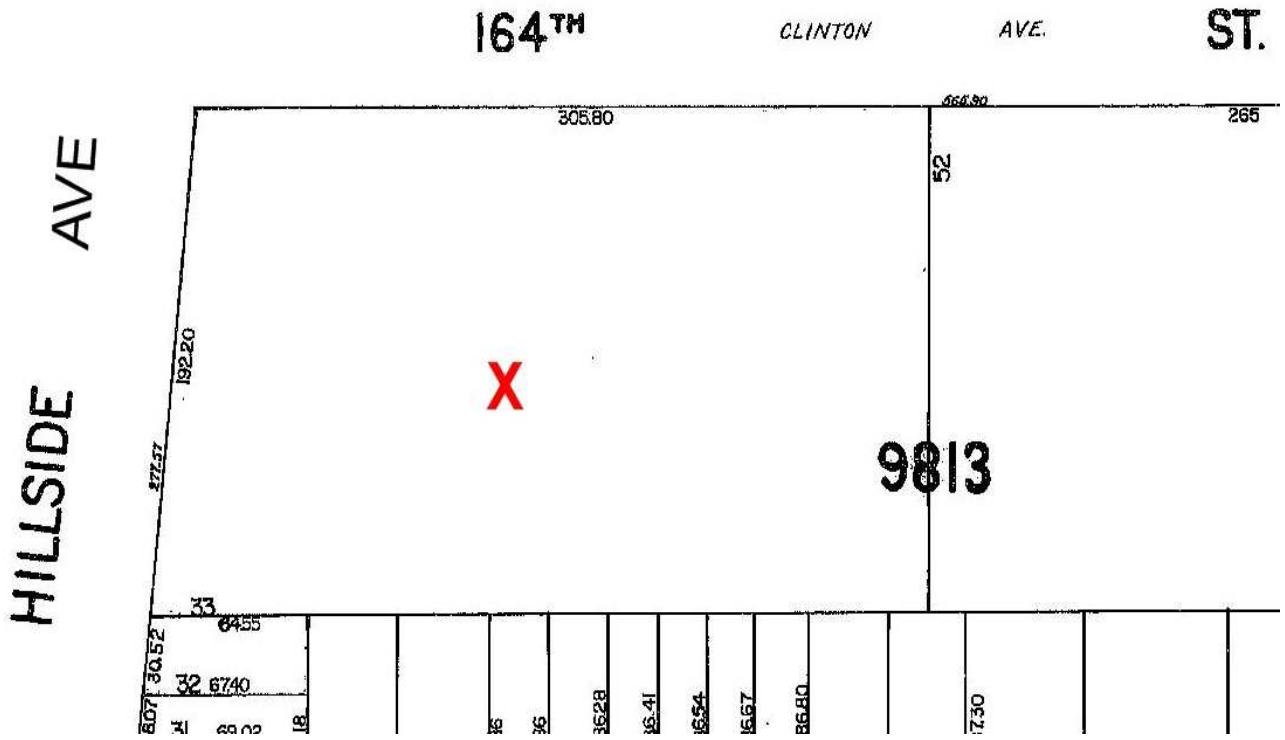


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TAX MAP



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