

EDGEMERE COMMONS

51-19 BEACH CHANNEL DR, FAR ROCKAWAY (CORNER 51ST STREET)



TISHMAN SPEYER

BOOTH STREET

EDGEMERE COMMONS IS A SPRAWLING 9-ACRE, 2,000,000 SF MIXED-USE OCEANFRONT COMMUNITY THAT WILL SERVE TO REVITALIZE THE FAR ROCKAWAY NEIGHBORHOOD FOR GENERATIONS TO COME.



View from Rockaway Beach Blvd

DEVELOPMENT HIGHLIGHTS

- Up to **150,000 SF** of Retail and Community Facility Space
- Over **2,000** Affordable Residential Units
- Within a 2-Mile Radius :
 - **89,672** Residents
 - **30,169** Homes
 - **\$73,338** Average Annual Household Income
 - **22,650** Daytime Employees
 - **1,498** Businesses
- Subway Access - **A** Beach 44th A Train / Beach 60th A Train
- Minutes from Rockaway Turnpike, Cross Bay Boulevard, JFK Airport
- Traffic Counts - Approximately **20,000** Cars Pass Site Daily
- 9-Acre-Plus Development
- Prime opportunity for local retailers

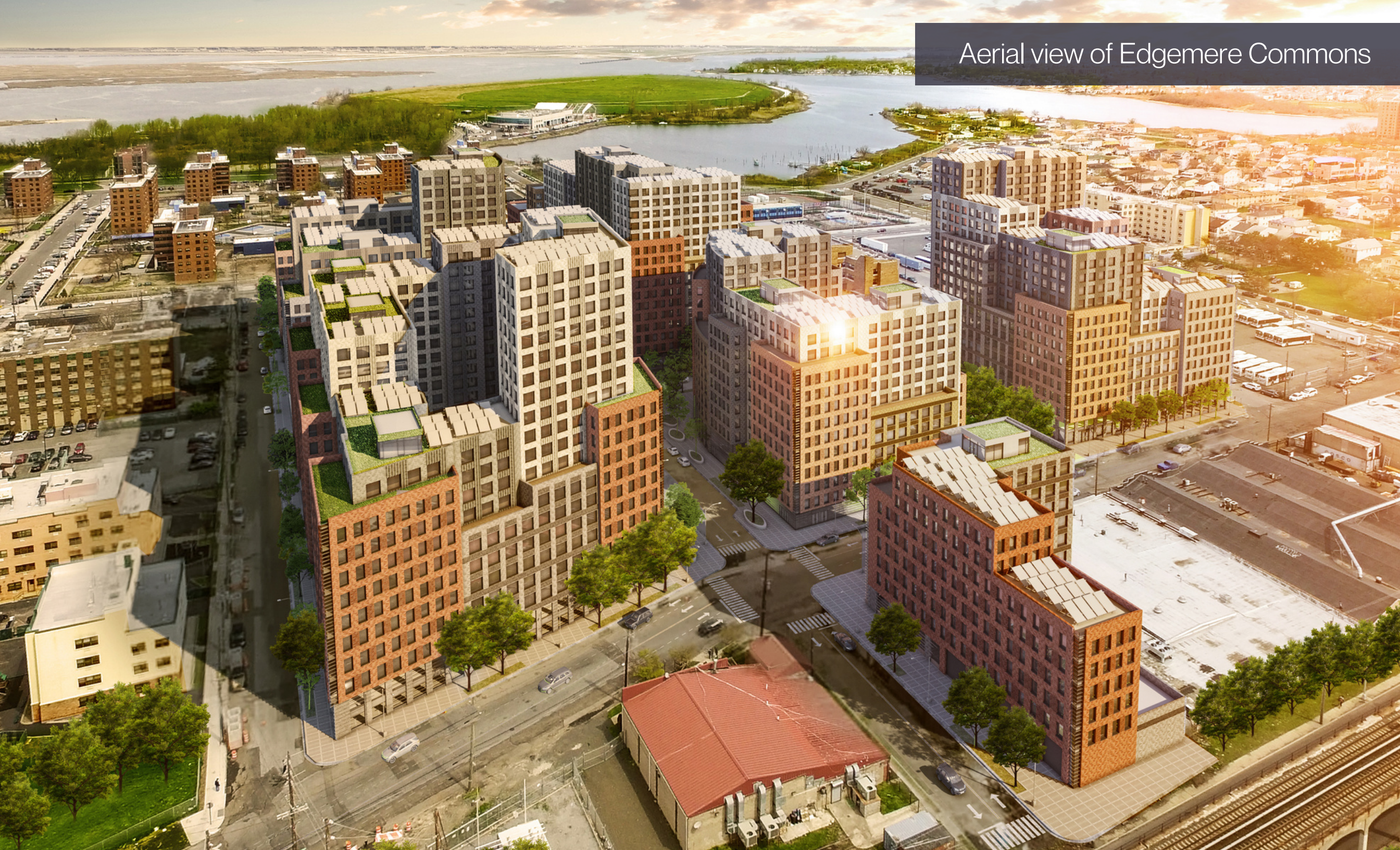
Retail - Beach Channel Dr.





The neighboring building features an 18,000 SF Shop Fair - this flagship supermarket will be one of the focal points of the Edgemere Commons Development. It will provide a place of shopping and employment for thousands of the neighborhood's current and future residents.

Aerial view of Edgemere Commons





Pedestrian walkway and retail corridor where your business will be prominently located



BROOKLYN



JFK AIRPORT

EDGEMERE COMMONS



ROCKAWAY COMMUNITY PARK

ROCKAWAY FERRY STOP

MARINE PARKWAY BRIDGE

BELLE HARBOR

ROCKAWAY PARK

ROCKAWAY BEACH

ARVERNE

EDGEMERE

BAYSWATER

WAVE CREST

FAR ROCKAWAY

ARVERNE EAST NATURE PRESERVE

BEACH BOARDWALK

NEPONSIT

BELT PARKWAY

CROSS BAY BOULEVARD

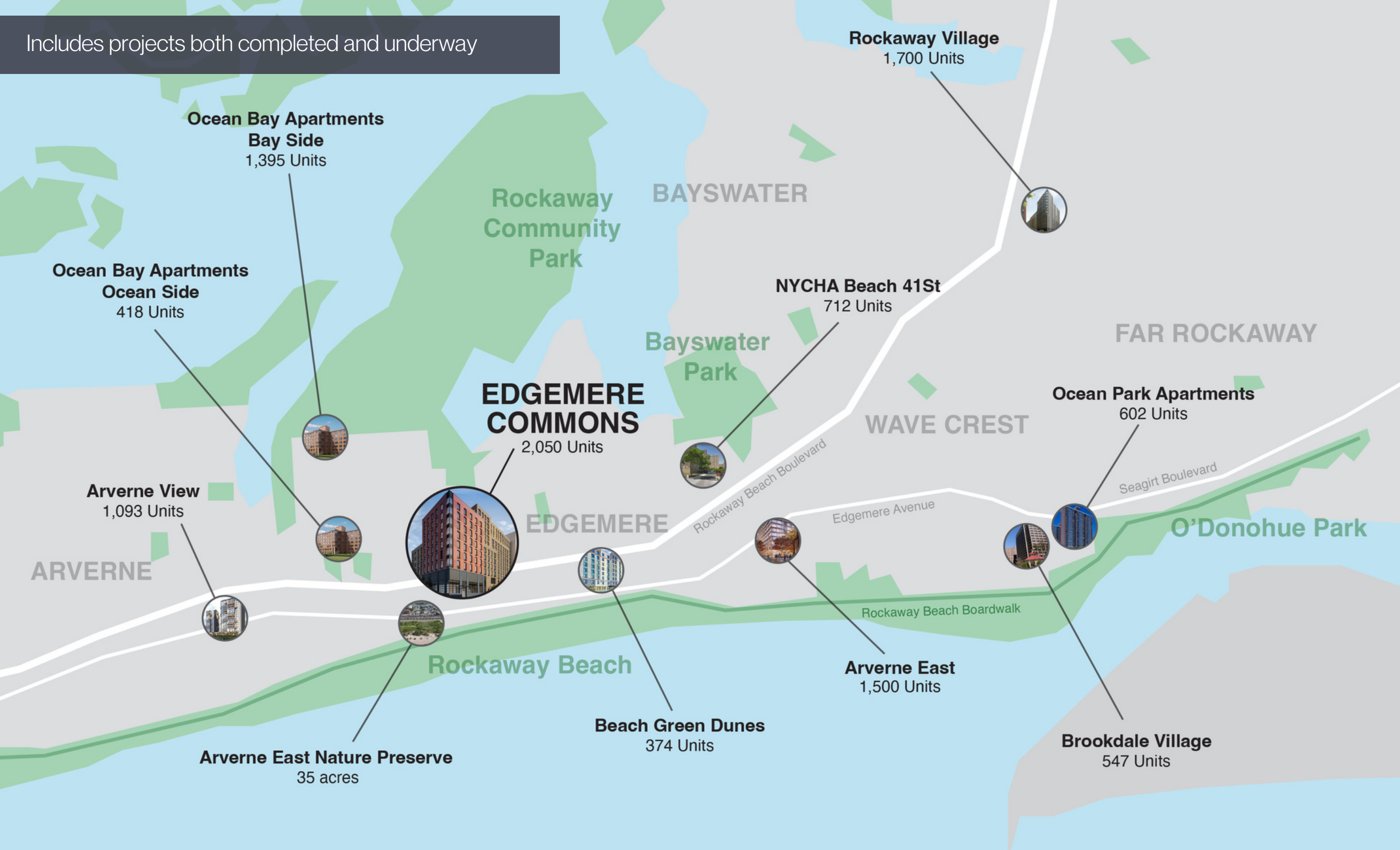
ROCKAWAY TURNPIKE

BELT PARKWAY

BEACH CHANNEL DR

BEACH CHANNEL DR

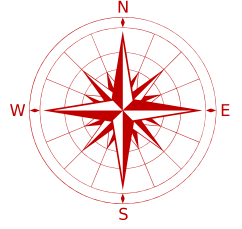
Includes projects both completed and underway



SITE PLAN

PHASE 1-B1

BEACH CHANNEL DRIVE



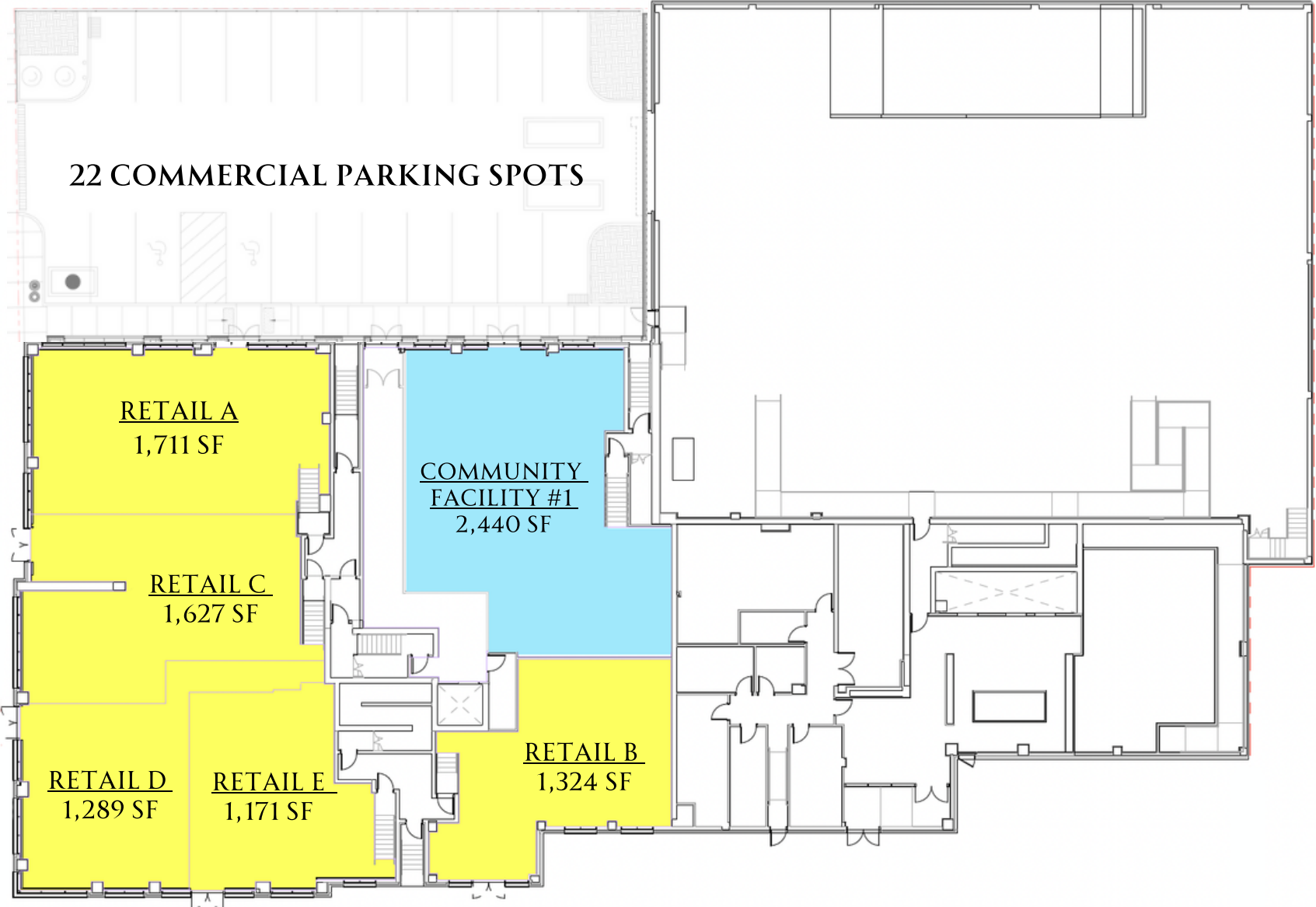
BEACH 53RD ST.

BEACH 50TH ST.

ROCKAWAY BEACH BLVD.

B1- 1ST FLOOR

- RETAIL A - 1,711 SF
 - RETAIL B - 1,324 SF
 - RETAIL C - 1,627 SF
 - RETAIL D - 1,289 SF
 - RETAIL E - 1,171 SF
 - COMMUNITY FACILITY #1 - 2,440 SF
- SPACES A, C, D, & E CAN BE COMBINED

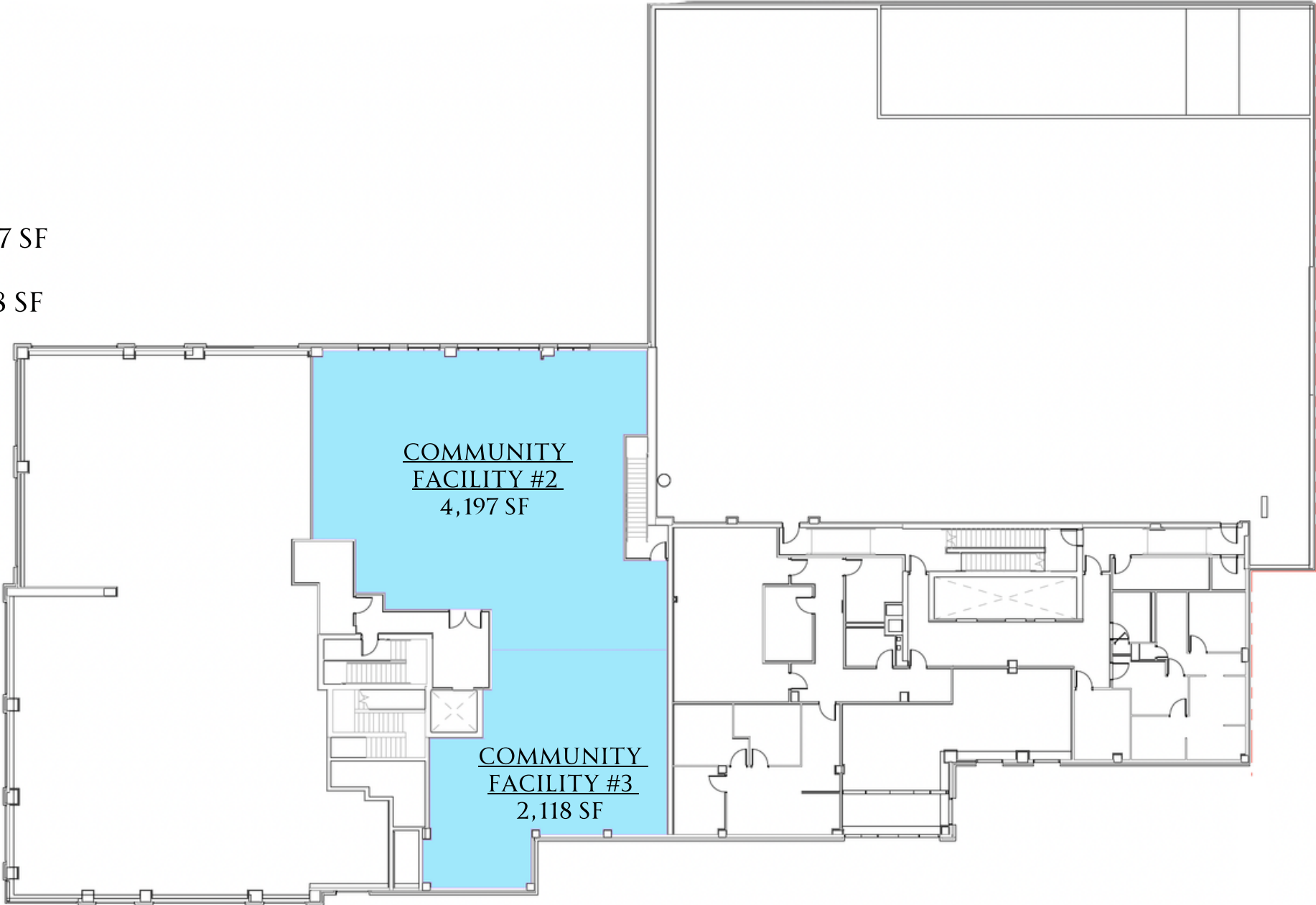


B1-2ND FLOOR

COMMUNITY FACILITY #2 - 4,197 SF

COMMUNITY FACILITY #3 - 2,118 SF

SPACES 2 & 3 CAN BE COMBINED





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BOOTH STREET



CONTACT

IDIT "STEPHANIE" AGUS
IAGUS@BOOTHST.COM
+1 (561) 305-3509

GREG PARASSIO
GREGP@BOOTHST.COM
+1 (201) 615-8730

BRIAN DOYLE
BRIAND@BOOTHST.COM
+1 (516) 587-1707

Boothst.com