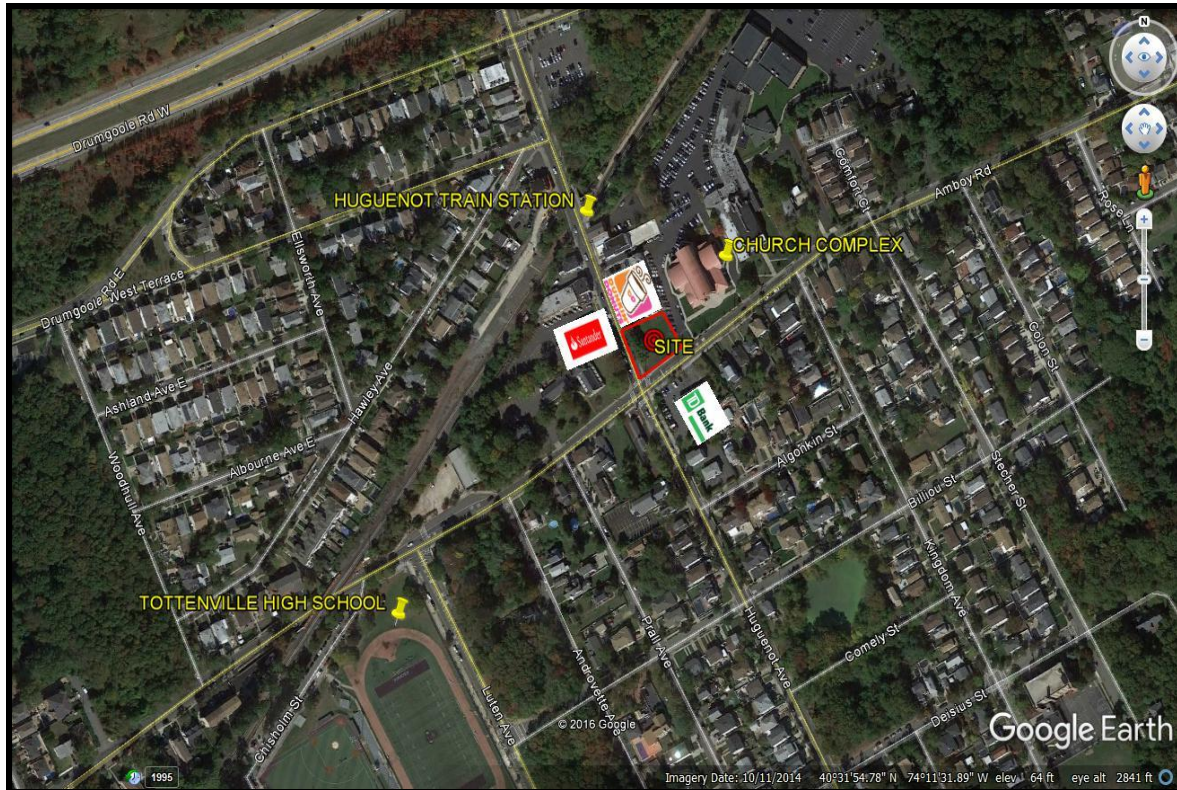


PRIME PROPERTY AVAILABLE FOR LEASE

**BUSY RETAIL DEVELOPMENT SITE
CORNER OF HUGUENOT AVE. & AMBOY ROAD
STATEN ISLAND, NY**

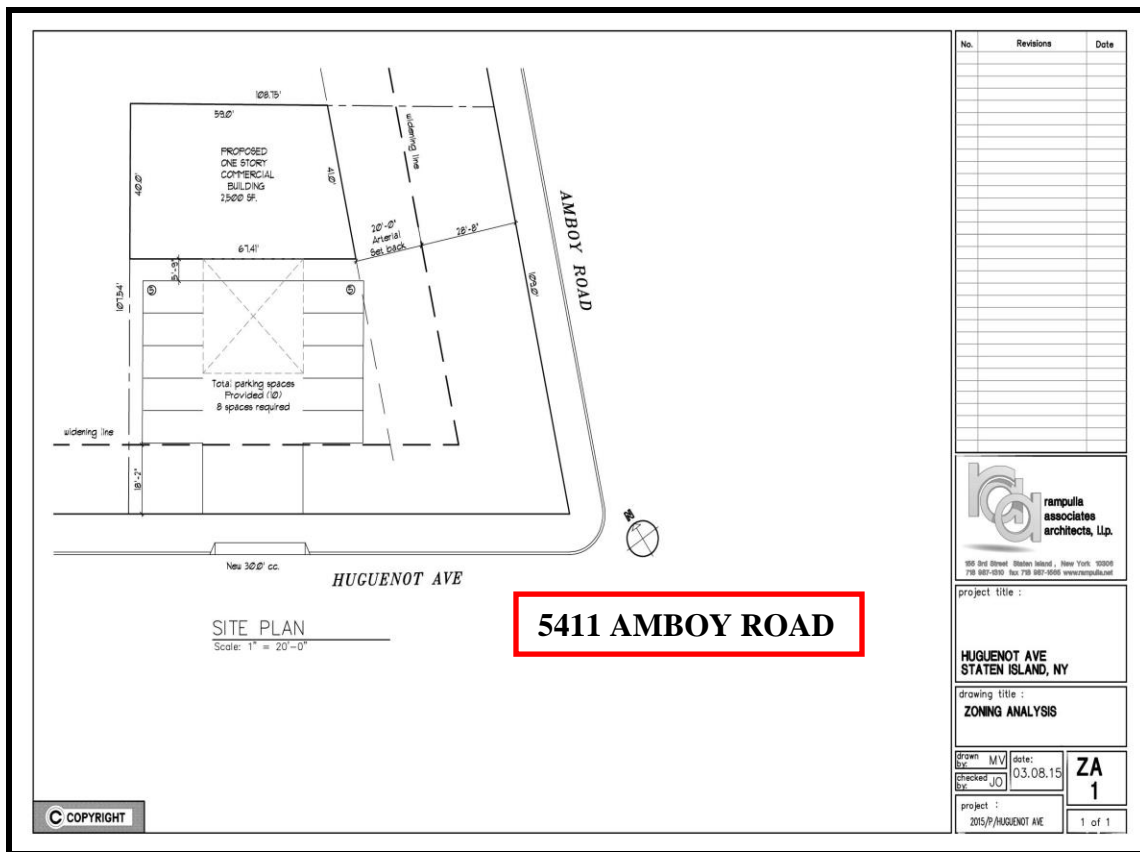


AERIAL PHOTOGRAPH



- ❖ **AAA RETAIL DEVELOPMENT SITE OF APPROX. 10,400 SF - ZONED C1-2 RETAIL AND IDEALLY SITUATED AT THE INTERESECTION OF HUGUENOT AVE. AND AMBOY RD. IN THE HEART OF THE NEIGHBORHOOD OF HUGUENOT**
- ❖ **CAN ACCOMODATE A RETAIL BUILDING OF APPROX 2,500 SF WITH PARKING**
- ❖ **HEAVY PEDESTRIAN AND VEHICULAR TRAFFIC – STRATEGICALLY LOCATED ADJACENT TO OUR LADY STAR OF THE SEA CHURCH COMPLEX & TOTTEVILLE HIGH SCHOLL**
- ❖ **EXCELLENT EXPOSURE & VISIBILITY**
- ❖ **AREA RETAILERS INCLUDE: TD BANK, DUNKIN DONUTS, SANTANDER BANK, CIRO'S PIZZA CAFÉ.**
- ❖ **DEMOGRAPHICS SHOW A POPULATION OF 190,000 PEOPLE WITHIN 3 MILES WITH AN AVERAGE HHI OF \$90,000+**

PROPOSED SITE PLAN



FOR FURTHER INFORMATION, CONTACT:

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