

1267 FOREST AVE

STATEN ISLAND, NY 10302

RETAIL PROPERTY | FOR LEASE



PROPERTY DESCRIPTION

Shopping Center in the Elm Park section of Staten Island. Property is located at the signalized corner of Forrest Avenue and Jewett Avenue. The other three corner are Walgreens, 7-Eleven, and a Shell gas station. Property was constructed in 2006 and is 27663 SF over three Levels. ~ 9500 SF (8 units) of ground Floor retail with front parking. ~ 9500 SF of second Floor Retail/Office Space (6 Units). ~8000 SF of lower-level office space (2 Units of legal office space as verified by attached C of O). Incredible mix of tenants include food uses, retail, and services. Incredible rate of tenant retention with very low turnover.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$25.00 - 29.00 SF/yr (MG)
Number of Units:	16
Available SF:	1,000 - 9,500 SF
Lot Size:	38,435 SF
Building Size:	27,663 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,670	4,282	16,118
Total Population	5,016	13,010	48,986
Average HH Income	\$116,141	\$119,790	\$110,373

RAYMOND MORDEKHAI

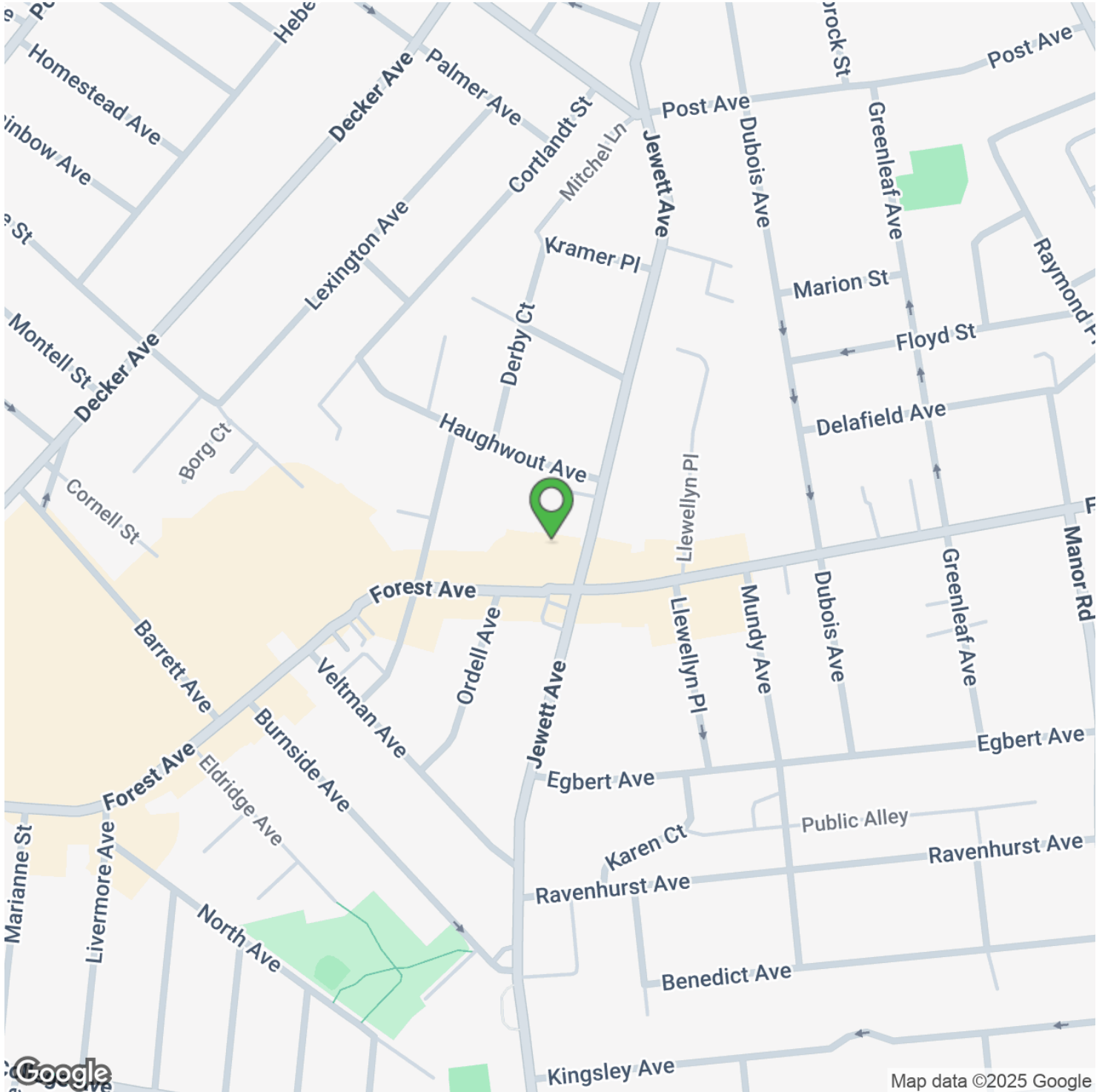
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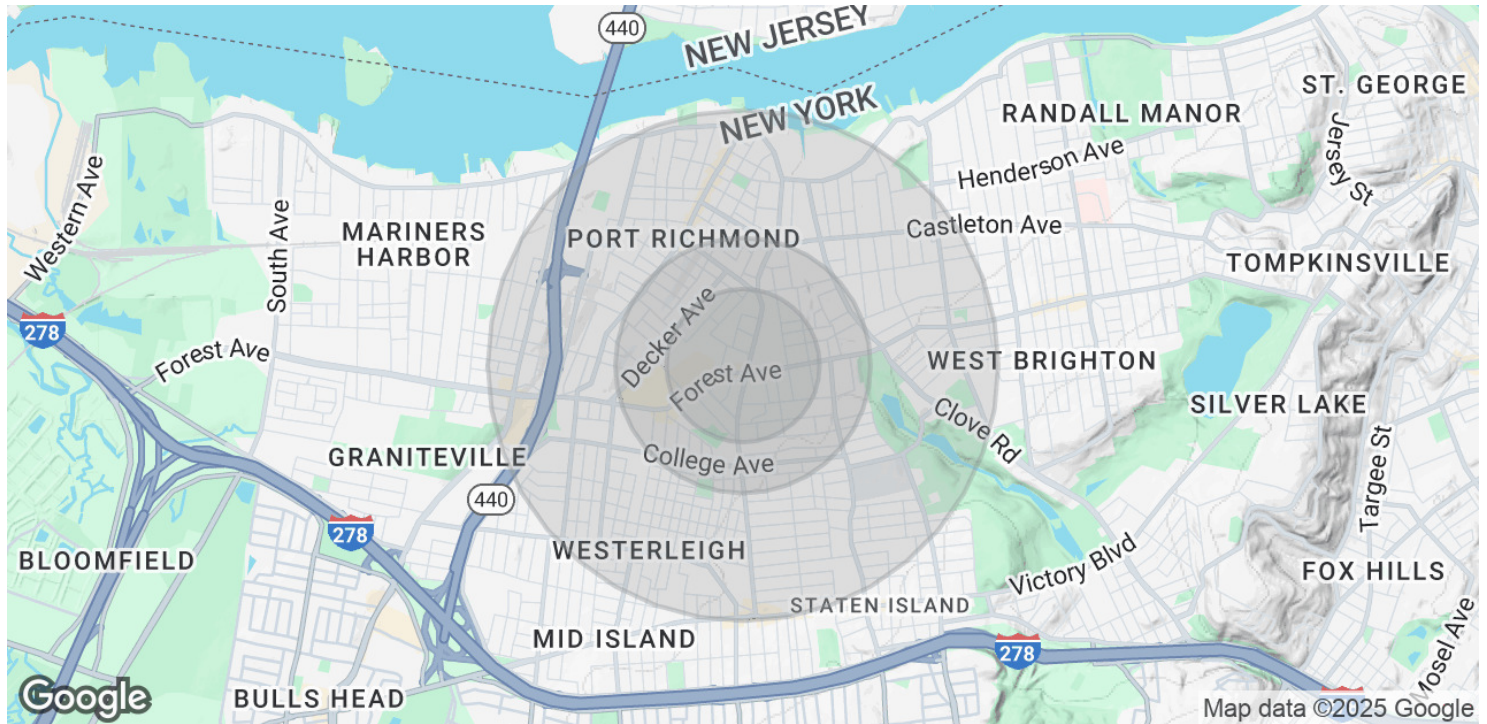
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,016	13,010	48,986
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,670	4,282	16,118
# of Persons per HH	3	3	3
Average HH Income	\$116,141	\$119,790	\$110,373
Average House Value	\$545,828	\$592,609	\$633,283

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT

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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,000 - 9,500 SF

Lease Term:	Negotiable
Lease Rate:	\$25.00 - \$29.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Space	Available	1,000 - 9,500 SF	Modified Gross	\$25.00 SF/yr	-
Unit # 201	Available	1,400 SF	Modified Gross	\$29.00 SF/yr	-

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LEASE SPACES