



120 VICTORY BLVD

120-130 Victory Blvd
Saten Island, NY 10301

OFFERING MEMORANDUM

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SATEN ISLAND

About Saten Island

EXCLUSIVELY PRESENTED BY:



CHRISTINE DEHART

Broker

Mobile: 9174179450

christine@salmonrealestate.com

SALMON REAL ESTATE

1855 Victory Blvd
Staten Island, NY 10314

Office: 7182731200
www.salmonrealestate.com



INVESTMENT SUMMARY

120 Victory Blvd is a 10,700 retail/office building located at 120-130 Victory Blvd, Staten Island, NY 10301 in Staten Island, NY, within the Tompkinsville area. This asset is a great owner/user opportunity and also gives investors the opportunity to purchase at a significant discount with a huge value opportunity through soft repositioning and long-term leasing strategies. Originally built in 1939, the Property contains a single-tenant office building situated on 15,000 square feet of property. The Property was previously used by On Your Mark serving the Special Needs community by housing multiple businesses and classrooms. 120 Victory Blvd offers a significant value add via adaptive re-use with the ability to convert to office, retail, or restaurant easily. 120 Victory Blvd also provides a unique opportunity for owner-occupants to absorb some of the vacancies while further enhancing via strategic long-term leasing strategies at market rates. 120 Victory Blvd benefits from its location within a Federal Opportunity Zone.



PROPERTY SUMMARY

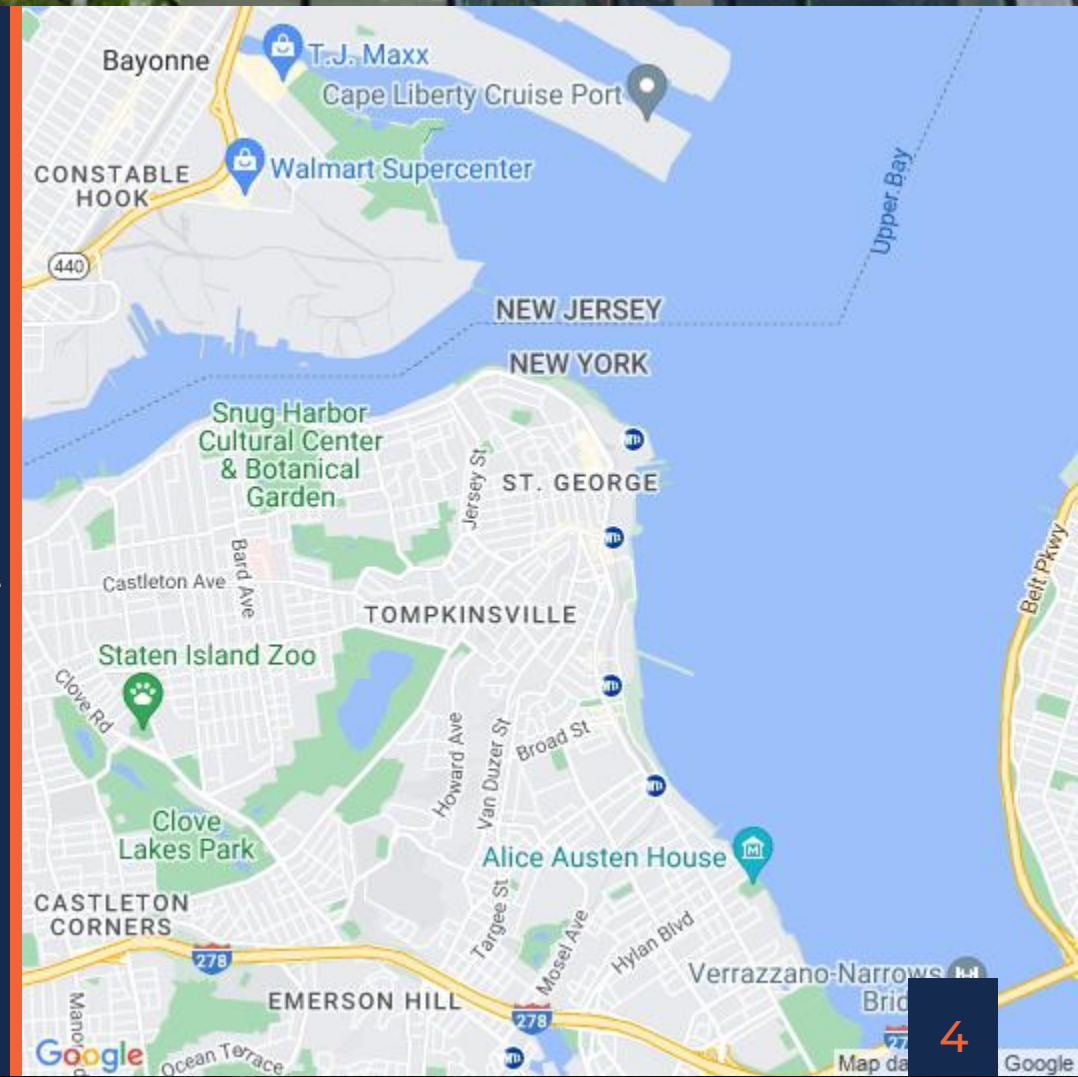
Offering Price	\$0
Building SqFt	10,700 SqFt
Year Built	1938
Lot Size (SF)	15,000.00 SqFt
Parcel ID	00569-0097
Zoning Type	R5, C2-1, HS
County	Richmond
Frontage	200.00 Ft
Coordinates	40.5795317, -74.1502007





INVESTMENT HIGHLIGHTS

- Located in the Tompkinsville district of Staten Island on Victory Boulevard, across from Brook Street. The Tompkinsville Theatre was opened in 1925. In April 1925 a Wurlitzer 2 manual 3 ranks theatre organ was installed. Later renamed Victory Theatre, by 1950 it was operated by Liggett-Florin Booking Service and they were still the operators in 1957. It closed in 1961. Last news was that this theatre housed office supplies. Its original name still remains on the façade.
- The Residential Floor Area Ratio (FAR) of 1.25 indicates the potential for residential development, while the Facility FAR of 2 opens up opportunities for commercial or institutional use. The current building's FAR as built stands at 0.71, utilizing a portion of the maximum allowable floor area. With a maximum usable floor area of 18,750 square feet, there is significant untapped potential for expansion or redevelopment.
- Zoning versatility is a key feature, with the property falling under multiple districts, including R5, C2-1, and HS. This diverse zoning allows for a range of development options, catering to both residential and commercial purposes.





ON YOUR MARK

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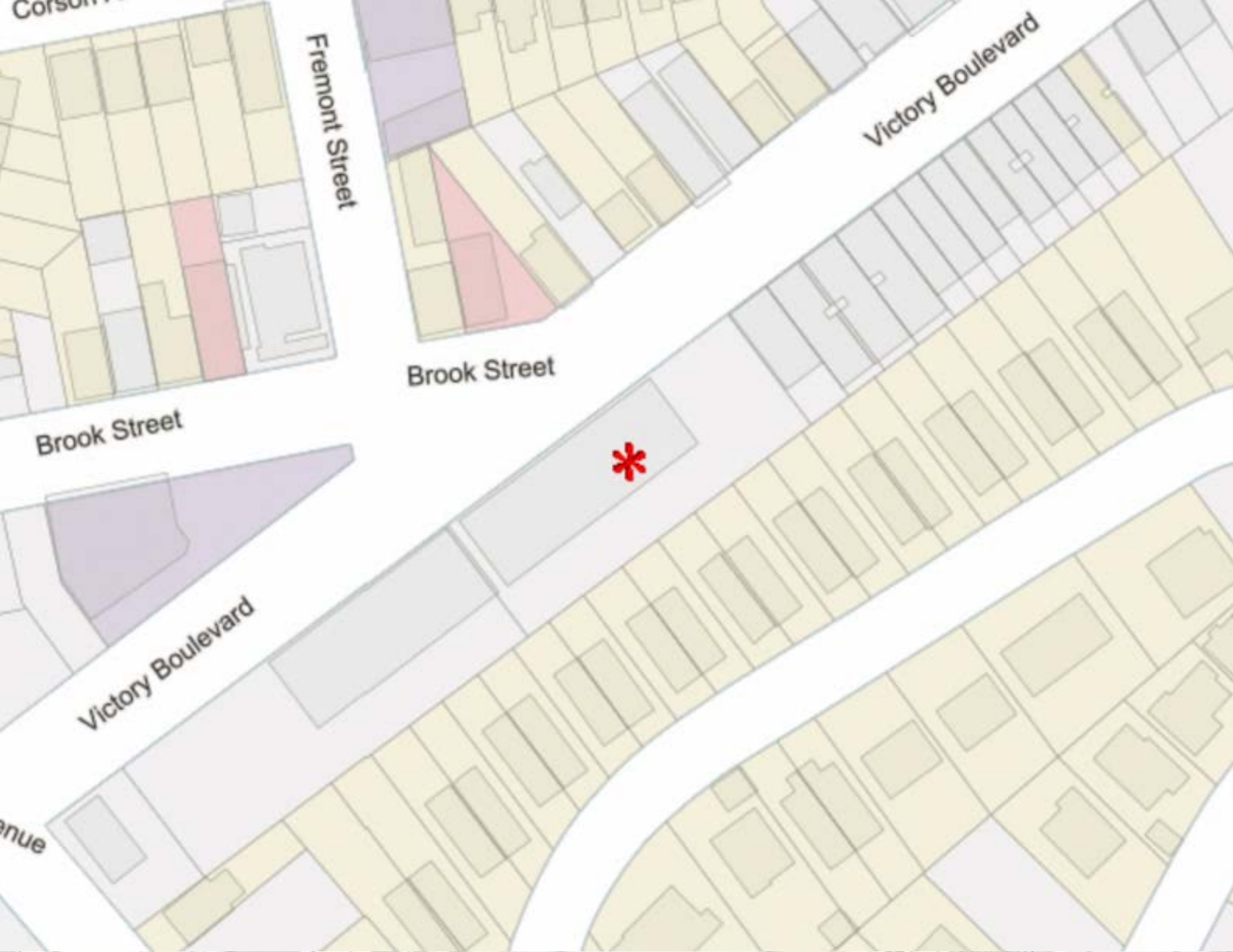
BUS LANE
TAXI-VAN MON-FRI
BUSES ONLY



LOCATION HIGHLIGHTS

- Convenient access to Saten Island's major employment centers and is highly accessible for incoming visitors.
- A curated mix of live, work and play spaces nearby, including apartment towers, retail and restaurants and Class A office spaces along master-planned and highly walkable parks and promenades.
- Zoning versatility is a key feature, with the property falling under multiple districts, including R5, C2-1, and HS. This diverse zoning allows for a range of development options, catering to both residential and commercial purposes.
- 120 Victory blvd is surrounded by multiple new and established arts and cultural districts, providing a vibrant shopping, dining and entertainment environment for tenants and clients.





Corson

Fremont Street

Victory Boulevard

Brook Street

Brook Street

Victory Boulevard

anue





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Block 23

Block 23

Fremont Street

Tompkins

Block 23

Block 569

Block 569

Fiedler Avenue

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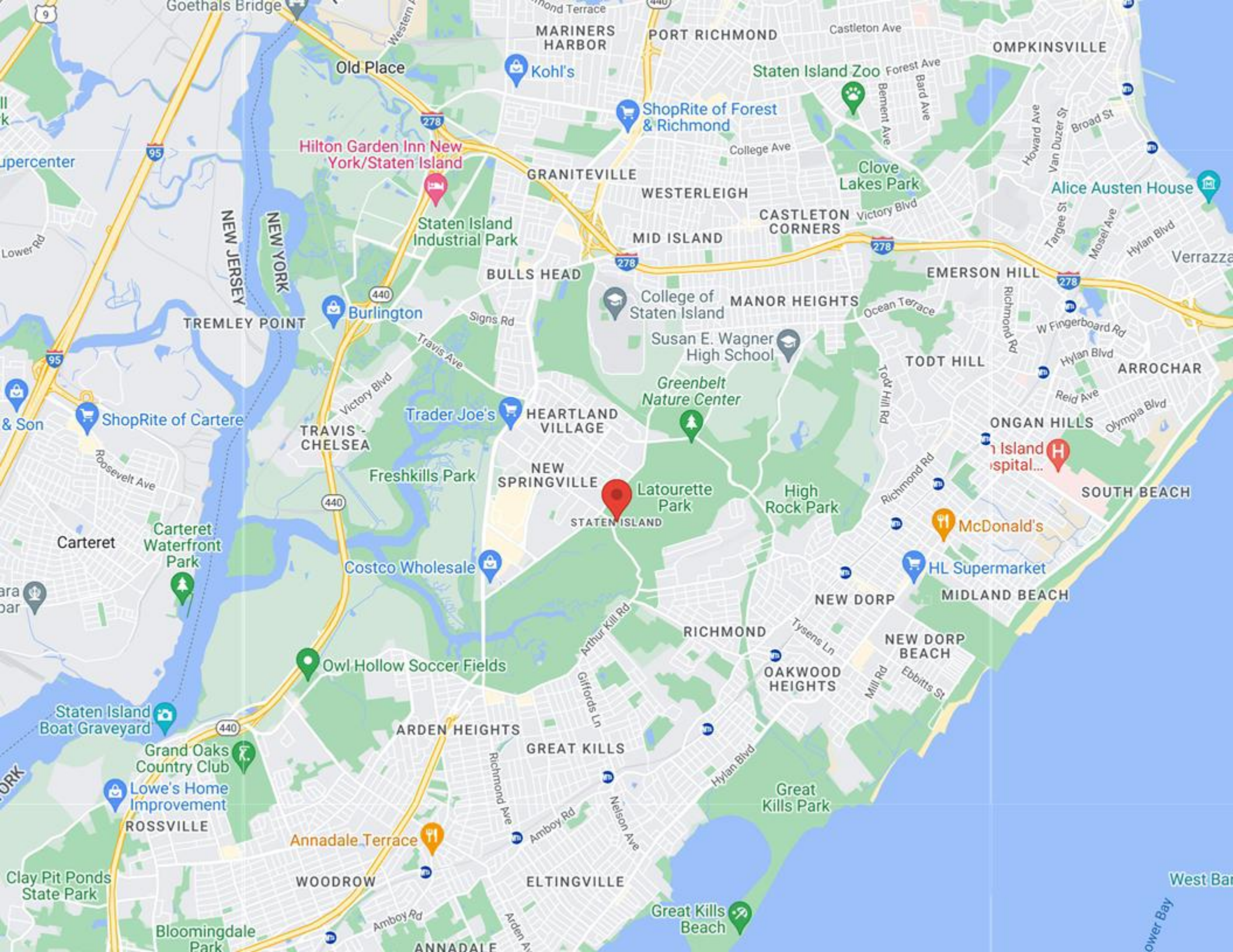
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,184	205,952	428,748
2010 Population	21,389	206,991	450,543
2023 Population	22,981	218,357	479,047
2028 Population	22,922	217,519	478,434
2023-2028 Growth Rate	-0.05 %	-0.08 %	-0.03 %
2023 Daytime Population	20,458	179,652	396,703

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	624	5,525	15,362
\$15000-24999	448	3,346	7,808
\$25000-34999	584	5,233	10,866
\$35000-49999	857	6,239	14,244
\$50000-74999	945	9,765	22,098
\$75000-99999	964	9,995	21,053
\$100000-149999	1,587	14,762	30,588
\$150000-199999	1,074	11,218	22,866
\$200000 or greater	1,294	11,884	22,191
Median HH Income	\$ 92,714	\$ 96,485	\$ 89,022
Average HH Income	\$ 127,843	\$ 129,015	\$ 120,575



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,577	74,174	150,734
2010 Total Households	7,911	75,488	158,399
2023 Total Households	8,380	77,980	167,101
2028 Total Households	8,417	78,333	168,392
2023 Average Household Size	2.72	2.77	2.83
2023 Owner Occupied Housing	6,289	58,662	115,175
2028 Owner Occupied Housing	6,403	59,614	117,555
2023 Renter Occupied Housing	2,091	19,318	51,926
2028 Renter Occupied Housing	2,013	18,719	50,837
2023 Vacant Housing	473	4,355	9,605
2023 Total Housing	8,853	82,335	176,706



CITY OF STATEN ISLAND

AREA

CITY	102.5 SQ MI
LAND	58.5 SQ MI
WATER	44 SQ MI

POPULATION

POPULATION	495,747
DENSITY	8,618.30 SQ MI



ABOUT STATEN ISLAND

Staten Island (STAT-ən) is the southernmost borough of New York City, coextensive with Richmond County and situated at the southern tip of the U.S. state of New York. The borough is separated from the adjacent state of New Jersey by the Arthur Kill and the Kill Van Kull and from the rest of New York by New York Bay. With a population of 495,747 in the 2020 Census, Staten Island is the least populated New York City borough but the third largest in land area at 58.5 sq mi (152 km²); it is also the least densely populated and most suburban ...



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DETAILS.**

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