

# 1267 FOREST AVE

STATEN ISLAND, NY 10302

RETAIL PROPERTY | FOR SALE



## PROPERTY DESCRIPTION

100% Occupied 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. Current rent at or below market with room for value-add. Gross income of approximately ~\$890,000.00. Net of ~ \$690,000.00. Please message for a detailed set-up.

## PROPERTY HIGHLIGHTS

- 100% Occupied
- Signalized Corner

## OFFERING SUMMARY

Sale Price:	\$10,800,000
Number of Units:	16
Lot Size:	38,424 SF
Building Size:	27,663 SF
NOI:	\$690,000.00
Cap Rate:	6.39%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,743	4,282	16,118
Total Population	5,167	13,010	48,986
Average HH Income	\$114,437	\$119,790	\$110,373

## RAYMOND MORDEKHAI

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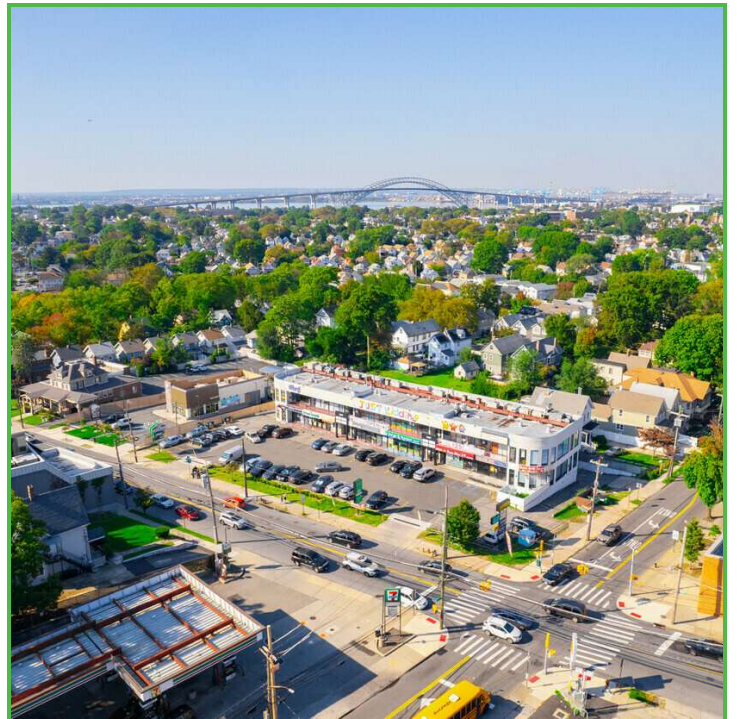
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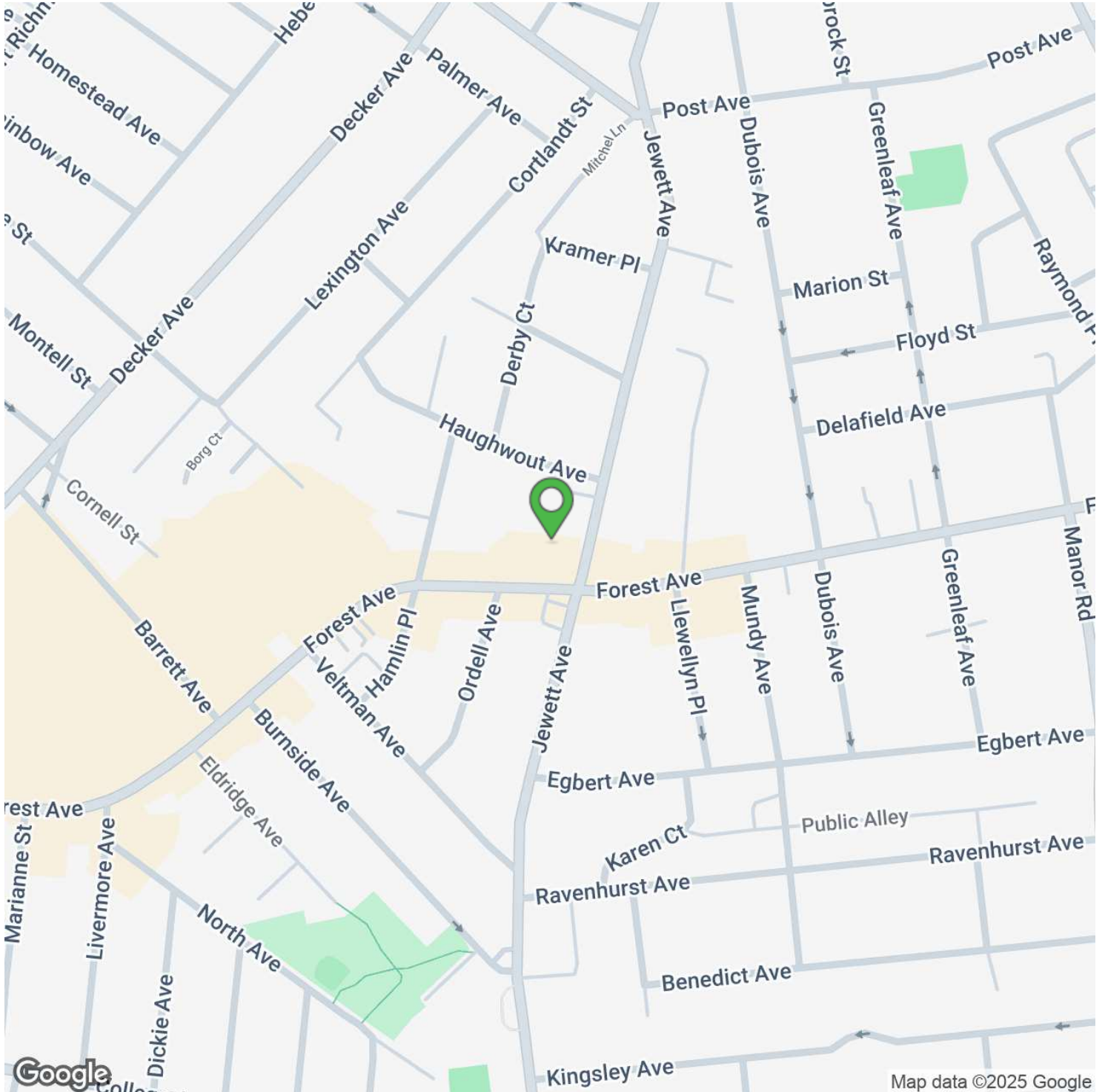
ADDITIONAL PHOTOS



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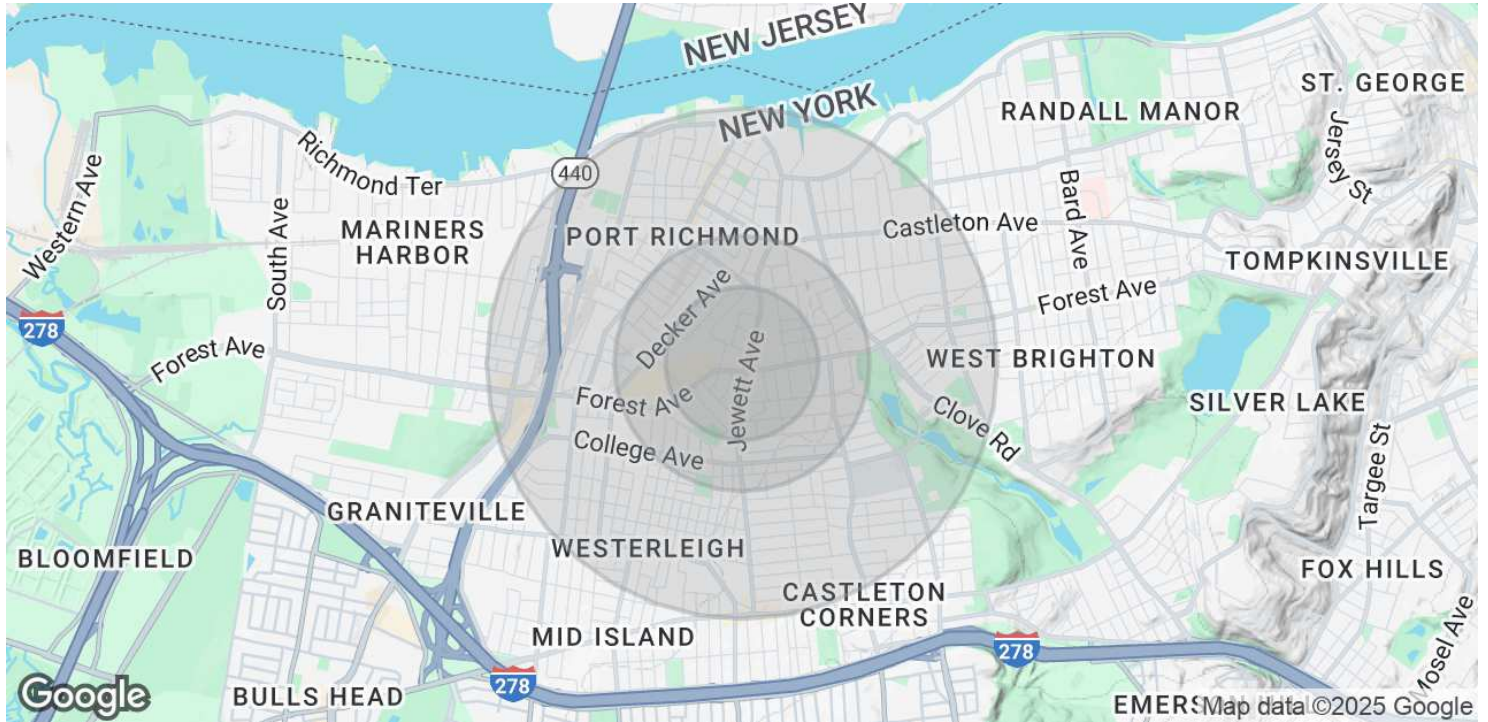
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,167	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	1,743	4,282	16,118
# of Persons per HH	3	3	3
Average HH Income	\$114,437	\$119,790	\$110,373
Average House Value	\$547,828	\$592,609	\$633,283

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT