



# PRIME RETAIL OPPORTUNITY

# 1212 VICTORY BLVD

# STATEN ISLAND, NEW YORK

Casandra Zappala Brian McGowan Robert Nixon

[www.CasandraProperties.com](http://www.CasandraProperties.com) | 1911 Richmond Ave, Staten Island, NY 10314 - Suite 200 | 718.816.7799



Information deemed reliable but not guaranteed.

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Amazing opportunity to lease prime retail within an operating gas station. This 3,400 SF space comes with private parking for its own customers. Enjoy the constant car traffic in this busy location. The existing gas operators are true professionals with numerous other locations. Space Sub-dividable.

**\$12,000/Month**

MTA Bus Stops  
s53 | s61 | s62 | s66 | s91 | s93

## Area Demographics

Average Area Income: \$99,958  
Average Area Disposable Income: \$73,432  
Clove Rd ADT: 26,260 cars per day  
Victory Blvd ADT: 17,280 cars per day

## Staten Island Demographics

Total Population: 475,207  
Total Households: 168,228  
Average Income: \$94,288  
Average Disposable Income: 68,655

Day Time Employees: 157,885  
College Educated People: 63.2%  
Average Home Cost: \$525,576  
HH Income >\$150,000: 29,396

Car Ownership: 91%  
Home Ownership: 68.6%  
People Per SQ Mile: 8,085  
2019 Prj. Income: \$105,998

Annual Budget Exp: 15,002,237,682  
Money Spent On Retail Goods: \$5,011,341,869  
Money Spent On Apparel: \$484,331,299  
Money Spent Eating Out: \$681,335,652

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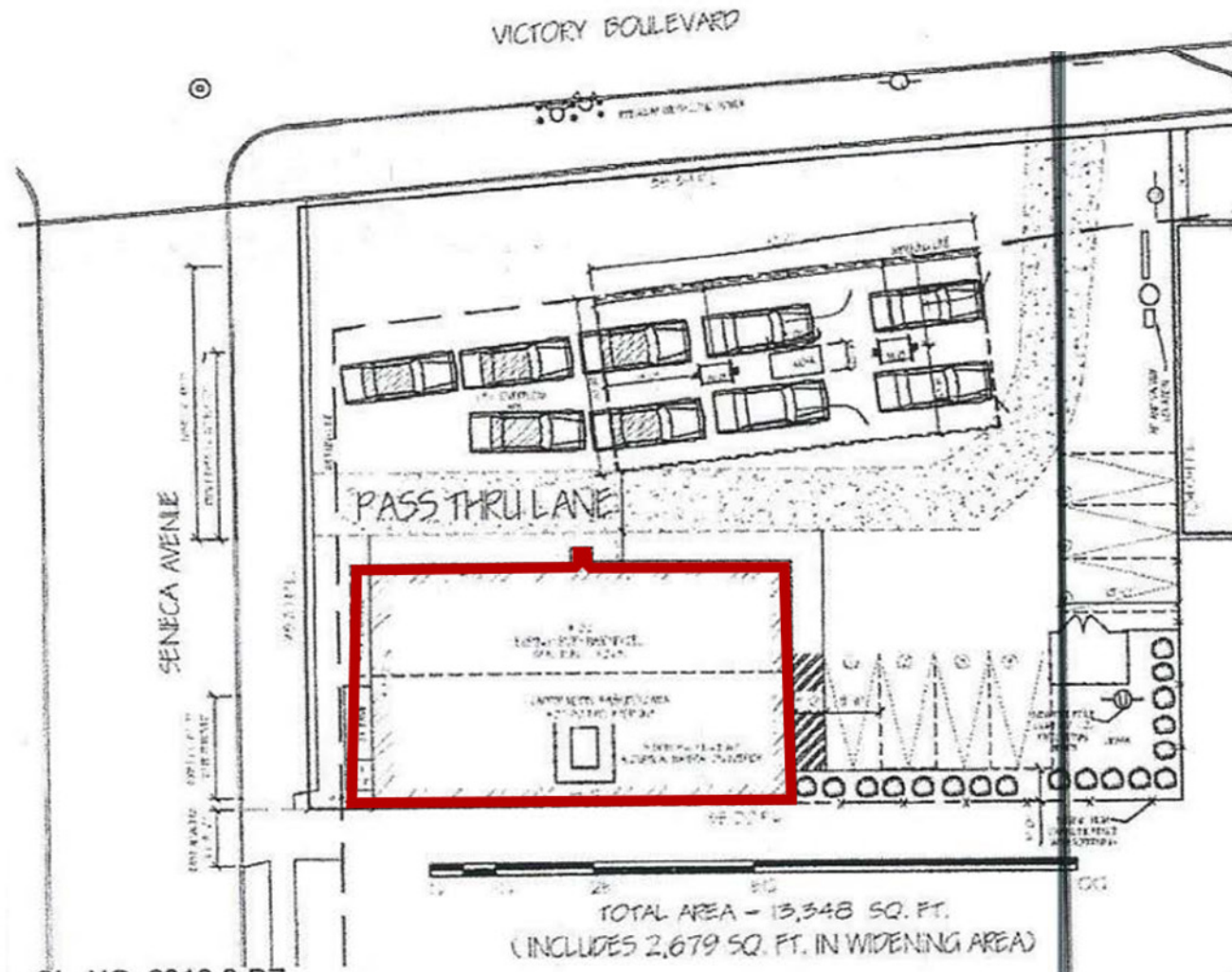
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