

### LISTING DESCRIPTION: 1,500 to 4,700 SF - RENT UPON REQUEST

Exceptional corner retail space located at the intersection of Richmond Avenue and Lander Avenue, a high-traffic retail corridor with excellent visibility and a bus stop directly on the corner. Just 0.3 miles from the I-278 exits, the property offers easy access and strong daily traffic flow.

Ample on-site parking is available for both customers and staff. The center features a strong mix of food and retail tenants and is positioned directly across from national and regional retailers. With long-term ownership and rarely available space, this is a prime opportunity in a proven location.

### PROPERTY HIGHLIGHTS

- Flexible space sizes and lease terms
- On-site customer and employee parking, with full repaving completed in 2021
- Strong visibility and easy access for both drivers and transit riders
- Surrounded by national and regional retailers:  
Applebee's, Stop & Shop, Buffalo Wild Wings, Richmond County Savings Bank
- Dense residential population:
  - 30,000+ residents within 1 mile
  - 570,000+ within 5 miles
  - 200,000+ households in the area



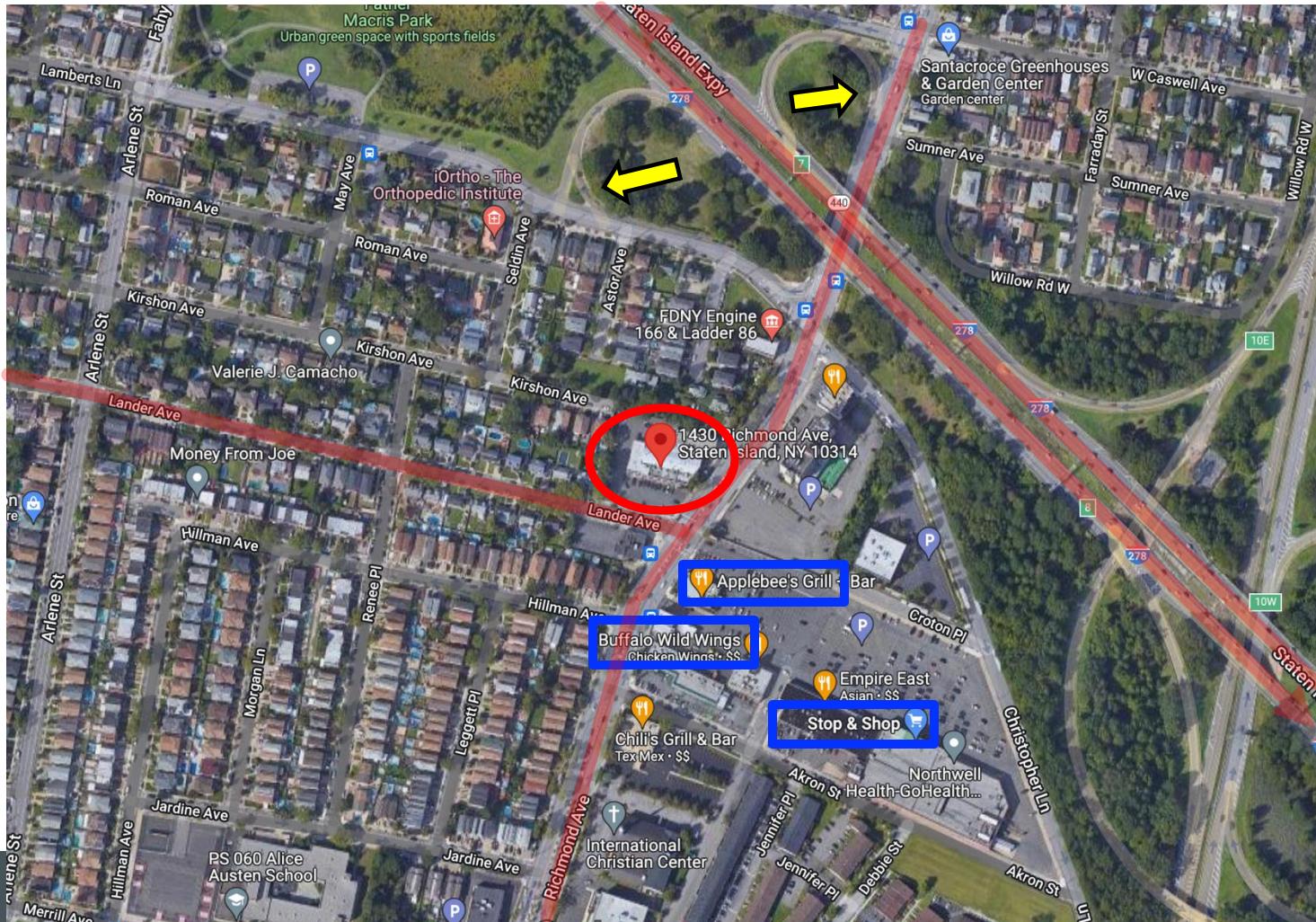
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**RETAIL FOR LEASE**



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