

OFFERING MEMORANDUM

SECOND GENERATION
STATEN ISLAND TAKEOUT
RESTAURANT OPPORTUNITY

646 FOREST AVE,
STATEN ISLAND, 10310



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THE OFFERING

PROPERTY ADDRESS

646 Forest Ave

RENT

\$3,950/mo

BUILDING SIZE

640 SF - Ground floor
(Plus Basement and Backyard)



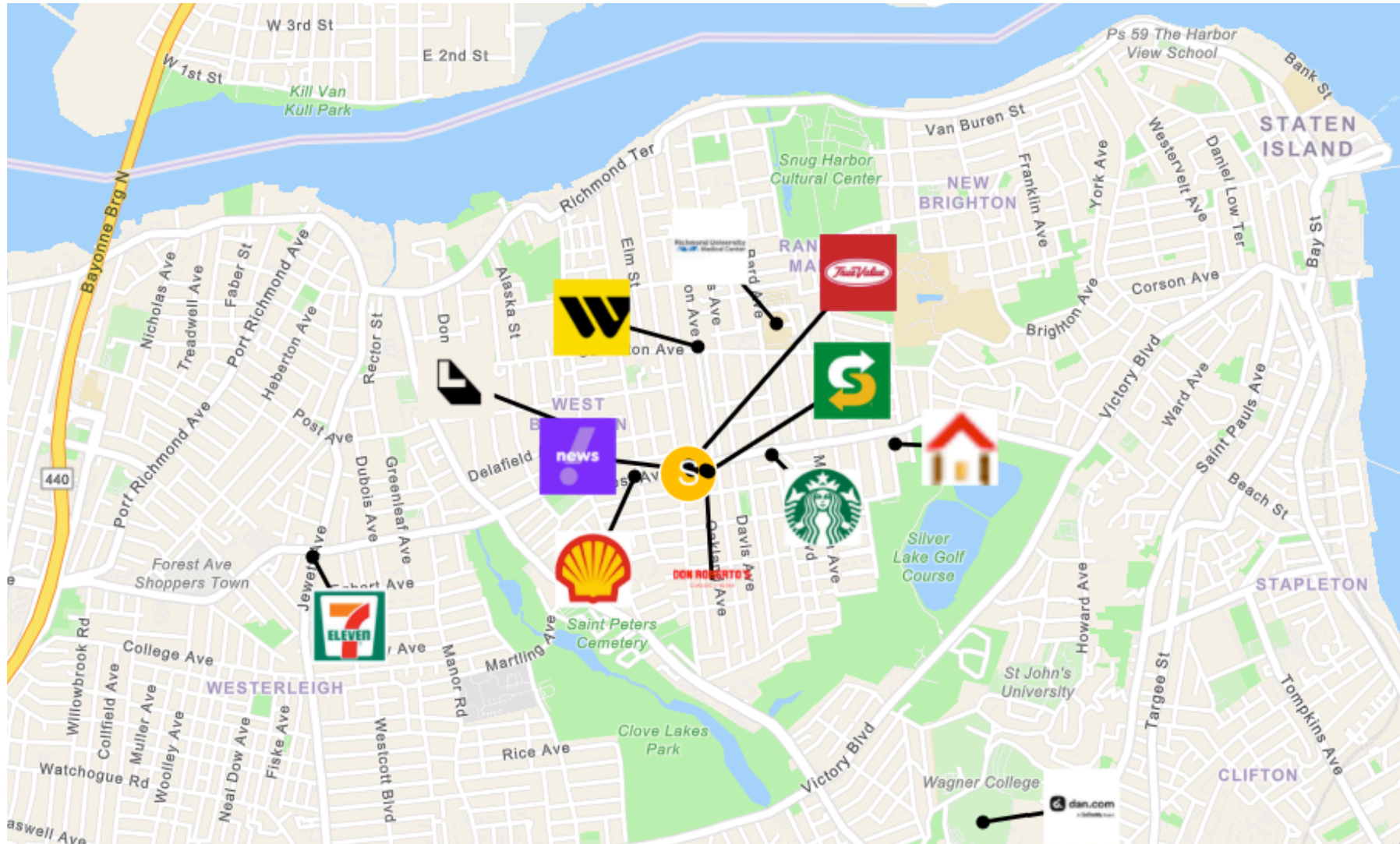
EXECUTIVE SUMMARY

Second-generation restaurant space now available at 646 Forest Ave in Staten Island.

646 Forest Avenue presents a turnkey restaurant opportunity on one of Staten Island's most active retail corridors. The space features a glass storefront with strong street presence, a polished dining area, and a built-out commercial kitchen with a ventilation hood and ANSUL system, gas and plumbing infrastructure, and a finished basement. A large, gated rear patio offers excellent outdoor dining potential. An operator would be hard-pressed to find this level of existing infrastructure at this price point anywhere in the borough.



LOCATION SUMMARY



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
35,914	290,122	584,928



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$123,434	\$114,733	\$117,942



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
12,571	101,847	211,495



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