



# Retail Property for Lease

1582 Richmond Ave  
Staten Island NY 10314

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# THE SPACE

Location	1582 Richmond Ave Staten Island, NY 10314
Block	<b>3299</b>
Lots	<b>56 &amp; 61</b>

## PROPERTY FEATURES

LAND SF	<b>18,504</b>
ZONING TYPE	<b>C1-2</b>
NUMBER OF PARKING SPACES	<b>25</b>
TAXES	<b>\$10,556</b>

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,397	170,000	602,525

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$135,756	\$126,398	\$117,410

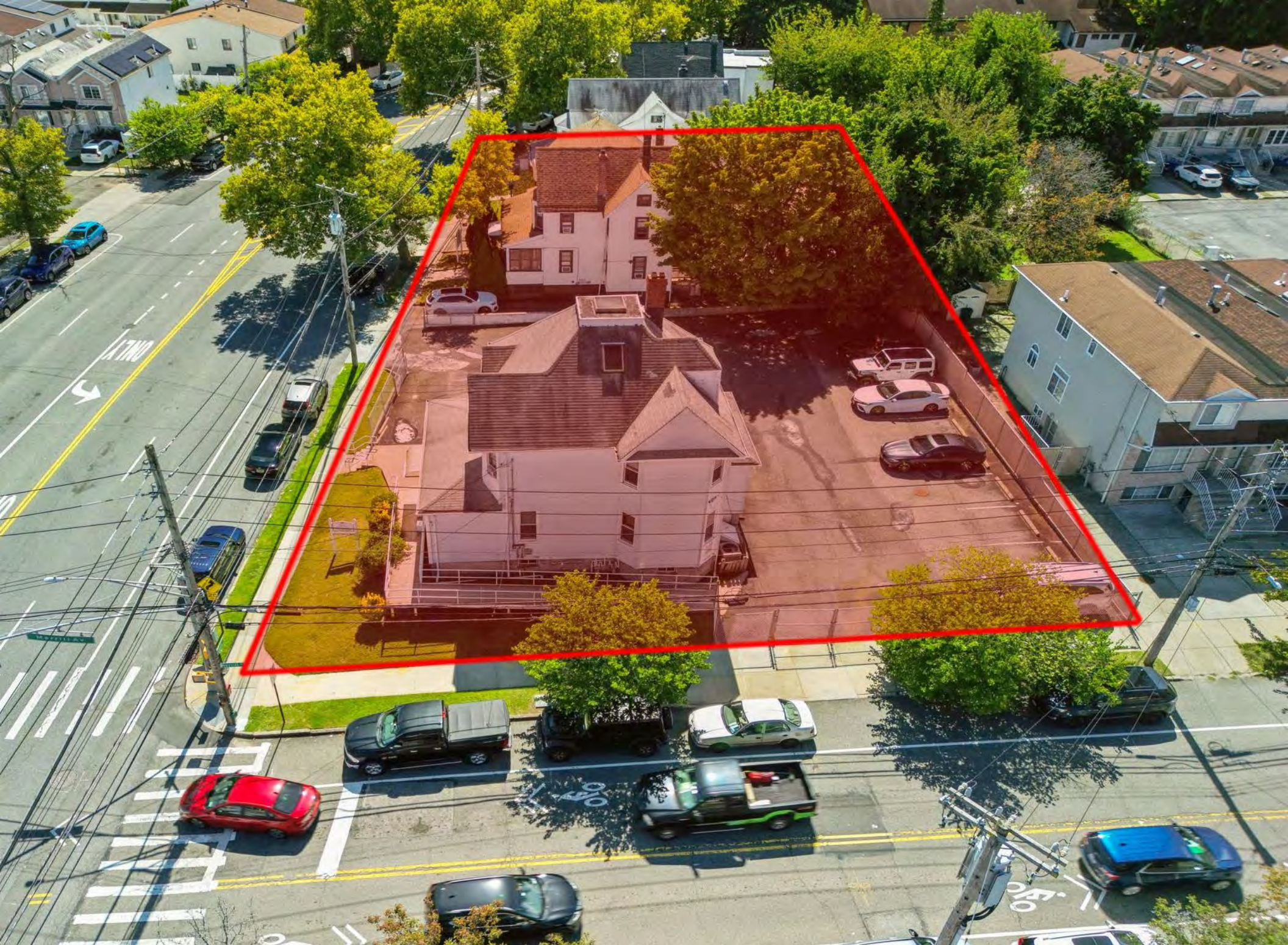
## NUMBER OF HOUSEHOLDS

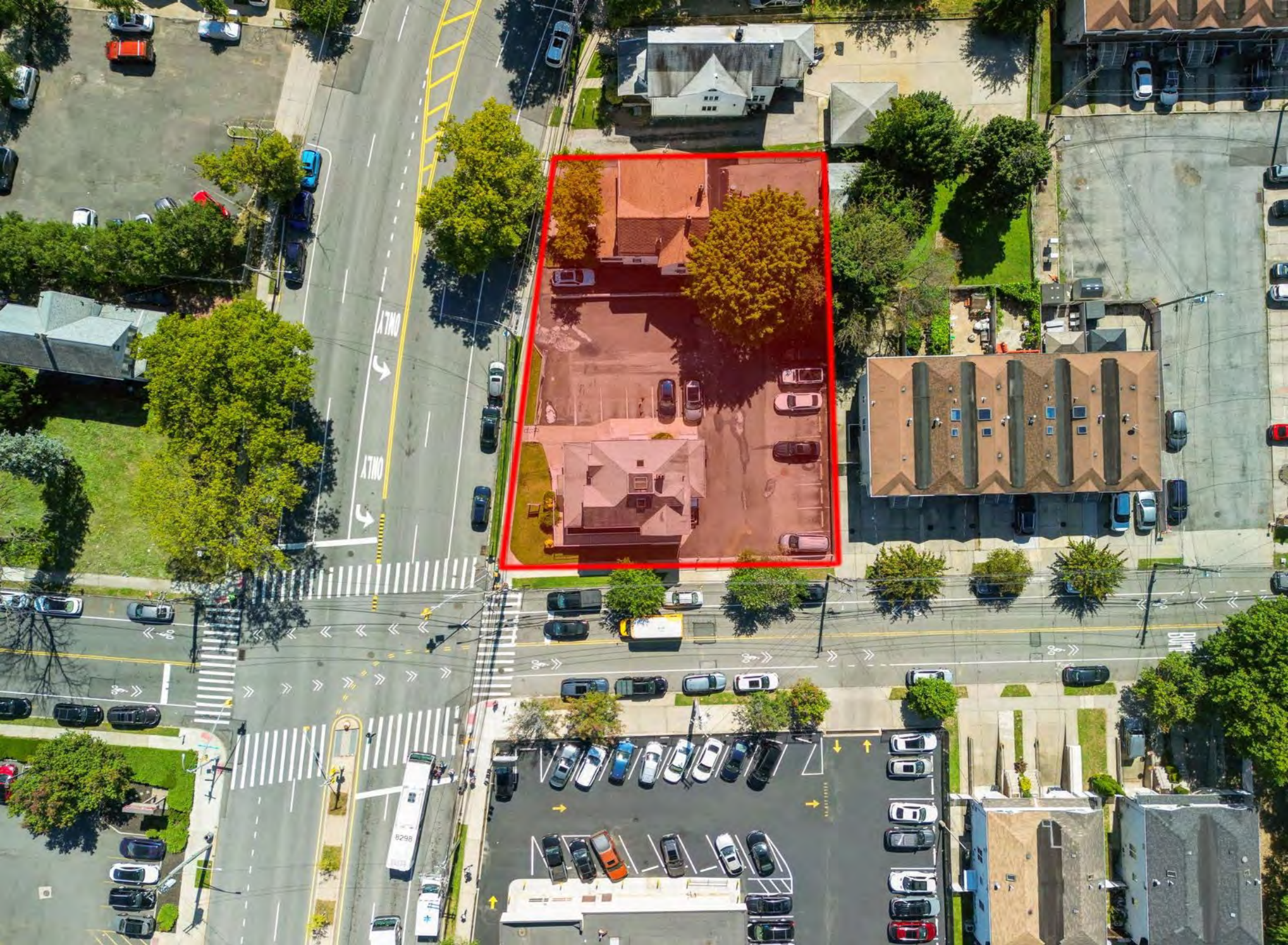
1.00 MILE	3.00 MILE	5.00 MILE
10,498	57,671	209,818

Situated at the prime intersection of Richmond Avenue and Merrill Avenue, this premier pad site offers unrivaled visibility and accessibility in one of Staten Island's busiest commercial corridors. Located mere moments from the Staten Island Expressway, the property benefits from seamless access to key transportation routes, making it an ideal choice for retailers and food service businesses alike.

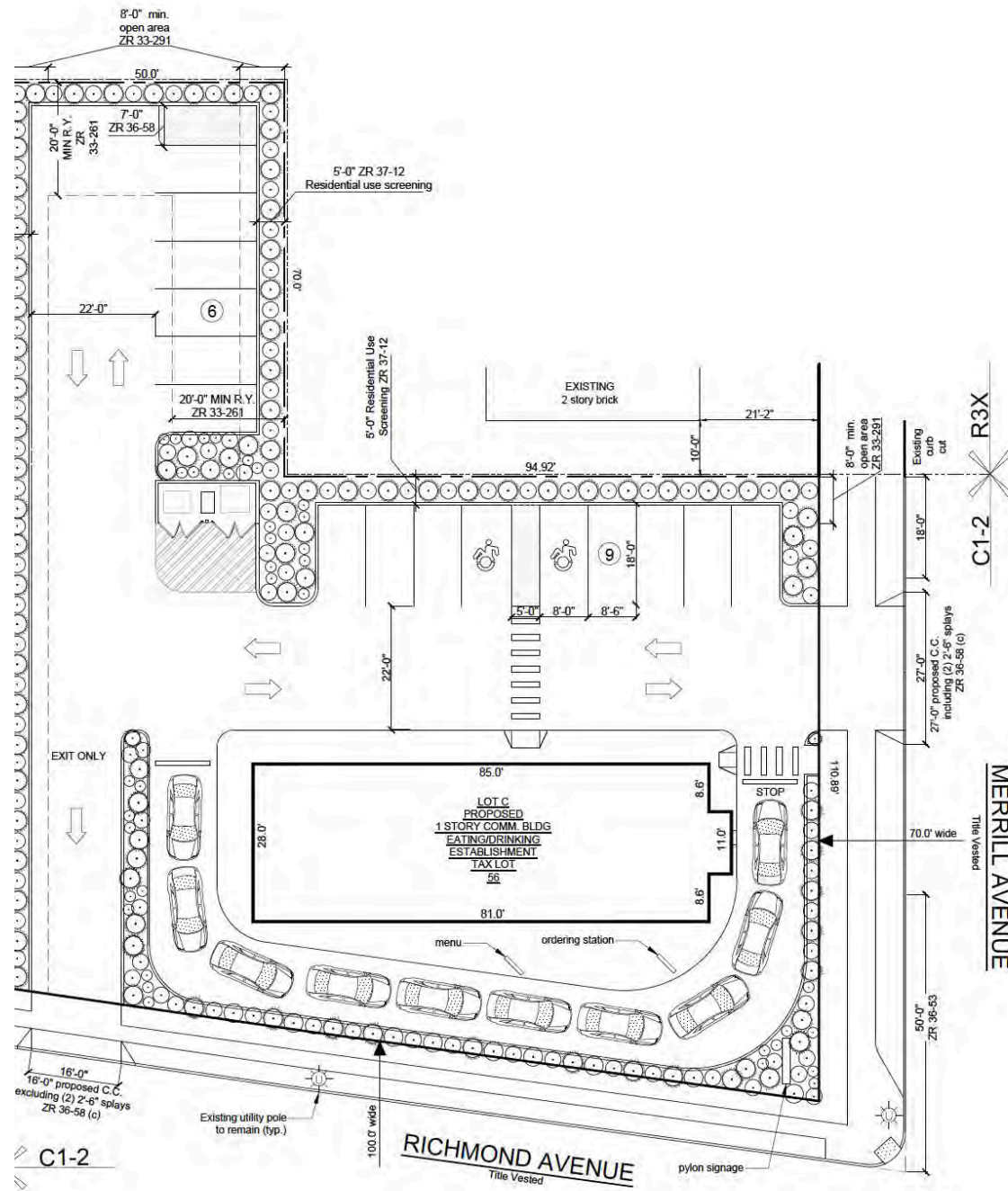
This pad site, located at the high-traffic intersection of Richmond and Merrill Avenues, presents an excellent opportunity for development with drive-thru potential, surrounded by thriving retailers including Trader Joe's, ShopRite, Target, AT&T, Ashley Furniture, and several popular dining options such as Tommy's Tavern and Five Guys, ensuring steady consumer foot traffic and strong business visibility in this dynamic retail hub.

**Asking rent \$250,000 NNN per annum**







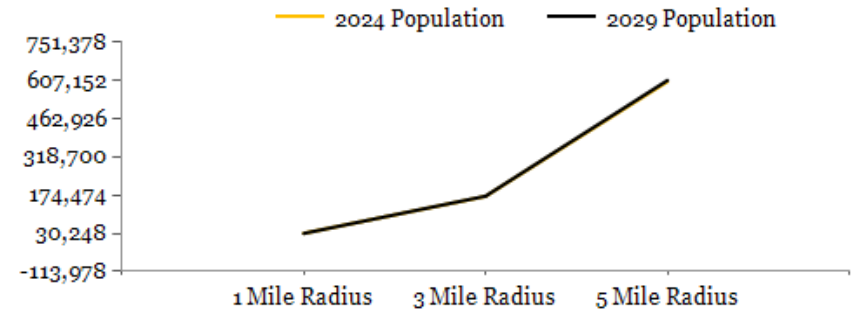




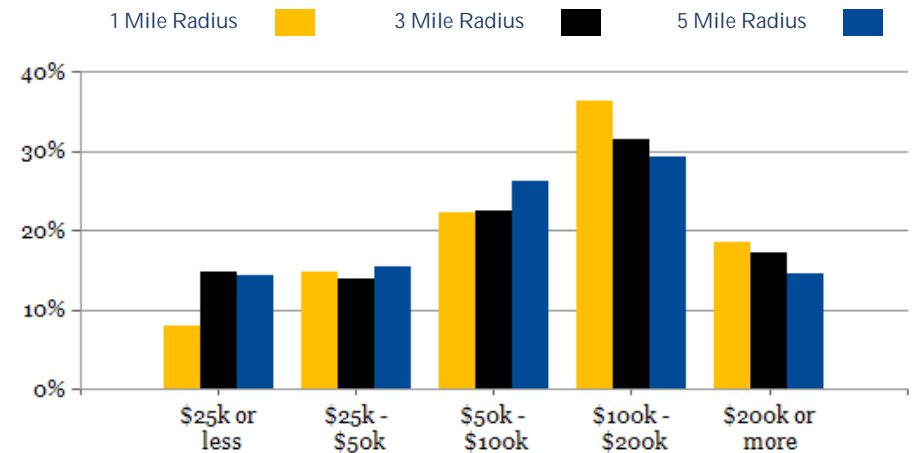
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,339	149,667	530,329
2010 Population	28,725	157,837	556,256
2024 Population	30,397	170,000	602,525
2029 Population	30,248	170,620	607,152
2024-2029: Population: Growth Rate	-0.50%	0.35%	0.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	367	5,279	18,332
\$15,000-\$24,999	472	3,271	11,894
\$25,000-\$34,999	725	3,425	14,427
\$35,000-\$49,999	835	4,645	17,932
\$50,000-\$74,999	1,081	6,795	29,389
\$75,000-\$99,999	1,255	6,149	25,430
\$100,000-\$149,999	2,358	11,272	39,236
\$150,000-\$199,999	1,457	6,846	22,355
\$200,000 or greater	1,947	9,979	30,804
Median HH Income	\$107,456	\$96,323	\$86,054
Average HH Income	\$135,756	\$126,398	\$117,410

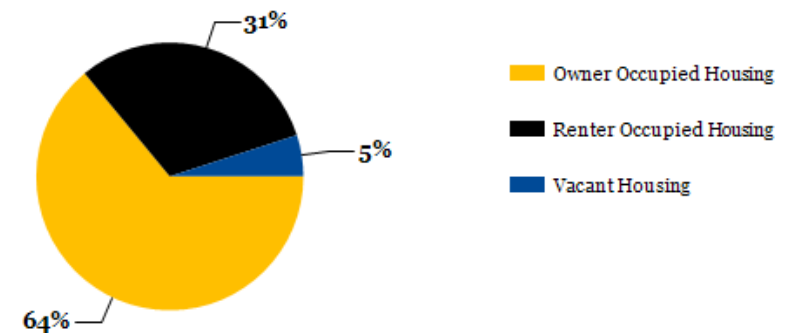
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,674	54,375	196,835
2010 Total Households	10,226	54,272	195,158
2024 Total Households	10,498	57,671	209,818
2029 Total Households	10,525	58,343	212,959
2024 Average Household Size	2.84	2.90	2.83
2024-2029: Households: Growth Rate	0.25%	1.15%	1.50%



2024 Household Income



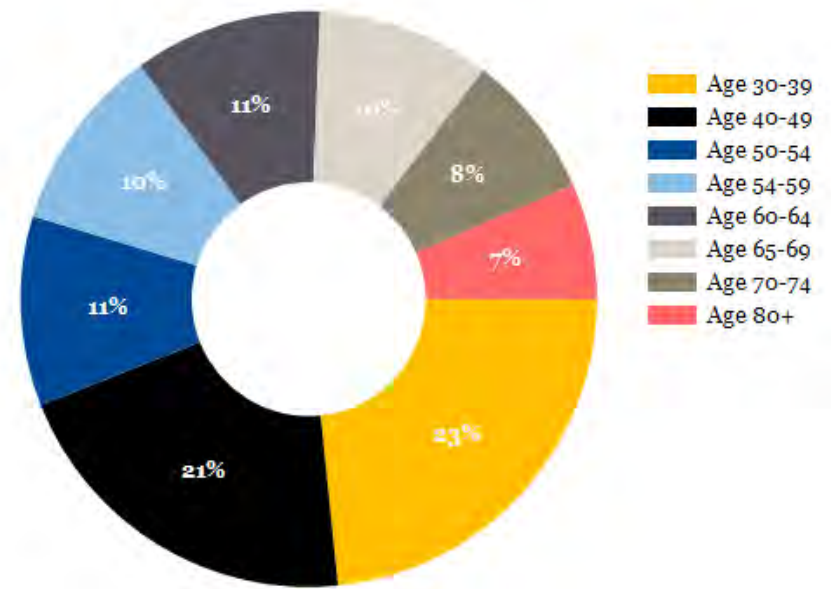
2024 Own vs. Rent - 1 Mile Radius



Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,141	11,541	42,466
2024 Population Age 35-39	2,154	11,299	41,339
2024 Population Age 40-44	1,926	11,074	40,829
2024 Population Age 45-49	1,860	10,387	37,603
2024 Population Age 50-54	1,958	10,774	39,461
2024 Population Age 55-59	1,910	10,387	38,111
2024 Population Age 60-64	1,939	10,764	38,342
2024 Population Age 65-69	1,787	9,439	33,194
2024 Population Age 70-74	1,494	7,821	25,921
2024 Population Age 75-79	1,196	5,771	19,227
2024 Population Age 80-84	647	3,450	11,518
2024 Population Age 85+	644	3,617	11,566
2024 Population Age 18+	24,483	133,342	474,863
2024 Median Age	40	39	39
2029 Median Age	41	40	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,553	\$101,096	\$88,857
Average Household Income 25-34	\$140,854	\$125,842	\$115,317
Median Household Income 35-44	\$134,637	\$118,809	\$104,207
Average Household Income 35-44	\$164,988	\$150,533	\$135,295
Median Household Income 45-54	\$130,705	\$122,891	\$109,825
Average Household Income 45-54	\$161,376	\$155,913	\$141,135
Median Household Income 55-64	\$114,181	\$105,903	\$96,211
Average Household Income 55-64	\$144,413	\$136,293	\$126,923
Median Household Income 65-74	\$82,988	\$70,232	\$68,521
Average Household Income 65-74	\$111,995	\$102,708	\$98,318
Average Household Income 75+	\$79,256	\$70,214	\$70,833

