

*7000sf Retail Strip Center For Sale
639 Veterans Rd W, Staten Island, NY 10309*



Angie Master

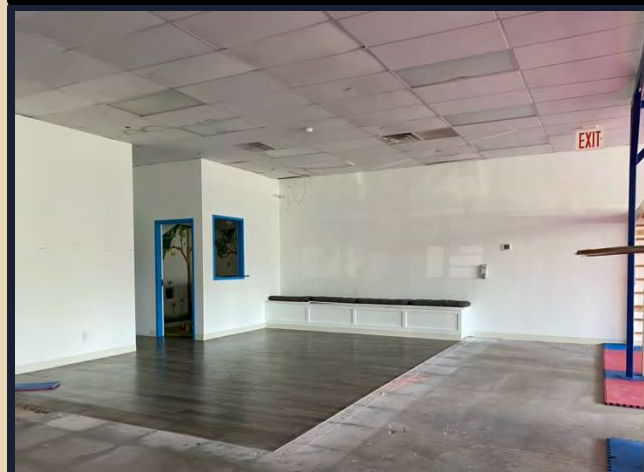
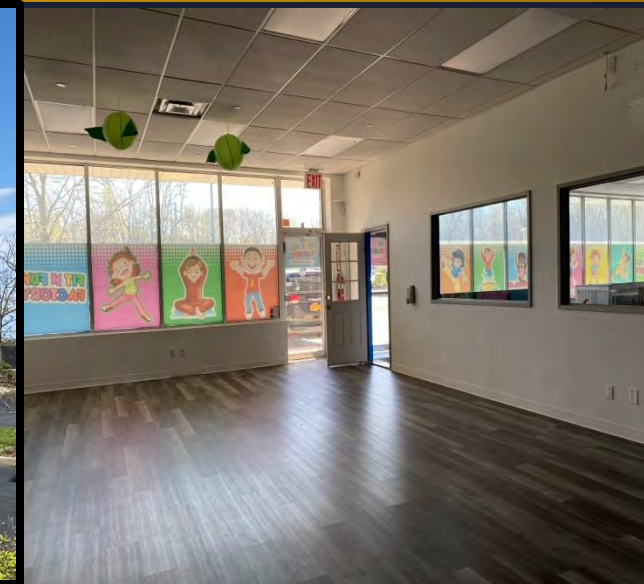
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Property Overview

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Property Type:	Retail strip center
Building size:	±6950sf
Lot size:	21,663sf
Commercial units:	5 stores
Block-Lot:	7100-16
Zoning:	C8-2
Year Built:	2008
Parking Spots:	22
RE Taxes:	\$35,509

Asking Price: \$2,999,999



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Property Description



- Located on South Shore of Staten Island, well-built block masonry free-standing retail building.
- Built in 2008, beautiful retail center with high ceilings, sprinklered, large retail windows
- Built as 5 individual stores, separately metered, each with ADA bathrooms in rear
- Dedicated parking lot with 22 spots
- Immediate access from NY-440 Bloomingdale Rd Exit
- Daily traffic count 81,571 at West Shore Expressway and Bloomingdale Rd
- Large pylon sign shared with adjacent Lowe's Home Improvement

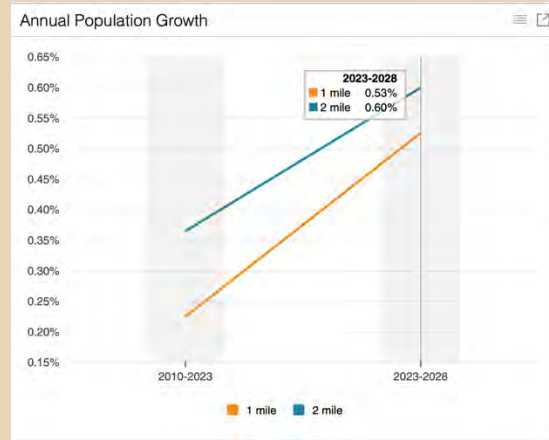
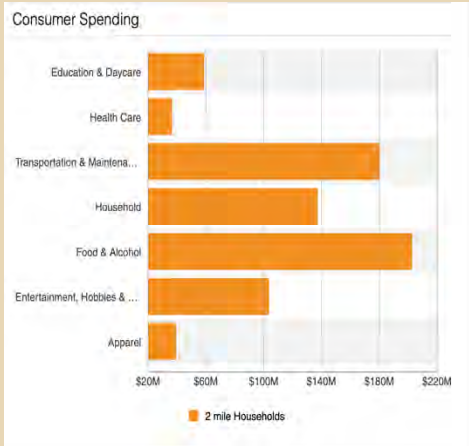
GROSS INCOME	\$243,612
EXPENSES	
Taxes	\$35,509
Insurance	\$7,500
Repairs/Misc 5%	\$12,181
Water/Sewer	\$3,840
Landscape/Snow	\$2,400
TOTAL EXPENSES	\$61,430
NET OPERATING INCOME	\$182,182
Sales Price	\$2,999,999
Projected Cap Rate	6.1%

- Suitable for
 - Investor
 - 1031 Exchange
- Fully occupied retail strip center
- Strong retail area on the South Shore of Staten Island
- Projected Cap rate – 6.1%
- Current Tenants: hair salon, optometry store, indoor children’s playground

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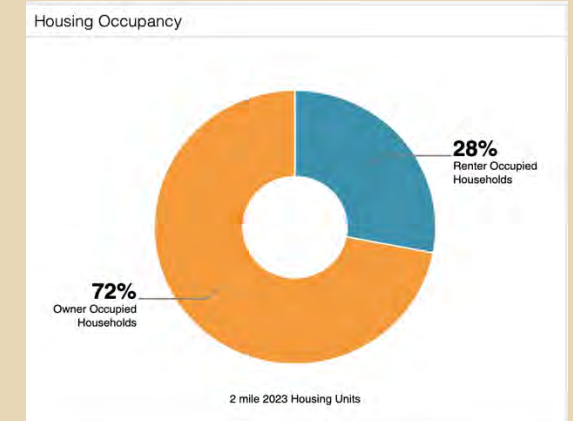
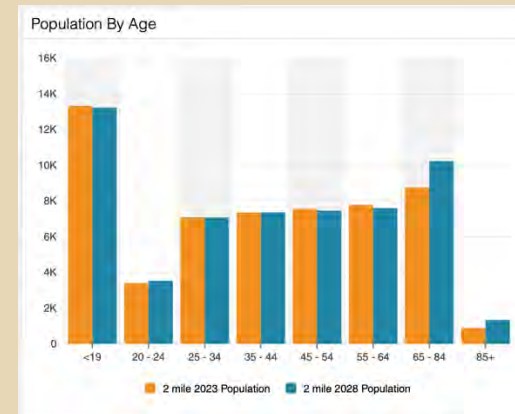
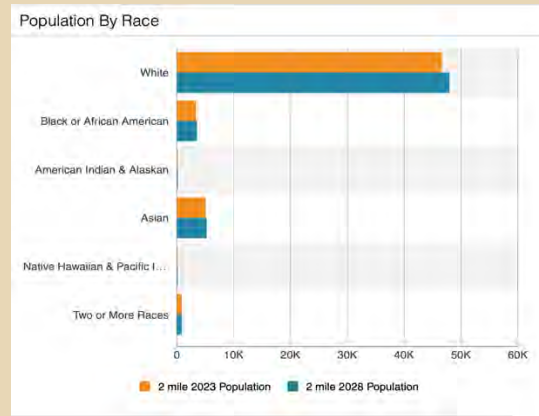
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Demographics



- High average Household income – \$126,597 in 2-mile area
- One of few growing NYC neighborhoods. Projected population increase from 2023 – 2028
- Demographics skew younger. Many families with children under 20 years old.
- Consumers within the 2-mile radius spend heavily on food and alcohol
- 72% of households own their own homes

	1 mile	2 mile
Avg Household Income	\$135,100	\$126,597
Median Household Income	\$114,912	\$100,123
< \$25,000	488	1,794
\$25,000 - 50,000	516	2,592
\$50,000 - 75,000	659	2,515
\$75,000 - 100,000	581	2,718
\$100,000 - 125,000	741	2,031
\$125,000 - 150,000	620	1,978
\$150,000 - 200,000	813	2,447
\$200,000+	954	3,183



Source: Costar

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CONTACT

Angie Master
Angie.Master@PreReal.com

718.200.7799

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