

RETAIL SPACE FOR LEASE GROUND - 2,700 RSF



ELTINGVILLE SHOPPING CENTER 4434 AMBOY ROAD, STATEN ISLAND, NY 10312

Availability

Area: Ground - 2,700 rsf
Two Sided Frontage
All Uses Considered

Visibility

High Visibility in Main
Business District

Adjacent to Eltingville
Shopping Center

Parking

Entrances to Both Parking Lots
SC Lot: 317 Spaces
Building Lot: 84 Spaces

Neighboring Tenants

Advanced Auto
Santander Bank
Rite Aid
Subway
Carvel
Sofia's Taqueria
Juicy Lucy BBQ
Stop & Shop
LabCorp
Richmond University Medical Center

Access/Transportation

Within Walking Distance from
the Staten Island Rapid Transit
Eltingville Station

One Block from Amboy Road &
Richmond Ave and Bus Stop

Close Proximity to 440/West
Shore Expressway and
Richmond Parkway

Bill Bergman

Vice President, Leasing
(718) 263-3800 x 307
bbergman@muss.com
118-35 Queens Blvd.,
Forest Hills, NY 11375

MUSSDEVELOPMENT LLC

BUILDING NEW YORK CITY SINCE 1906

www.muss.com

4434 AMBOY ROAD STATEN ISLAND, NY 10312

FOR LEASE GROUND -2,700 RSF

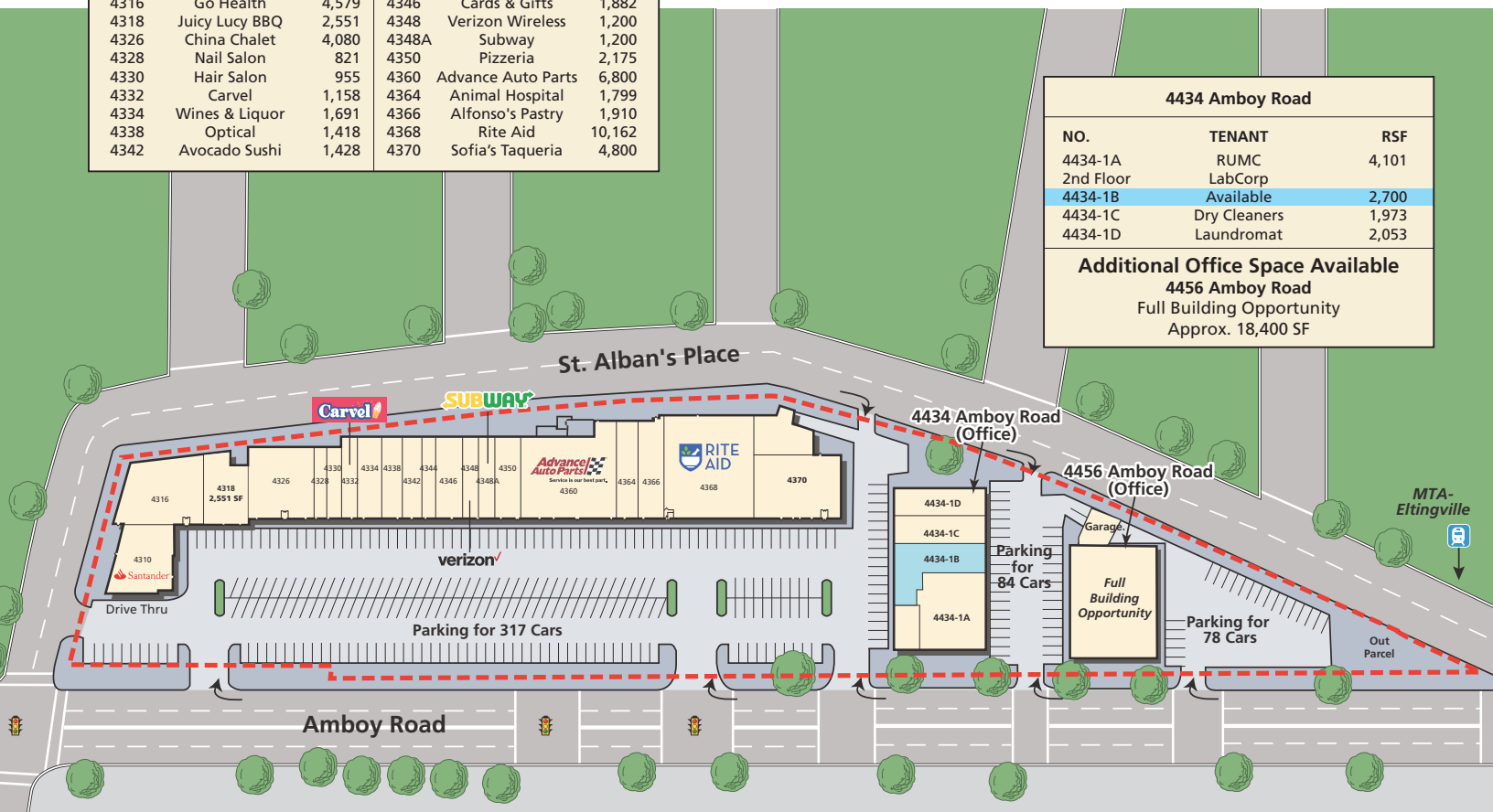
Site Map

Demographics

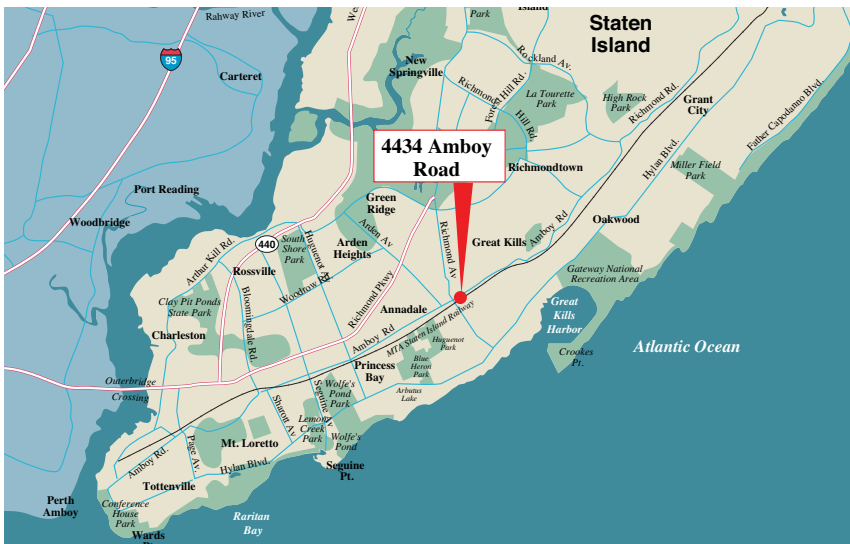
	1 Mile	3 Miles	5 Miles
Population:	42,470	159,866	800,574
Households:	15,244	57,141	106,243
Avg HH Inc:	\$95,448	\$94,110	\$92,094

4434 Amboy Road Tenant List					
NO.	TENANT	RSF	NO.	TENANT	RSF
4310	Santander Bank	3,615	4344	Jewelers	957
4316	Go Health	4,579	4346	Cards & Gifts	1,882
4318	Juicy Lucy BBQ	2,551	4348	Verizon Wireless	1,200
4326	China Chalet	4,080	4348A	Subway	1,200
4328	Nail Salon	821	4350	Pizzeria	2,175
4330	Hair Salon	955	4360	Advance Auto Parts	6,800
4332	Carvel	1,158	4364	Animal Hospital	1,799
4334	Wines & Liquor	1,691	4366	Alfonso's Pastry	1,910
4338	Optical	1,418	4368	Rite Aid	10,162
4342	Avocado Sushi	1,428	4370	Sofia's Taqueria	4,800

4434 Amboy Road		
NO.	TENANT	RSF
4434-1A	RUMC	4,101
2nd Floor	LabCorp	
4434-1B	Available	2,700
4434-1C	Dry Cleaners	1,973
4434-1D	Laundromat	2,053
Additional Office Space Available		
4456 Amboy Road		
Full Building Opportunity		
Approx. 18,400 SF		



Area Map



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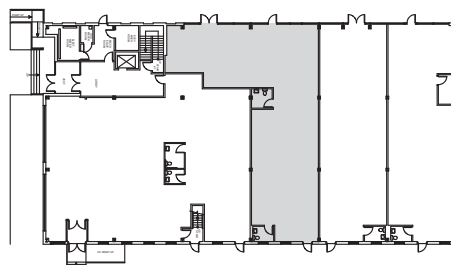
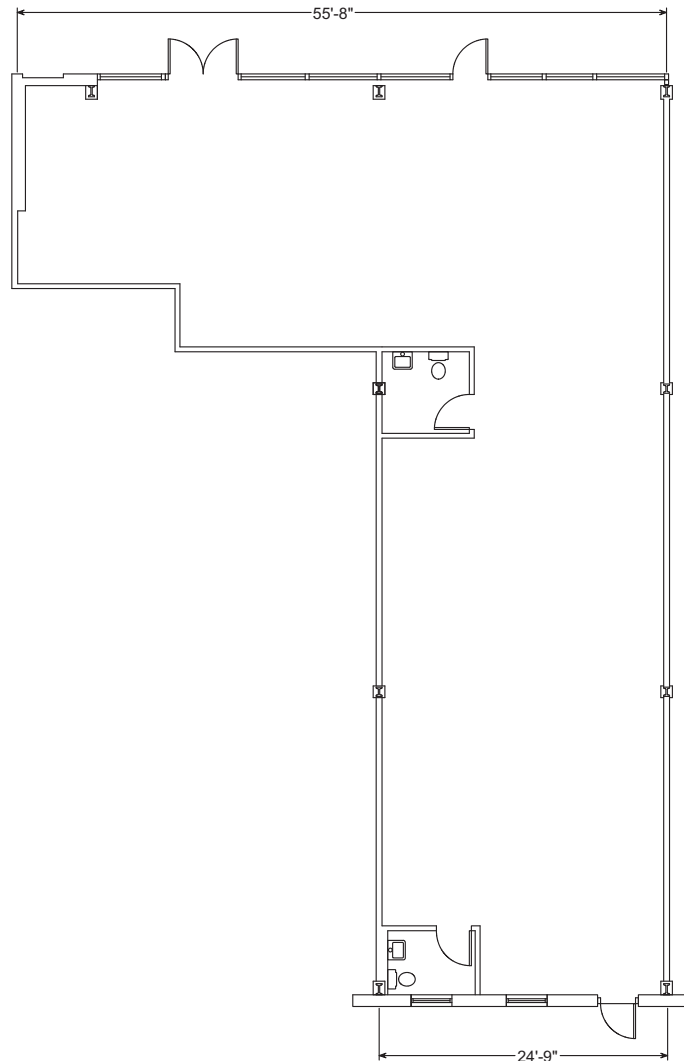
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STATEN ISLAND, NY 10312**

FOR LEASE
GROUND - 2,700 RSF

Floor Plan

Area: Ground - 2,700 SF



KEY PLAN: NOT TO SCALE

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