

BROWN HARRIS STEVENS

Established 1873

**EXCLUSIVE
FOR SALE OR LEASE**

Four-Story Building

3087 Richmond Terrace, Staten Island, N.Y. 10303



For Further Information and Inspection:

DAVID SARGOY

Director Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

MICHAEL BARUCH

Lic. Associate Broker
516.203.8150
mbaruch@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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Property Information

3087 Richmond Terrace, Staten Island, N.Y. 10303

LOCATION: 3087 Richmond Terrace,
Staten Island, N.Y. 10303
Block 01208 **Lot** 0006

PLOT SIZE: 7,411 square feet (70' X 104')

BUILDING SIZE: 19,200 Square Feet

ZONING: M3-1

YEAR BUILT: 1931

HEAT: Gas

A/C: Window Units

AMPS: 400 amps

ELEVATOR: 1

FOUNDATION: Concrete Slab

ROOF: Flat/ EPOM

FLOORS: 4

FIRE PROTECTION: Smoke Detectors

LOADING: 1 Drive-In

COMMENTS:

- Opportunity Zone within the Northern Staten Island IBZ (Industrial Business Zone)
- Overlooking the water in Staten Island
- Five minutes to Staten Island Expressway and New Jersey Bridges

Building Description

FLOOR 1

Warehouse

FLOOR 2

- 5 Offices
- Kitchen
- 2 Bathrooms with showers

FLOOR 3

- 8 Offices – 1 with outdoor terrace
- Kitchen
- 2 Bathrooms with showers

FLOOR 4

- Reception
- Waiting room
- Kitchen
- 8 Offices – 1 with outside terrace

PARKING: 7 spots adjacent to building plus ample street parking

PUBLIC TRANSPORTATION:

Transit

Bus in front of building (S40, S90, MTA Dropoff)

Commuter Rail

	<u>Drive</u>	<u>Distance</u>
Elizabeth Commuter Rail	12 min	5.7 mi
North Elizabeth Commuter Rail	15 min	7.5 mi

Airport

	<u>Drive</u>	<u>Distance</u>
John F. Kennedy International Airport	16 min	10.1 mi
La Guardia Airport	21 min	13.8 mi

REAL ESTATE TAXES: \$86,000±

PURCHASE PRICE: Upon Request

RENTAL RATE: Upon Request

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Property Photos

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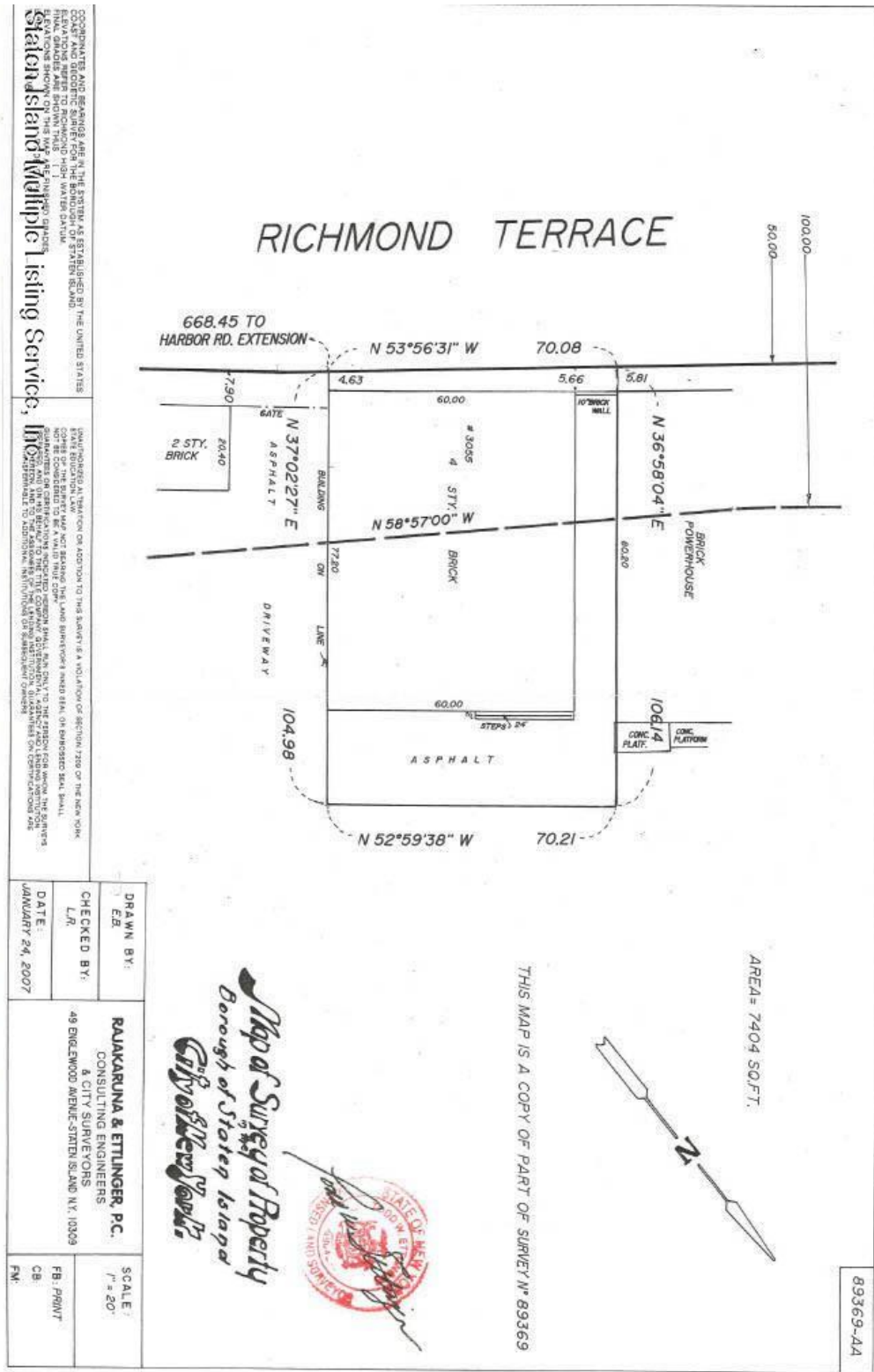
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Map Survey

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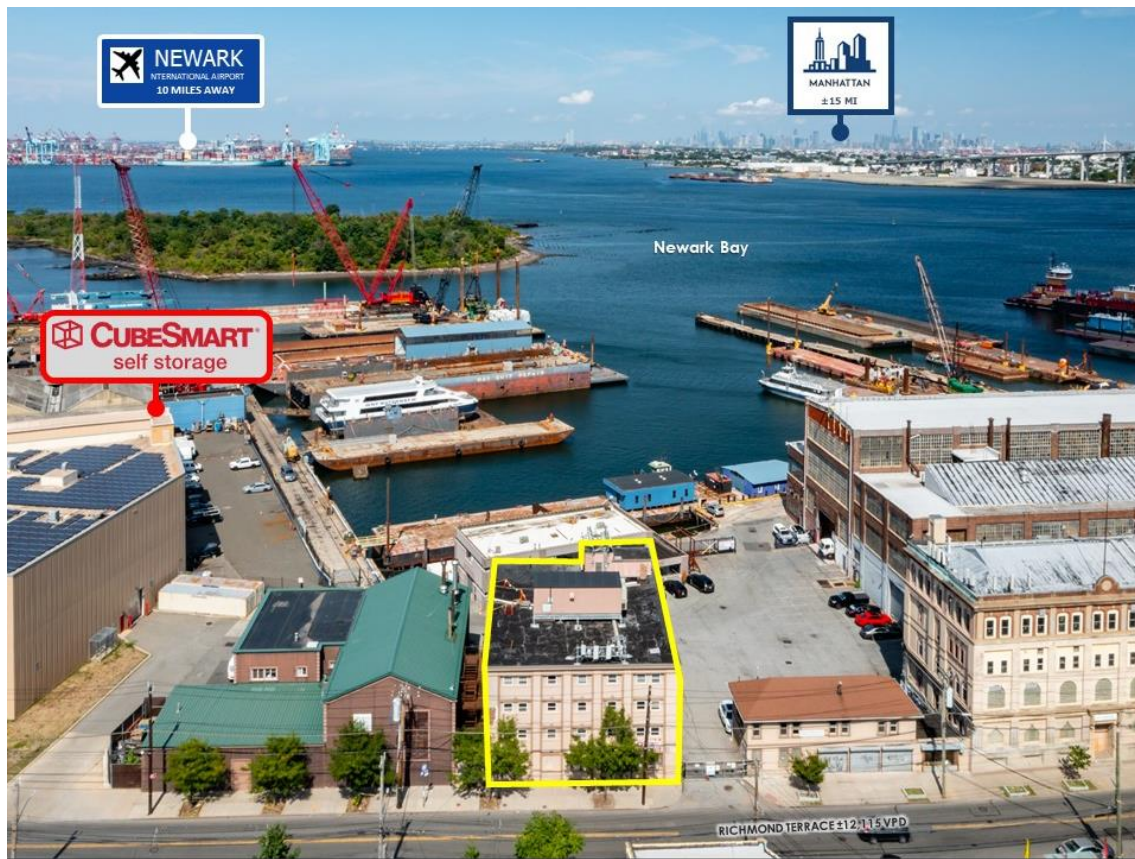
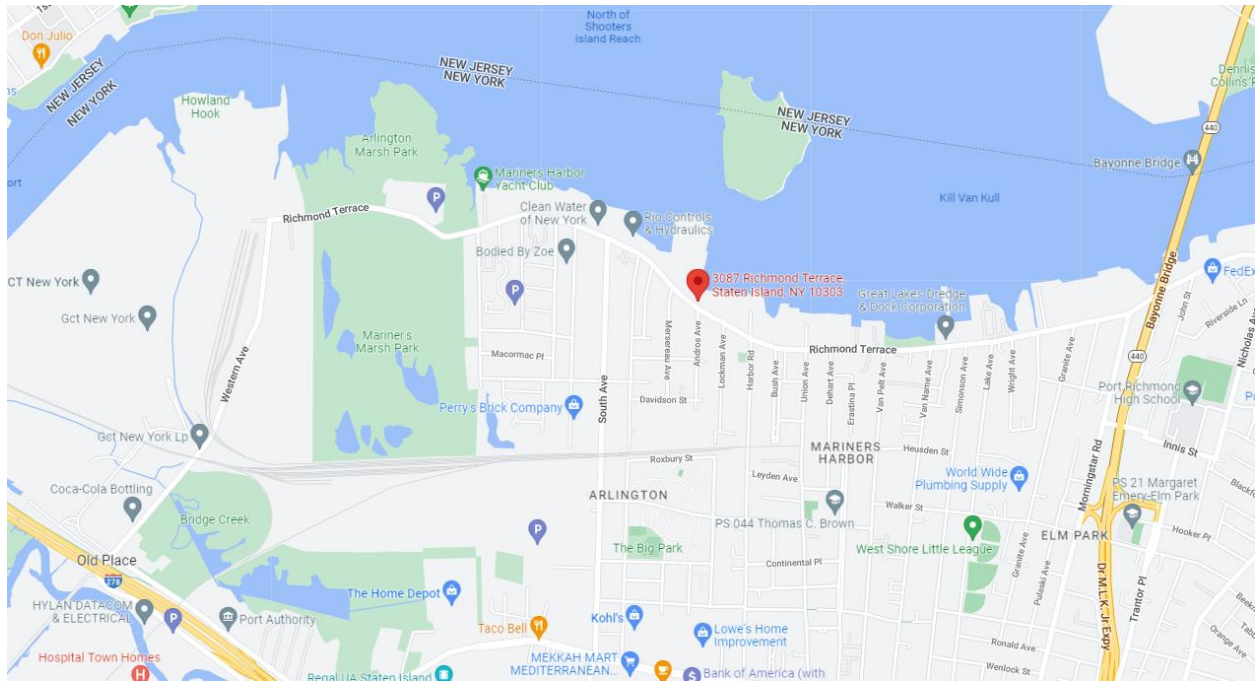
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Map View

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Demographics

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POPULATION	1 Mile	2 Miles	3 Miles
2026 Projection			
Total Population	22,442	94,050	207,856
2021 Estimate			
Total Population	22,145	92,700	204,986
2010 Census			
Total Population	21,853	90,746	200,596
2000 Census			
Total Population	18,856	82,091	187,757
Daytime Population			
2021 Estimate	15,043	68,863	168,745
HOUSEHOLDS	1 Mile	2 Miles	3 Miles
2026 Projection			
Total Households	7,261	31,782	72,414
2021 Estimate			
Total Households	7,138	31,270	71,250
Average (Mean) Household Size	3.1	3.0	2.9
2010 Census			
Total Households	6,818	29,924	68,166
2000 Census			
Total Households	5,941	27,825	65,565
HOUSEHOLDS BY INCOME	1 Mile	2 Miles	3 Miles
2021 Estimate			
\$200,000 or More	4.2%	6.3%	6.5%
\$150,000-\$199,999	6.3%	9.7%	9.3%
\$100,000-\$149,999	18.9%	19.4%	19.0%
\$75,000-\$99,999	12.5%	12.5%	12.7%
\$50,000-\$74,999	13.0%	14.0%	14.9%
\$35,000-\$49,999	10.0%	10.6%	10.4%
\$25,000-\$34,999	8.4%	7.7%	7.8%
\$15,000-\$24,999	7.9%	7.2%	7.6%
Under \$15,000	18.8%	12.7%	11.7%
Average Household Income	\$78,815	\$94,133	\$94,475
Median Household Income	\$58,610	\$70,888	\$70,522
Per Capita Income	\$25,443	\$31,816	\$32,956

POPULATION PROFILE	1 Mile	2 Miles	3 Miles
Population By Age			
2021 Estimate Total Population	22,145	92,700	204,986
Under 20	31.6%	28.4%	27.1%
20 to 34 Years	22.2%	22.0%	21.3%
35 to 49 Years	19.8%	19.8%	19.6%
50 to 59 Years	12.7%	12.7%	12.9%
60 to 64 Years	4.8%	5.5%	5.8%
65 to 69 Years	3.1%	4.0%	4.4%
70 to 74 Years	2.5%	3.1%	3.4%
Age 75+	3.3%	4.5%	5.5%
Median Age	32.3	34.7	36.1
Population by Gender			
2021 Estimate Total Population	22,145	92,700	204,986
Male Population	47.7%	48.5%	48.7%
Female Population	52.3%	51.5%	51.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	49.0	43.0	40.0

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POPULATION

In 2021, the population in your selected geography is 204,986. The population has changed by 9.2 percent since 2000. It is estimated that the population in your area will be 207,856 five years from now, which represents a change of 1.4 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 36.1, compared with the U.S. average, which is 38.4. The population density in your area is 7,238 people per square mile.



EMPLOYMENT

In 2021, 92,526 people in your selected area were employed. The 2000 Census revealed that 60.9 percent of employees are in white-collar occupations in this geography, and 39.1 percent are in blue-collar occupations. In 2021, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 31.5 minutes.



HOUSEHOLDS

There are currently 71,250 households in your selected geography. The number of households has changed by 8.7 percent since 2000. It is estimated that the number of households in your area will be 72,414 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.9 people.



HOUSING

The median housing value in your area was \$412,303 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 33,118 owner-occupied housing units and 32,447 renter-occupied housing units in your area. The median rent at the time was \$618.



INCOME

In 2021, the median household income for your selected geography is \$70,522, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 57.7 percent since 2000. It is estimated that the median household income in your area will be \$70,512 five years from now, which represents a change of -0.0 percent from the current year.

The current year per capita income in your area is \$32,956, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$94,475, compared with the U.S. average, which is \$94,822.



EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 9.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 16.5 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 6.2 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 34.4 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 16.7 percent in the selected area compared with the 20.5 percent in the U.S.

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