

PRIME RETAIL STOREFRONT · STATEN ISLAND, NY

1281 Arthur Kill Road

Staten Island, NY 10312

High-traffic location. Excellent visibility. Long-term lease available. Don't miss this opportunity to establish your business along one of Staten Island's busiest commercial corridors. This approximately 1,000 sq. ft. retail storefront suits a wide range of uses — retail, office, medical, service, or professional.

PROPERTY HIGHLIGHTS

LOCATION

Prime frontage
on

**Arthur Kill
Road**

SIZE

Approximately **1,000 sq.** of retail
ft. space

TRAFFIC

High vehicle count,
strong

**population
density**

EXPOSURE

Excellent
visibility &

**signage
opportunity**

LEASE

Long-term lease preferred

USE

Retail, office, medical, service &
professional

Everything you need to make your move.

LEASE TERMS

\$4,200 / mo.

GROSS RENT

Gas & Electric — tenant responsibility

Water — shared among tenants, billed quarterly

Ideal for — retail, office, medical, service uses



WHY THIS LOCATION WORKS

01

Situated along a **busy commercial corridor** with steady daily traffic and repeat visibility.

02

Surrounded by **dense residential population**, ideal for retail and service-based businesses.

03

Flexible layout supports **retail, medical, office** or professional buildouts.

Schedule your private showing today

Outstanding visibility · steady customer traffic

LISTING AGENT

Laura Pisano

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RJM REALTY EMPIRE INC.