

For Lease.

1630 Richmond Road,
Staten Island, NY, 10304



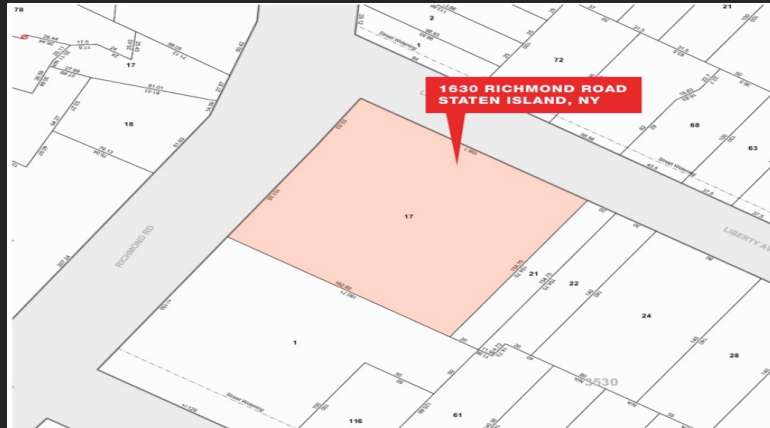
ASKING PRICE: Lease Price



Location:	On Richmond Road and Liberty Avenue
Block/Lot	3530 / 17
Zoning:	R3-1 (w/ C1-1 Overlay)
Lot Size:	155.08' x 168.1'
Lot Sq Ft:	25,600 Sq Ft (approx.)
Building Frontage:	50' (approx.)
Building Sq Ft:	9,000 Sq Ft (approx.)
Parking Spots:	30 (approx.)
Taxes:	\$45,380 (21'/22') (approx.)

Property Highlights

- Positioned along the border of Staten Island's premier residential neighborhoods - Todt Hill and Dongan Hills.
- The corner site contains $\pm 25,600$ SF of land area and features curb cuts along both streets: Richmond Rd / Liberty Ave
- 30 marked parking spaces on-site with a drive-through for banking, food, etc.
- Property is in proximity to Staten Island Expressway, bridges and transportation
- Accessibility to strong neighborhood shopping centers, local specialty retailers and a variety of national tenants
- The property permits, all commercial, retail, medical, office and community facility uses as-of-right.



DEMOGRAPHIC	1 Mile	2 Miles	3 Miles
Population	29,065	214,289	505,575
Households	10,894	77,439	189,226
Average HH Income	\$119,400	\$106,880	\$100,565
Populations Median Age	42.9	40.2	38.7

Michael Schneider

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

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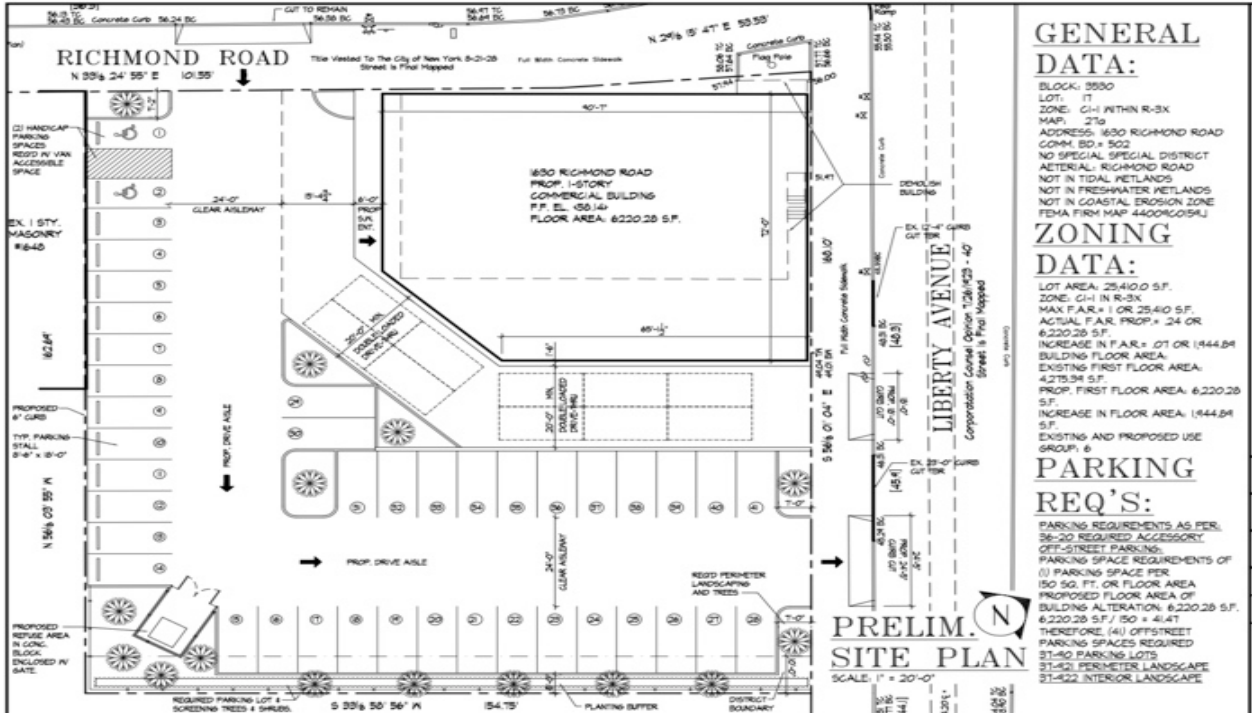
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This rendering is actual as proposed

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