

Great Dane Properties, LLC



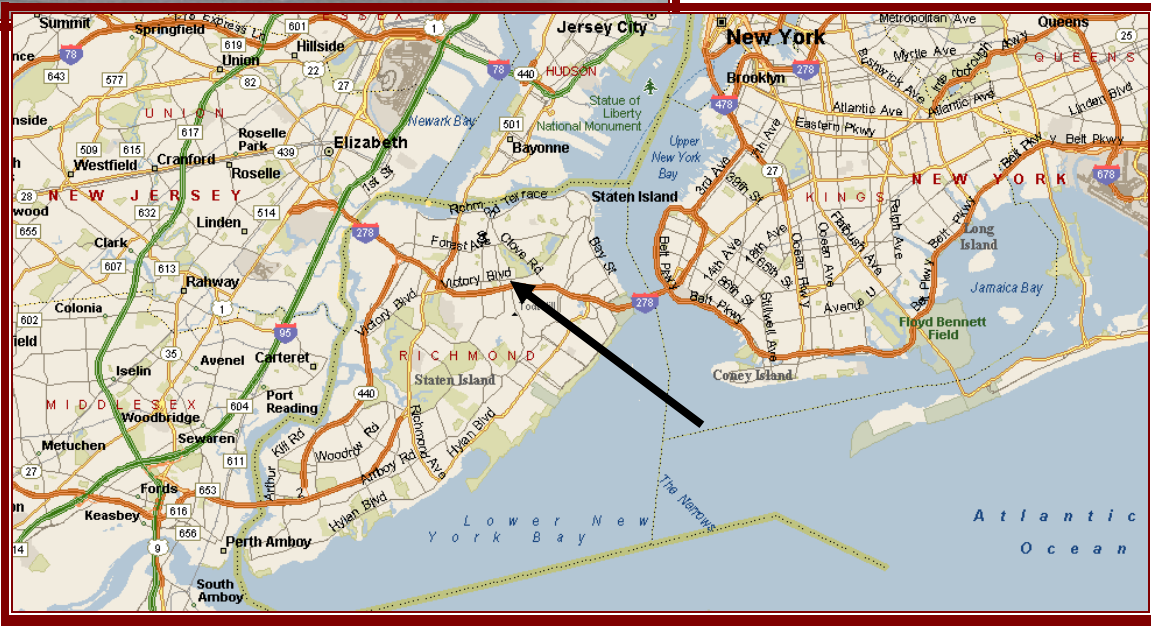
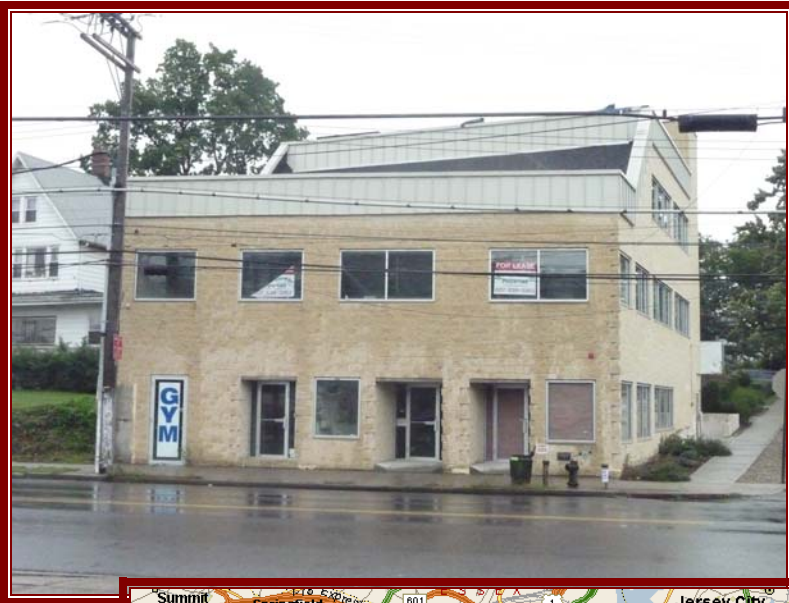
1268 Forest Ave
Staten Island, NY 10302

Spaces Available

Storefront 575 sf
Storefront 830 sf
Office/storefront 267 - 619 sf

Retail / Professional / Office
3,686 sf

Office space 2215 sf



Commercial Real Estate Sales, Leasing & Management

Joe Draghi
Licensed Broker in: NY, NH, CT, MA, VT
jdraghi@greatdaneproperties.com
607/838-3263

Karina Draghi
Licensed Broker in: NY
karina@greatdaneproperties.com
607/838-3463

Phone: 607/838-DANE
Fax: 607/330-8300
PO Box 212
McLean, NY 13102
www.greatdaneproperties.com



Parcel Information

Property Location: 1268 Forest Ave. is located in the Northern portion of Staten Island.

- Minutes from
- * Interstate 278
- * Interstate 440
- * Bayonne Bridge

Situated near Jewett Ave. and Forest Ave. intersection on the corner of Ordell Ave. and Forest Ave.

This location offers high visibility on one of the heavy commercial retail corridors of Staten Island.



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Parcel Information

Tax Map #: 5-388-48

Municipality: Borough of Staten Island

Zoning: R3-2 (Use Group 6 overlay for entire building)

Dimensions: 52' x 100'

Frontage: 52' frontage on Forest Ave.
100' Frontage on Ordell Ave/

Accessibility: Parking access is located off Ordell Ave.
Store fronts are accessed via Forest Ave.

Parking: 11 Attended parking spaces on paved lot

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Heat: Gas Fired Forced Air

HVAC: Central

Additional Information:

Traffic Counts: 19,226 New York State Dept of Transportation 2000

Retail Notes: Forest Ave. is a very busy commercial corridor in Staten Island. Retail and office locations on the Avenue see constant traffic throughout the day.

Neighboring & Local Businesses:

Blockbuster Video, Payless Uniforms, 7-Eleven, Starbucks, Banks, Variety Store, AutoZone, Pet Smart, Subway, Furniture Store, UPS Store, Hair and Nail Salons, Walgreens, Fast Signs, Day Spas, Men's and Women's clothing, Pathmark Grocery, Attorneys, Accountants, Medical and Dental

Demographics:

2008 Demographics within 3 miles

Total Households	91,644
Total Population	259,251
Median Household Income	\$61,694.00

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First Floor Plan

Store fronts

#1 – 760 sf Available

- Private Restroom
 - Asking Rate: \$24.00psf NNN (est. \$6.00)
- Dimension Notes
- 13' Frontage

#2 - 575 sf Available

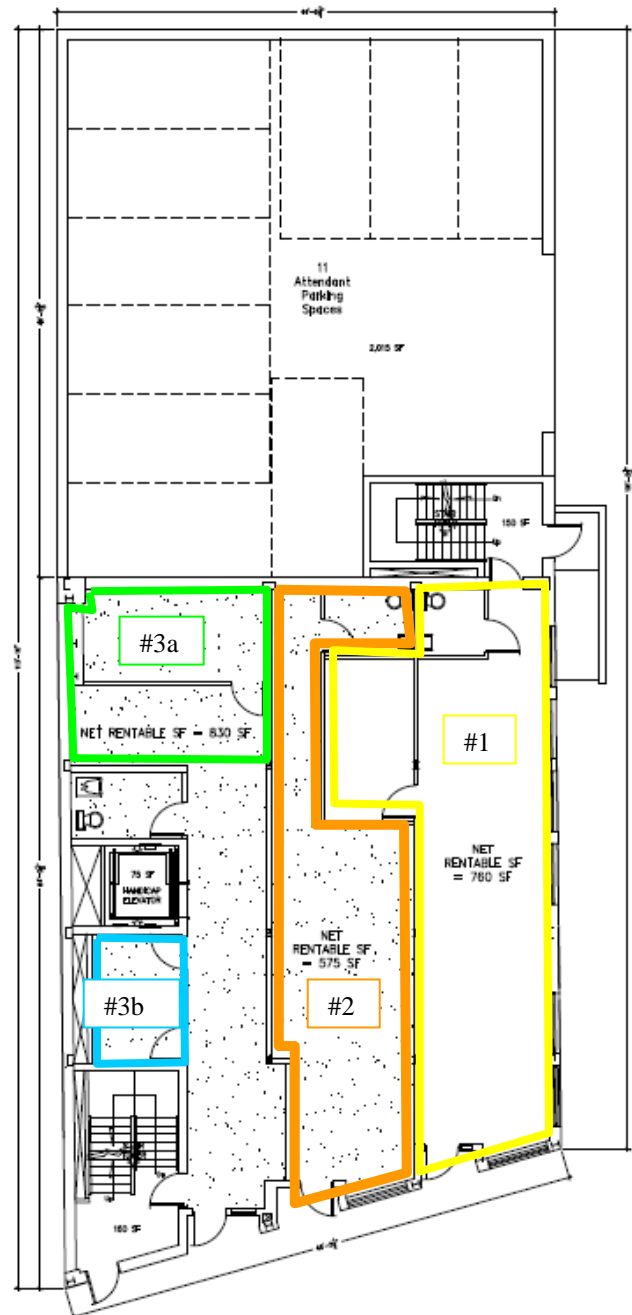
- Private Restroom
 - Asking Rate: \$24.00psf NNN (est. \$6.00)
- Dimension Notes
- 10' Frontage
 - Max. width 12'

#3a - 362 sf Available

- Shared Restroom
 - Asking Rate: \$24.00psf NNN (est. \$6.00)
- Dimension Notes
- Shared Entry
 - 18' x 15'9"

#3b - 267 sf Available

- Shared Restroom
 - Asking Rate: \$24.00psf NNN (est. \$6.00)
- Dimension Notes
- Shared Entry
 - 7'7" x 11'8"



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Lower Level Floor Plan

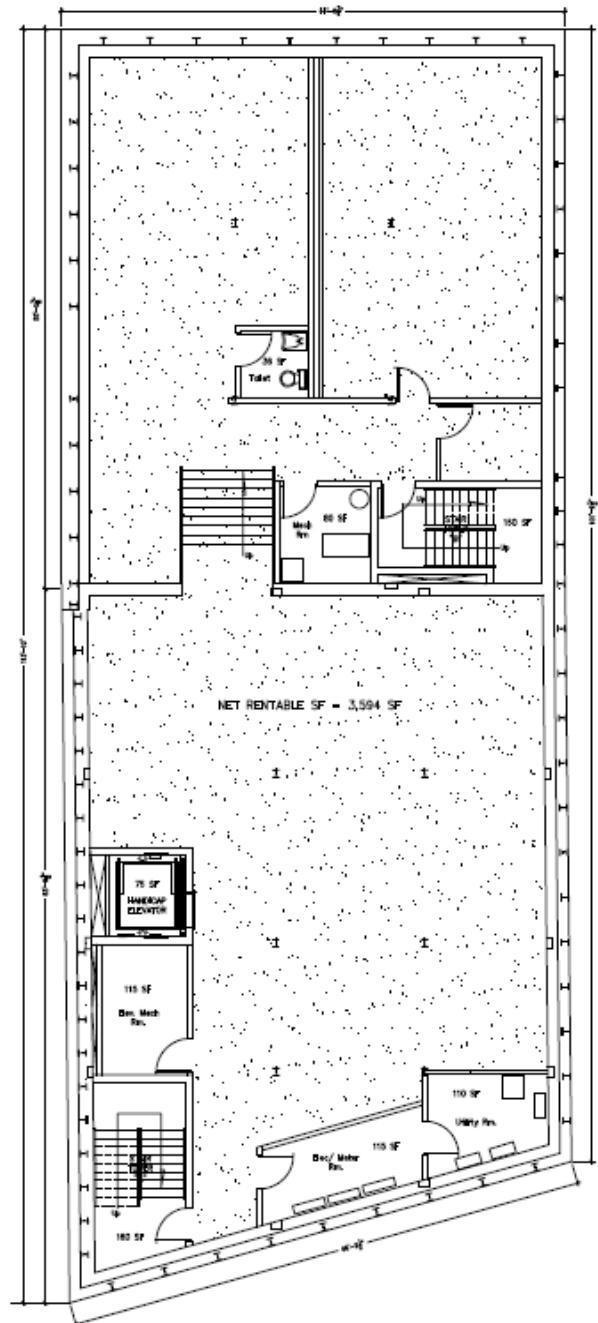
Space # 4

Total area available: 3,686 sf

- Handicap accessible
- Extensive plumbing possibilities ideal for
 - Hair salon
 - Day spa
 - Dental
 - Medical
 - Medical Labs

Lower Level # 4 – 3,686 sf Available

- Private Restrooms with multiple plumbing options
 - Asking Rate \$18.00psf NNN (est. \$6.00)
- Dimension Notes
- 41' x 95' approximately
 - Sprinklered



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Second Story Floor Plan

- Handicap accessible
- High ceilings
- Natural light and large windows
- Shared Restroom
- Existing Open floor plan offers many options
- Mezzanine option for additional space also available

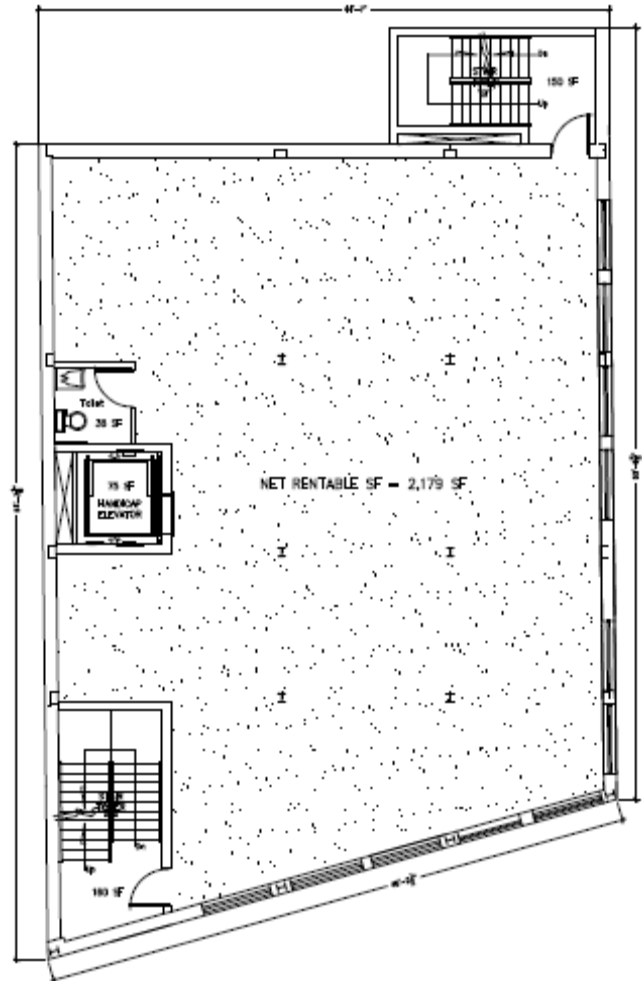
Space # 5

Second Story – 2,271 sf Available

- Private Restroom
- Asking Rate: \$21.00psf NNN (est. \$6.00)

Dimension Notes

- 46' x 64' approximately



Call Great Dane Properties for more information or to view this property.

All Information furnished regarding buildings for sale or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice

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