

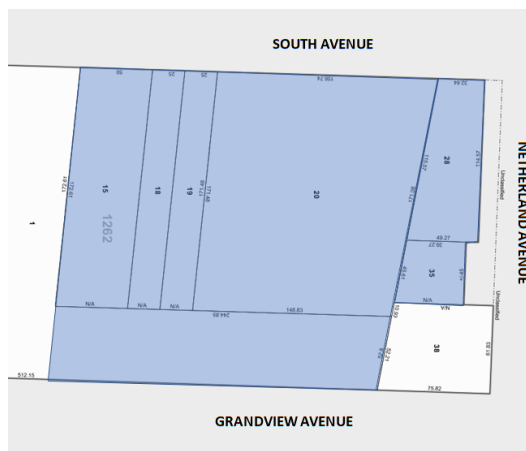
South Avenue Assemblage, Staten Island, NY 10303



Executive Summary

Bridge Property Advisors has been exclusively retained to market for lease the South Avenue Assemblage in Mariner's Harbor, Staten Island. The site consists of 65,693 square feet of R3-2/ C2-2 zoned land with 187' of frontage in Farmers Boulevard. The site is paved and fenced for quick adaptive use.

Tax Map



Site Information

| | |
|---------------------|----------------------------------------------------|
| Location: | Frontage on South, Netherland, and Grandview Ave's |
| Block-Lot: | 1262-15, 18, 19, 20, 28, 35, 1 |
| Zoning: | R3-2/ C2-2 |
| FAR: | 1.0 |
| Combined Assesment: | \$893,430 |
| RE Taxes (20/21) | \$95,543.44 |
| Lot Dimensions: | 197' x 221' (Irreg.) |
| Lot Sqaure Footage: | 60,000 |

Ideal Uses

- Ideal for NNN Lease
- Diverse range of uses including retail and medical
- Neighboring retailers include Kohl's, Lowe's, Home Depot, and Bank of America
- Parking
- Energy
- Containers
- Scaffolding
- Heavy Equipment
- Automotive
- Construction

Asking Rent: \$400,000 NNN

For more information, please contact:

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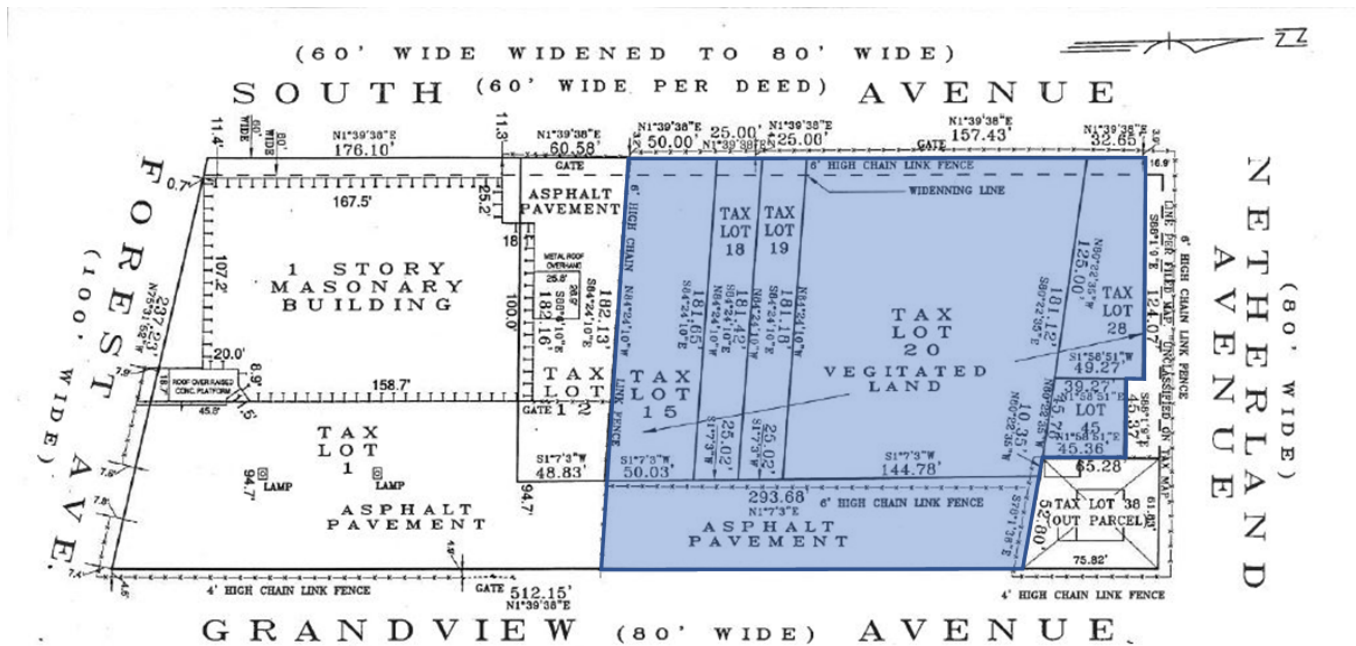
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