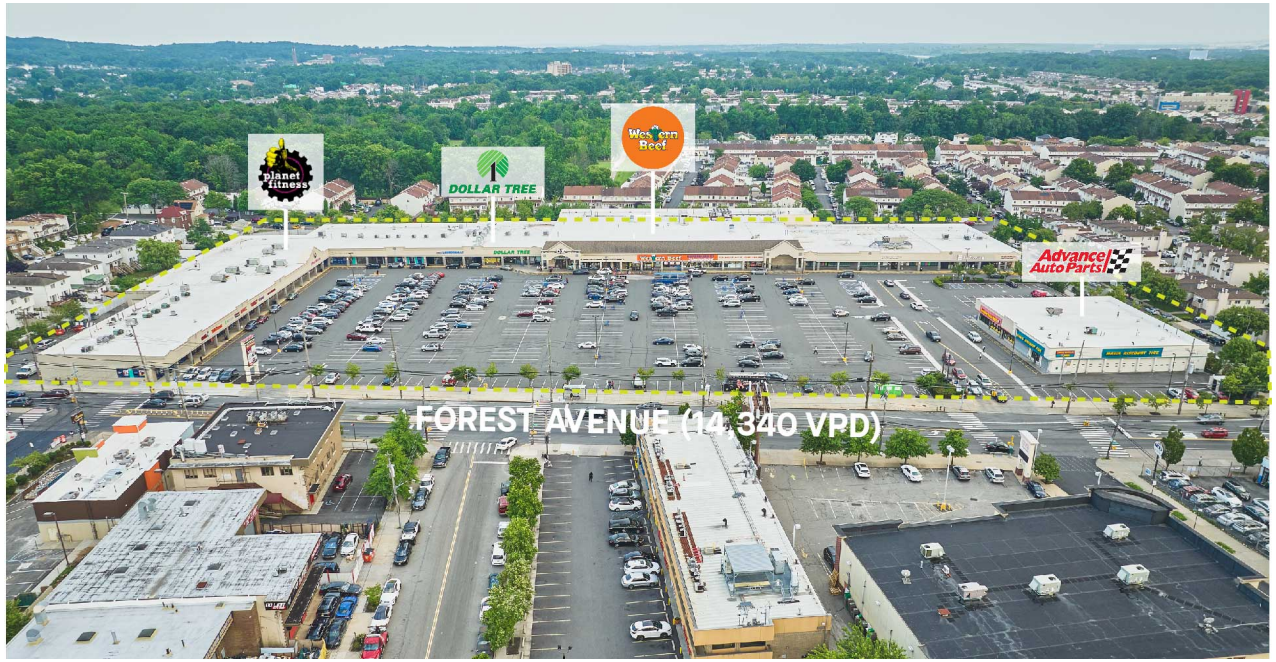
# FOREST COMMONS

2040 FOREST AVENUE, STATEN ISLAND, NY 10303

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## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Richmond

Forest Commons is a neighborhood community center anchored by a Western Beef grocery store. The property also contains a mix of retail uses including Planet Fitness, Dollar Tree and Advance Auto Parts. The property sits in the northwestern quadrant of Staten Island on the major east/west retail corridor serving the neighborhoods north of the Staten Island Expressway (I-278).

| TOTAL SF | ACRES | PARKING SPACES | CENTER TYPE |
|---|---|---|---|
| 165,082 | 11.2 | 588 | Community Center |

## DEMOGRAPHICS 3-MILE RADIUS

**219,076**
POPULATION

**38.4**
MEDIAN AGE

**$127,650**
AVERAGE HHI

**32.0%**
COLLEGE EDUCATED


**LEASING AGENTS**

**RONNIE BERTRAND** | rbertrand@uedge.com | 201-571-3527

**SPECIALTY LEASING**

**PATRICIA ZAFFERESE** | pzafferese@uedge.com | 201-882-7506

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| # | TENANTS | SQFT |
|---|---|---|
| 1 | Rossi's of Staten Island | 1,954 |
| 2 | Available | 7,037 |
| 3 | NYC DOE 3-K School | 20,615 |
| 4 | Food Bazaar | 52,020 |
| 5 | Dollar Tree | 9,108 |
| 6 | Laundry Express | 7,234 |
| 7 | Red Spa Nail | 3,604 |
| 8 | Available | 5,110 |
| 9 | Second Family | 4,072 |
| 11 | Planet Fitness | 25,000 |
| 12 | Save $ Wine & Liquor Inc | 2,437 |
| 13 | Marshall Skopp DDS | 1,132 |
| 14 | Sally Beauty Supply | 1,580 |
| 15 | GNC | 1,185 |
| 16 | Quick Pick Lotto | 960 |
| 17 | H & R Block | 1,422 |
| 18 | Little Caesars | 1,976 |
| 19 | Cheng's | 1,105 |
| 20A | Seaview Pharmacy | 1,603 |
| 20B | Starbucks | 2,092 |
| 21 | Mavis Discount Tire | 13,805 |

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.