

2295 FOREST AVENUE

MARINERS HARBOR, STATEN ISLAND

JOIN THE LEARNING EXPERIENCE AND HARBOR FREIGHT

Space

Space Available - 12,000 SF (divisible)

Ceiling Heights - 20'

Frontage - 200'+

Desired Uses:

- Big Box Opportunity
- Restaurant
- Cafe
- Medical
- Fashion
- Childcare - School
- Pet Care
- Finance



BOOTH CAPITAL

boothcap.com



Property Highlights

- Located on a high volume corridor with an average daily traffic count of approximately 156,835 vehicles on I-278 and 20,479 vehicles on Forest Ave; 9,977 vehicles on South Ave
- Within a 3-mile radius there are 68,910 residents with an average annual household income of \$78,336
- Easily accessible by car from Forest Ave. and the first stop on I-278 Staten Island Expressway coming from New Jersey via the Goethals Bridge
- Neighbors include Home Depot, United Artist Theaters, Dollar Tree, Rent a Center, Bally Total Fitness, Dunkin Donuts, Lowes, GNC, CVS, Bank of America, Harbor Freight Tools, Kohls, The Learning Experience (coming soon), BJ'S (coming soon)

2295 FOREST AVENUE

MARINERS HARBOR, STATEN ISLAND

For Further Information Contact:

Greg Parassio

Gregp@boothcap.com

347-829-5547



BOOTH CAPITAL

boothcap.com

AREA RETAIL

FLOOR PLAN

