

LEASING DECK

FULLY RENOVATED  
CORNER STORE  
FOR LEASE

570 FOREST AVENUE  
STATEN ISLAND, NY 10310



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EXCLUSIVE OFFERING MEMORANDUM

# THE OFFERING

<b>PROPERTY ADDRESS</b>	<b>570 Forest Avenue</b>
RENT	\$4,000 NNN
SQFT	1,000 SF
TAXES	28K
TYPE	RETAIL





## PROPERTY SUMMARY

Introducing 570 Forest Avenue, a beautifully maintained corner retail storefront positioned at a signalized intersection on one of Staten Island's most trafficked commercial corridors. This is a turnkey investment with exceptional curb appeal and dual-street exposure.

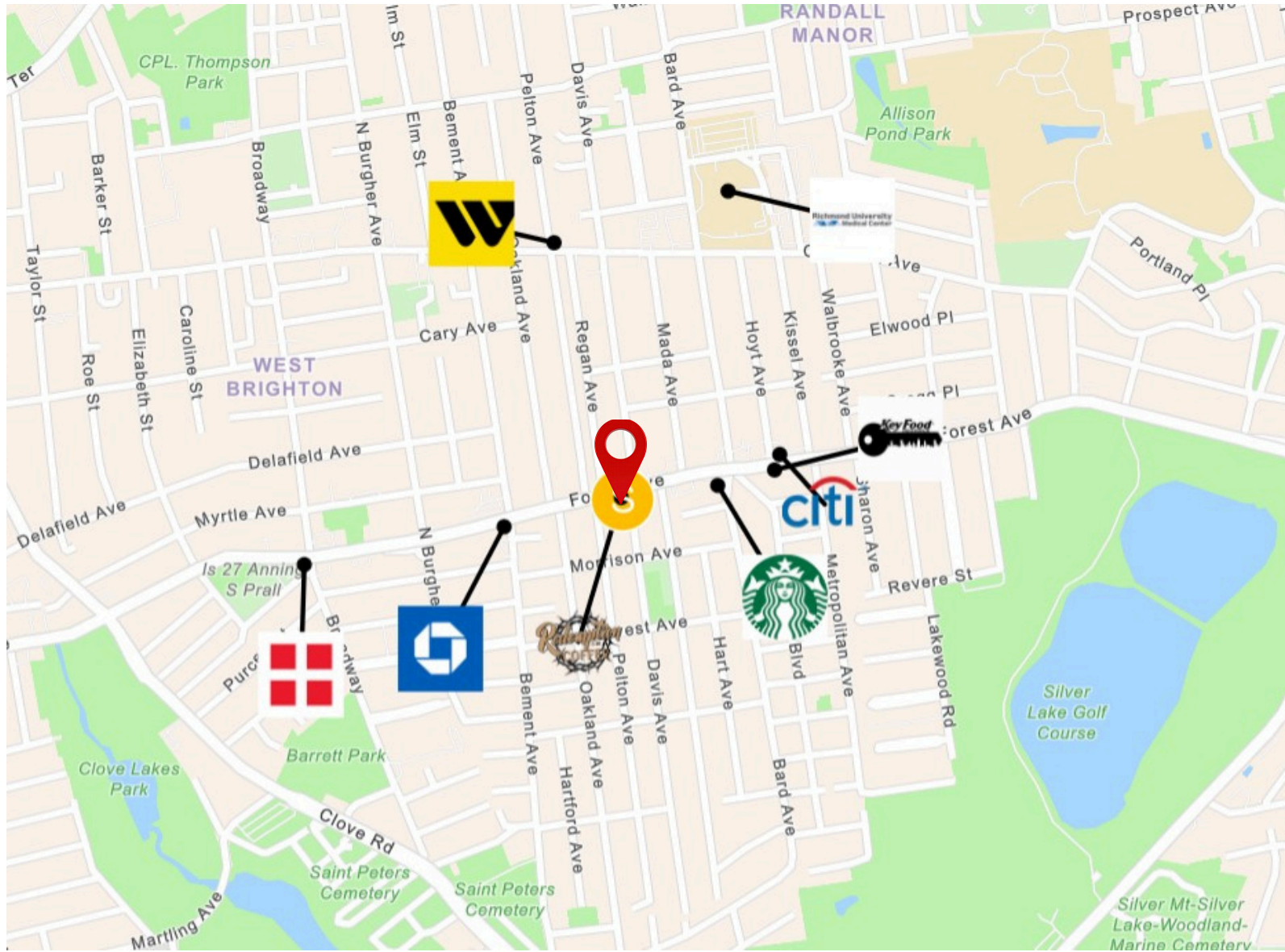
The approximately 1,000 SF space features a clean, modern build-out with a brick-and-stucco facade, large wrap-around display windows on two street frontages, and stylish striped awnings that give the storefront a polished, boutique-grade presence. The corner position at a traffic light ensures maximum visibility for any retail operator – the kind of exposure tenants pay a premium for.

## KEY HIGHLIGHTS

- Signalized corner location on Forest Avenue
- Wrap-around storefront windows with dual-street exposure
- Attractive brick base with cream stucco upper facade
- Modern striped awnings and professional signage band

**A high-visibility corner retail space available on an established Staten Island corridor. Ideal for retailers and service providers seeking strong foot traffic and long-term stability in a proven commercial location.**

# LOCATION SUMMARY



# DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
35,552	286,485	597,204



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$123,287	\$115,123	\$117,918



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
12,260	100,921	215,297



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