



## For Lease

### Property Highlights

- ✓ Located at 1465 Forest Avenue in the neighborhood of Westerleigh in Staten Island and in the Heart of the Forest Avenue Retail Corridor.
- ✓ Free-standing pad building at the signalized intersection of Forest Avenue & Livermore Avenue in front of the Forest Avenue Shopper's Town Center.
- ✓ Former Boston Market of **4,000+ SF** with 34 Feet of Frontage and a Storage Basement
- ✓ **Area Retailers Include:** Target, LA Fitness, Stop and Shop, TJ Maxx/Homegoods, Five Below, Michael's, Petsmart, CVS, Sola Salon Suites, JagOne, T-Mobile, Chase Bank, Northfield Bank, Santander Bank, BCB Bank and Dunkin Donuts
- ✓ 3-mile demographics show an average HHI of \$112,488 with a population of 251,415 people



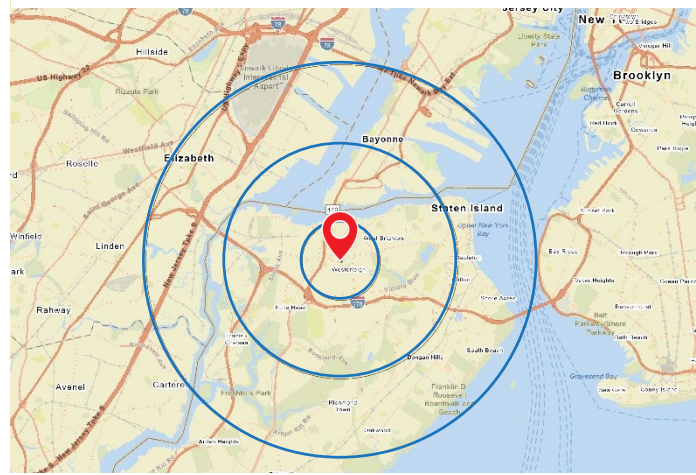
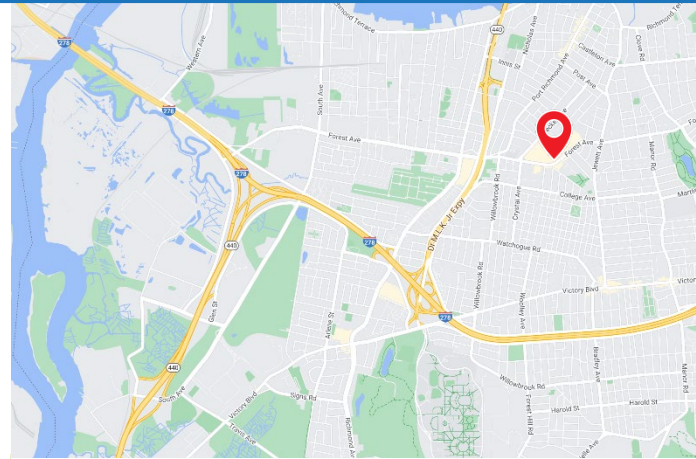
**HOWARD SEIDENFELD**

(917) 575-7756

globalrealtyhrs@aol.com

## 1465 FOREST AVE Demographics

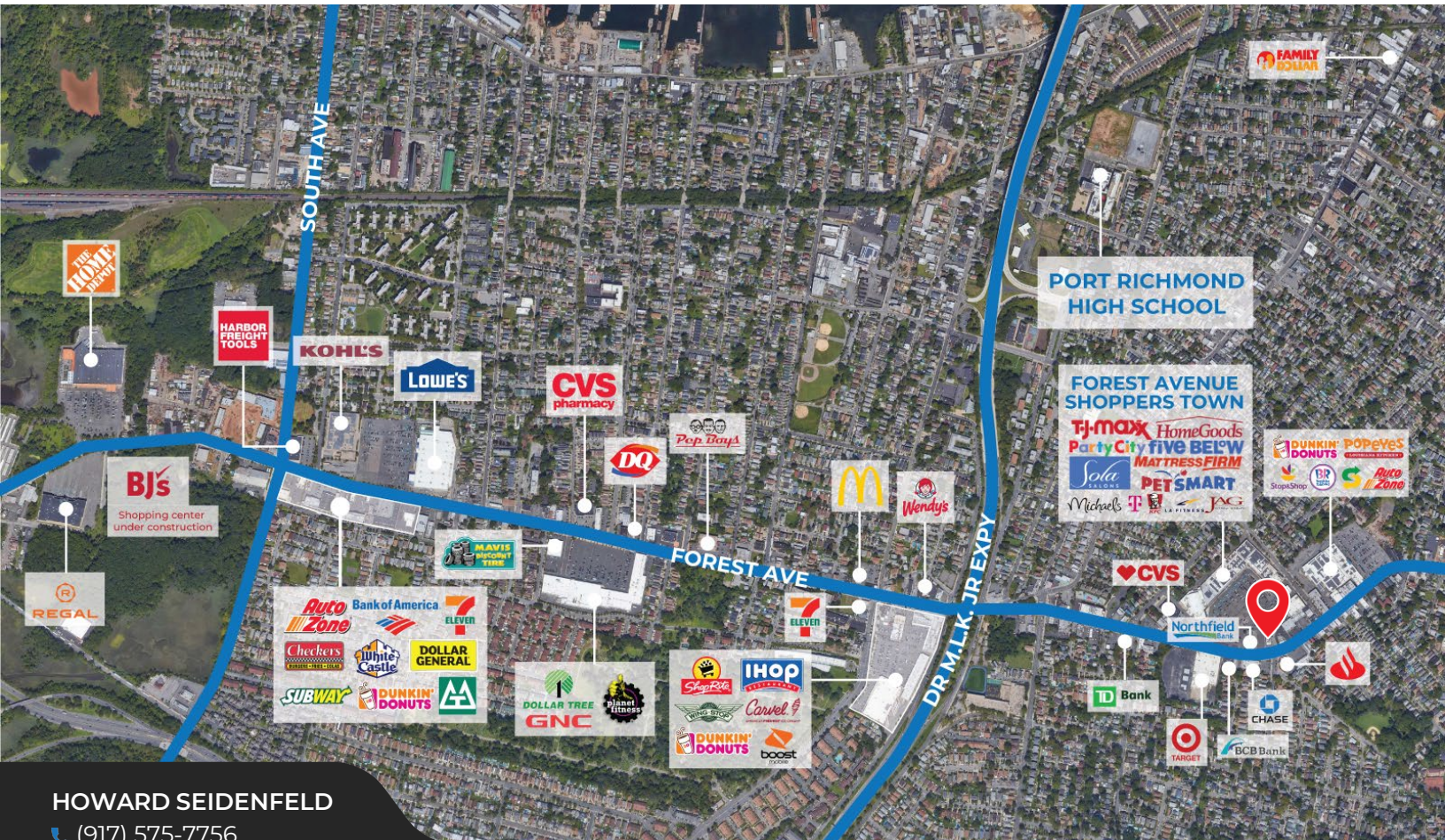
2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	49,628	251,415	535,776
Households	16,912	86,599	187,529
Families	11,841	59,334	127,817
Average Household Size	2.92	2.85	2.82
Owner Occupied Housing Units	11,514	50,753	102,939
Renter Occupied Housing Units	5,398	35,846	84,590
Median Age	37.6	38.5	38.6
Median Household Income	\$91,036	\$81,338	\$77,350
Average Household Income	\$116,813	\$112,488	\$107,176




Total  
Businesses  
**12,673**



Total  
Employees  
**150,211**



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