

OFFERING MEMORANDUM

CORNER LOT RIGHT OFF VICTORY BLVD & CLOVE.

1172 VICTORY BLVD,
STATEN ISLAND, NY 10301



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RENT
\$3,500 NNN

 **PREREAL**
PRENDAMANO REAL ESTATE

[PREREAL.COM/NIXON-TEAM](https://prereal.com/nixon-team)

THE OFFERING

PROPERTY ADDRESS	1172 Victory Blvd
SQUARE FEET	750 SF + Basement
RENT	\$3,500 NNN
TYPE	Retail



PROPERTY SUMMARY

Introducing 1172 Victory Boulevard, a beautifully renovated retail storefront available for lease at the high-traffic corner of Victory Boulevard and Clove Road in the heart of Sunnyside, Staten Island. This is a rare chance to join a thriving multi-tenant retail center with serious curb appeal and built-in foot traffic.

The approximately 750 SF ground-floor space is delivered with a full basement, effectively doubling your usable area for storage, prep, or back-of-house operations. The building underwent a full renovation featuring a striking stacked stone facade, copper accents, modern sconce lighting, and oversized glass storefronts that flood the space with natural light and give tenants maximum street-level visibility.

Key highlights:

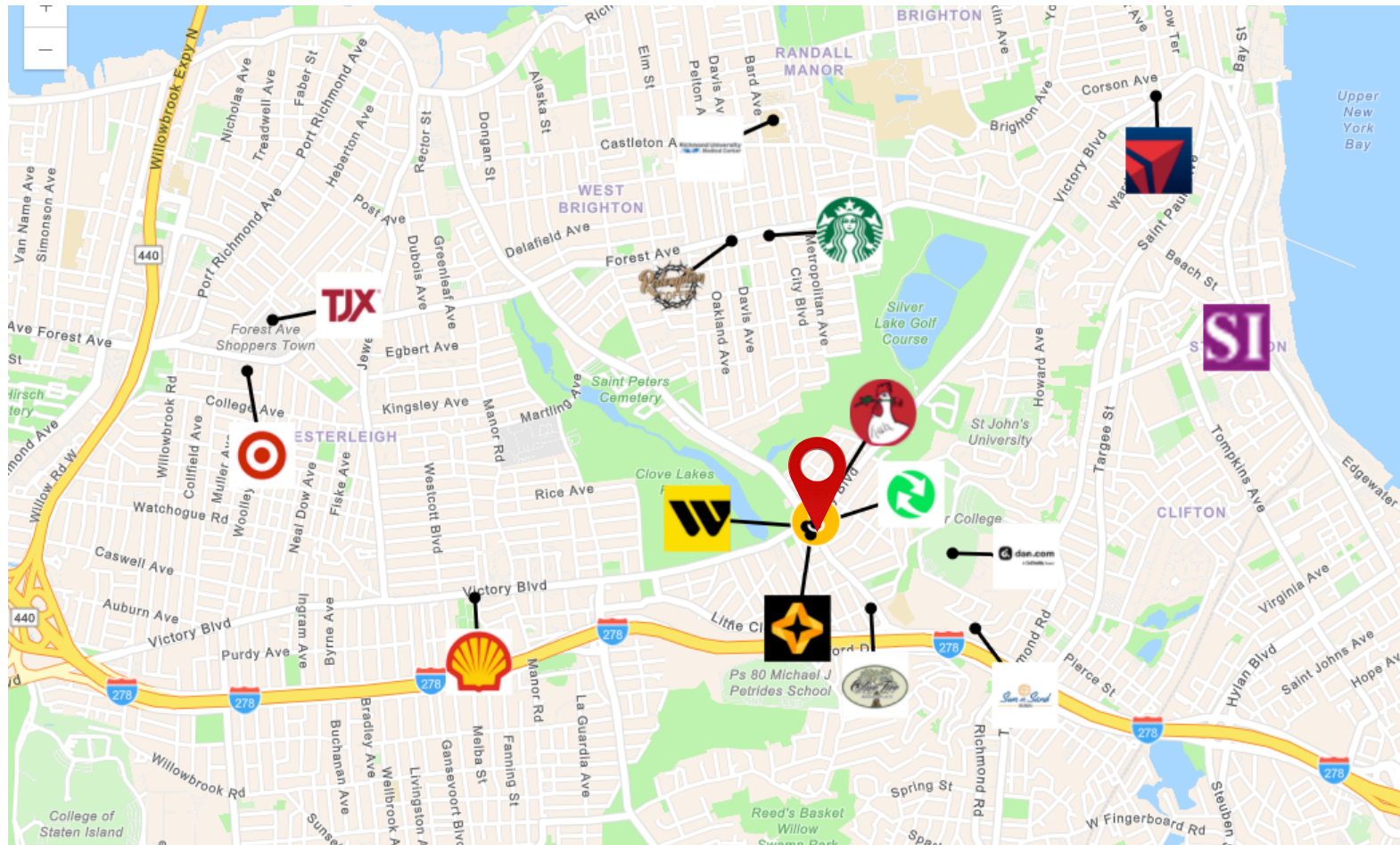
- Corner of Victory Blvd & Clove Road — signalized, high-traffic intersection
- 750 SF ground floor + full basement
- Newly renovated building with premium finishes
- Large glass storefront with excellent signage opportunity
- Private rear parking lot with easy ingress/egress
- Strong co-tenancy lineup including national and local retailers

The location speaks for itself. Victory Boulevard is one of Staten Island's primary commercial arteries, and this stretch benefits from proximity to Wagner College, Clove Lakes Park, the WWII Veterans Ice Skating Rink, multiple ballfields, and a cluster of medical offices — all driving consistent daytime and weekend traffic directly past your door.

This space is ideal for food & beverage operators, personal service businesses, medical or wellness tenants, or any retailer looking for a polished, move-in-ready storefront with parking — a combination that's hard to find at this price point on Victory Boulevard.



LOCATION SUMMARY



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
24,643	273,998	599,139



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$140,561	\$117,694	\$120,493



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
8,949	95,191	216,527



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