

EXCLUSIVE OFFERING
MEMORANDUM

FULLY BUILT-OUT
MEDICAL SUITE

3611 RICHMOND AVE,
STATEN ISLAND, NY 10312



JOSEPH GALLO
929-225-3601
JOE@PREREAL.COM

ASKING RENT:
\$2,850 MG



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	3611 Richmond Ave, Staten Island
LOCATION	Eltingville
ASKING RENT	\$2,850 MG
YEAR BUILT	1935
TAXES	\$5,713.92
LOT SIZE	10,125 SF (45.' x 225')
BUILDING SIZE	3,100 SF (26.' x 36')
ZONING	R3A
BLOCK & LOT	5515 / 26



PROPERTY OVERVIEW

Introducing the lower level at 3611 Richmond Avenue — a fully built-out medical suite on Staten Island's South Shore, delivered turnkey to a practitioner looking to expand or open a new office.

The 1,000 SF layout is purpose-designed for patient flow, moving visitors from a welcoming reception and waiting area into treatment without crossing back through the front of house.

- Three (3) exam rooms
- Reception and dedicated patient waiting area
- Private physician's office
- ADA-compliant restroom
- Ample built-in storage throughout
- Separately metered utilities — no shared-meter guesswork
- ADA-accessible elevator serving the level
- Dedicated parking for doctors and patients

The building sits on Richmond Avenue, one of the borough's highest-volume commercial corridors, with heavy daily vehicle counts and the visibility that comes with it. For a practice building a local patient base, the address does real marketing work on its own.



IDEAL FOR

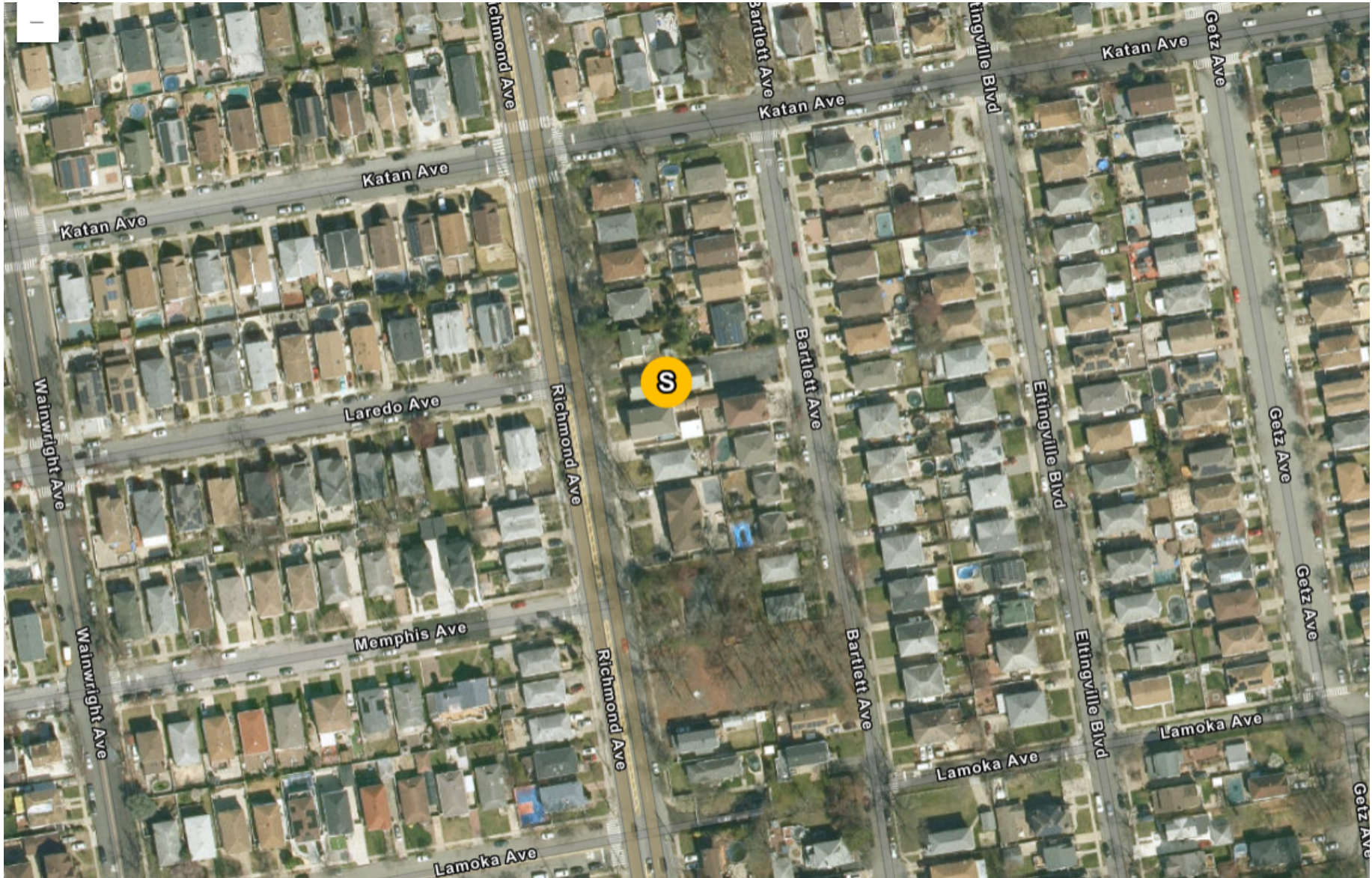
Solo and small-group practitioners looking to open or relocate on the South Shore — general practice, dental, podiatry, physical therapy, chiropractic, dermatology, or behavioral health. The three-exam-room configuration also suits an established Staten Island or Brooklyn practice opening a South Shore satellite location without committing to a full floor.



ADDITIONAL PHOTOS



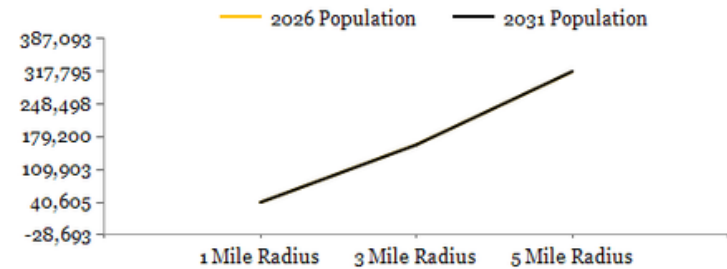
LOCATION SUMMARY



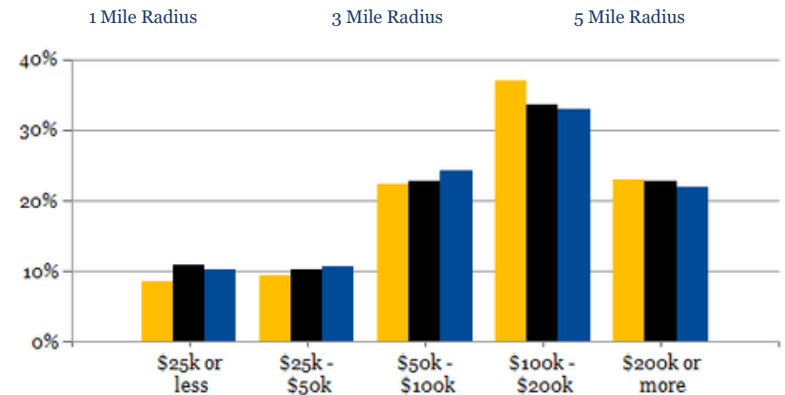
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,243	155,510	291,092
2010 Population	40,348	158,302	302,032
2026 Population	40,782	162,990	317,348
2031 Population	40,605	162,665	317,795
2026 African American	269	2,308	11,927
2026 American Indian	76	380	1,203
2026 Asian	4,231	21,039	51,373
2026 Hispanic	4,035	17,770	47,136
2026 Other Race	1,134	5,776	19,843
2026 White	32,535	123,019	209,948
2026 Multiracial	2,527	10,437	22,942
2026-2031: Population: Growth Rate	-0.45%	-0.20%	0.15%

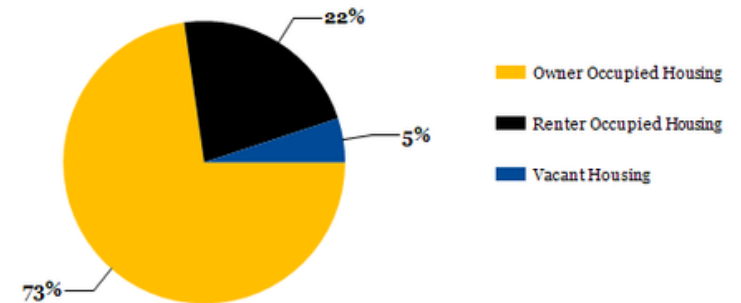
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	767	3,950	6,953
\$15,000-\$24,999	524	2,586	4,647
\$25,000-\$34,999	505	2,476	4,823
\$35,000-\$49,999	909	3,678	7,439
\$50,000-\$74,999	1,323	6,253	12,553
\$75,000-\$99,999	2,050	7,425	15,039
\$100,000-\$149,999	3,076	11,805	22,265
\$150,000-\$199,999	2,524	8,419	15,253
\$200,000 or greater	3,485	13,682	25,013
Median HH Income	\$122,348	\$113,335	\$109,819
Average HH Income	\$148,519	\$143,231	\$141,511



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius





JOSEPH GALLO

NYS LICENSED REAL ESTATE SALESPERSON

929-225-3601

JOE@PREREAL.COM
