



For Lease

RIPCO
RETAIL LEASING

2060 Forest Avenue

Forest Commons
Shopping Center

Staten Island, NY



| 8,085 SF

Pad site of Forest Commons Shopping Center
Formerly Occupied by Advance Auto

Contact Exclusive Agent

Evan Schuckman
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In Conjunction With

 **Gordon
Brothers**
1903

Site Plan

Ground Floor
Forest Commons Shopping Center

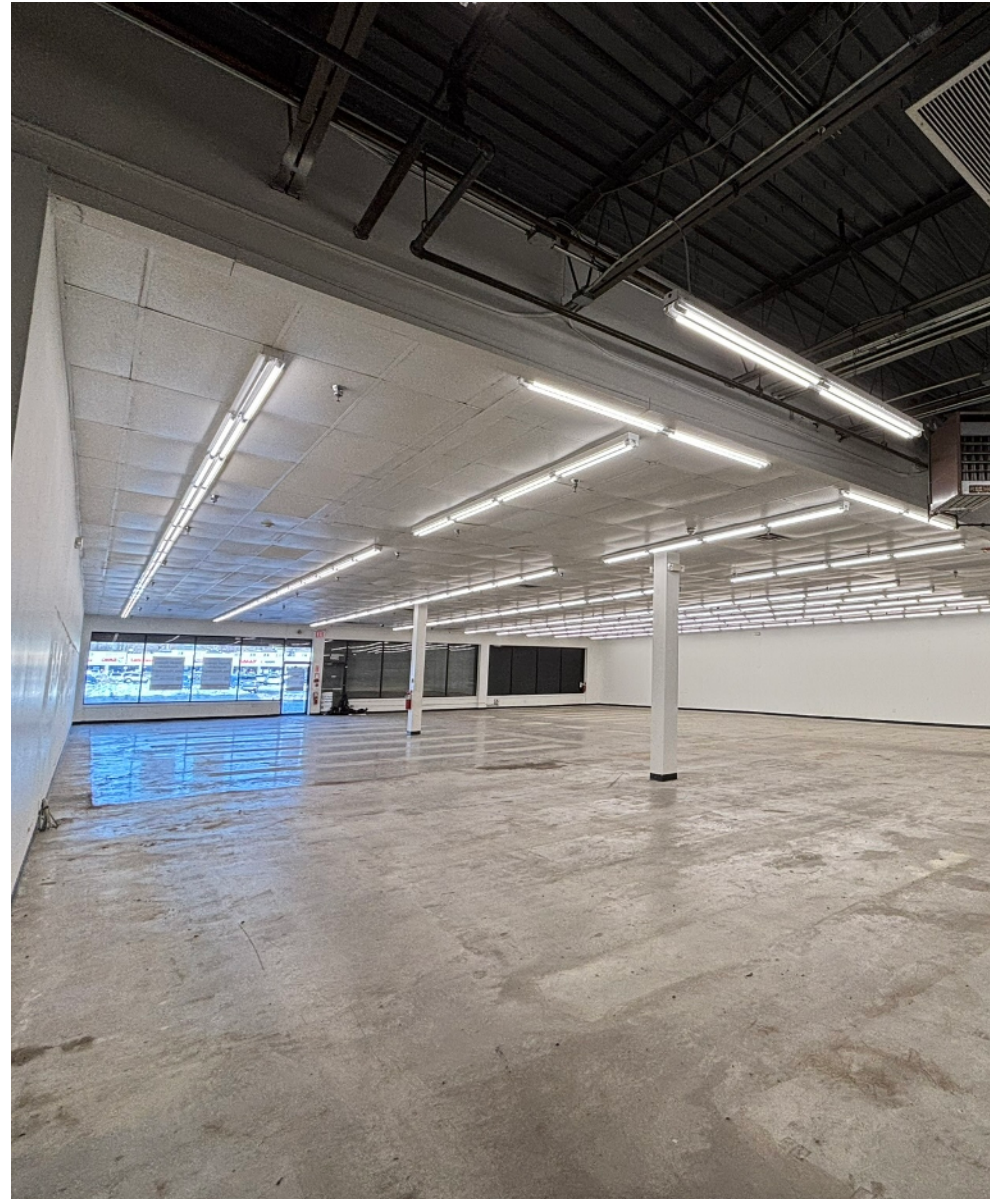


Location	Pad site of Forest Commons Shopping Center	
Size	Ground Floor Total	8,085 SF
Co-Tenants	Western Beef, Planet Fitness, Starbucks, Dollar Tree and Mavis	
Status	Formerly Advance Auto	

Term	Arranged
Rent	Upon request
Neighbors	CVS Pharmacy, Lowe's, Kohl's, Home Depot and National Grid
Comments	Over 20,000 cars per day 588 Parking Spaces Sublease term through 3/31/29

Interior Photos

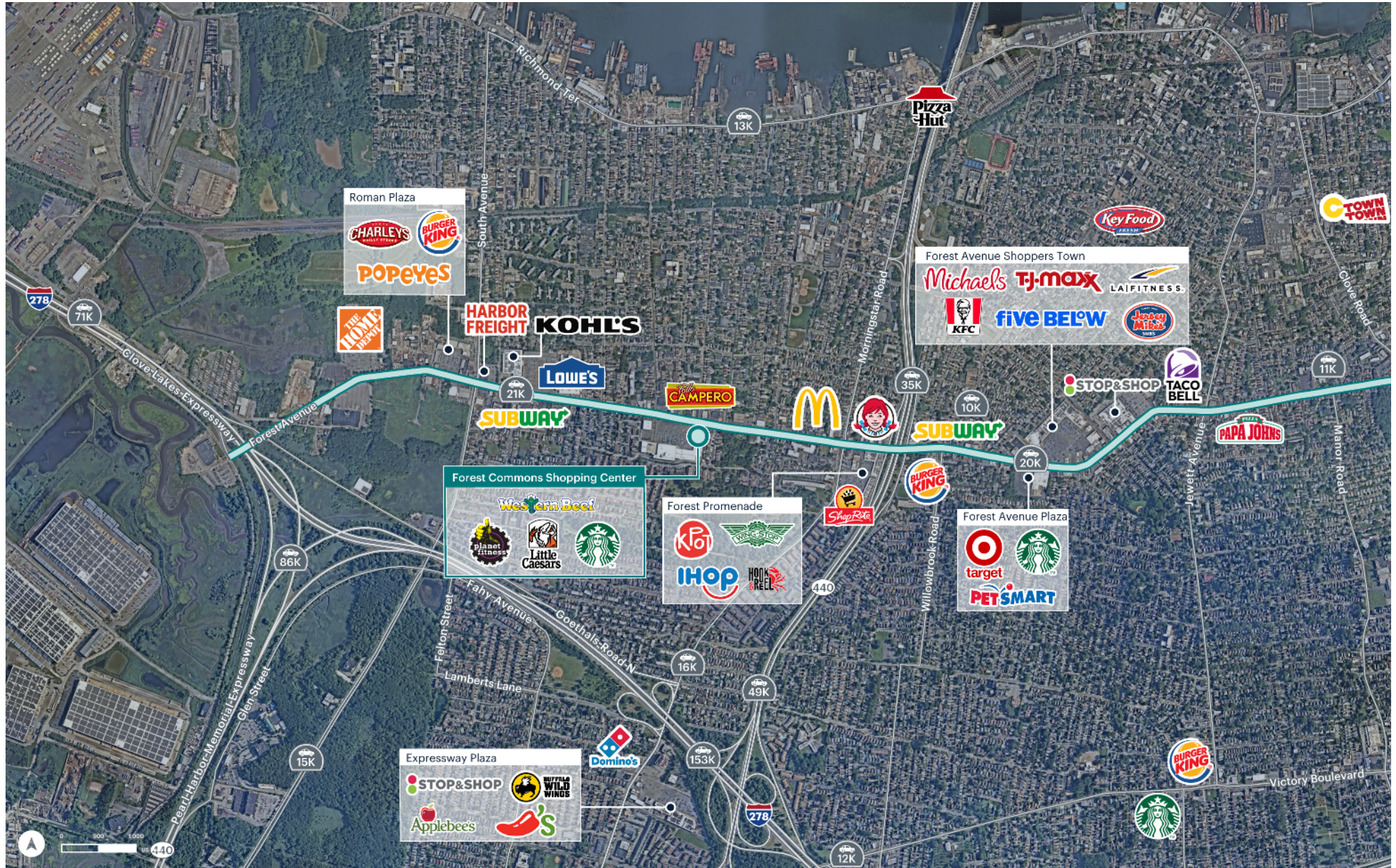
Additional photos



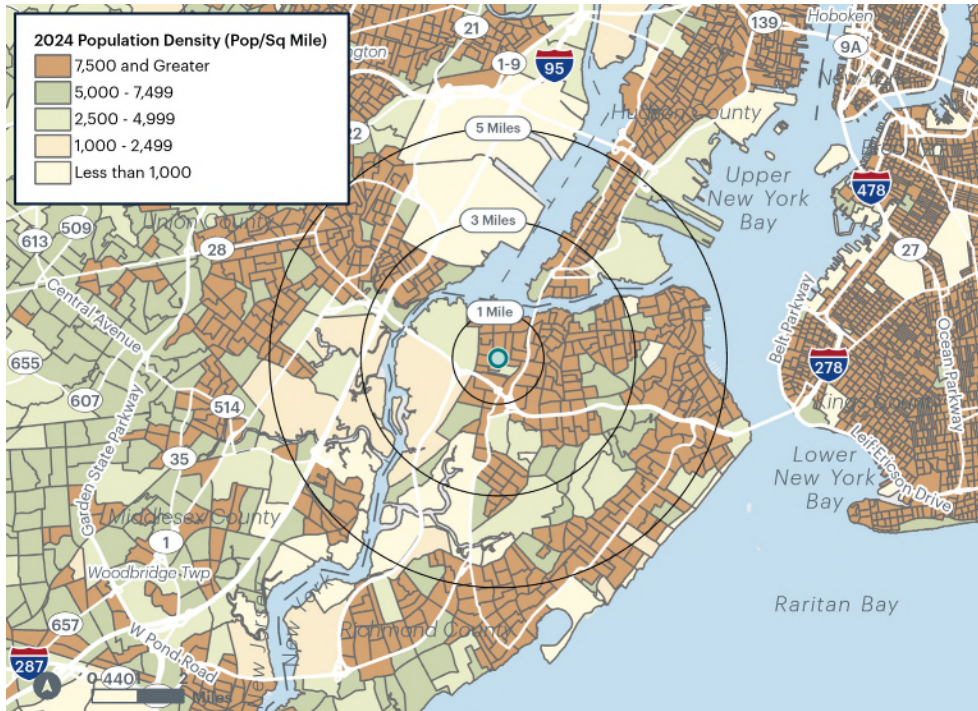
Property Aerial



Area Retail

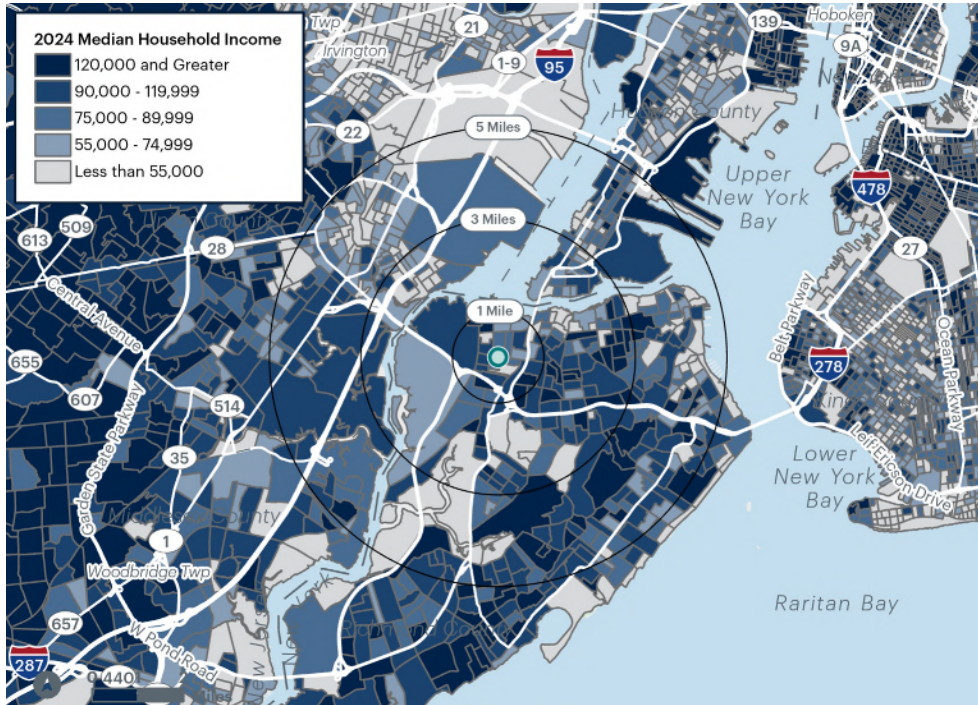


Area Demographics



Population Density

Population	1 mile	43,908	% Population with Bachelors Degree +	1 mile	33%
	3 miles	220,327		3 miles	33%
	5 miles	597,683		5 miles	32%
Total Households	1 mile	14,227	Daytime Population	1 mile	34,698
	3 miles	74,230		3 miles	192,007
	5 miles	209,947		5 miles	534,718
Average Household Income	1 mile	\$120,297	Total Daytime Employees	1 mile	10,993
	3 miles	\$118,440		3 miles	70,350
	5 miles	\$112,751		5 miles	211,430
Median Household Income	1 mile	\$101,324	Total Businesses	1 mile	718
	3 miles	\$92,169		3 miles	4,982
	5 miles	\$85,033		5 miles	14,410



Median Household Income

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 Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.