

WATCH VIDEO



REDEVELOPMENT & ACQUISITION OPPORTUNITY

Showplace Center

Staten Island, NY 10314

3 lots · 474,575 sq ft / 10.9 Acres

2 Existing Buildings 126,279 SF

NEGOTIABLE

Price

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Showplace Center

 [View Property Video](#)

CONTENTS

3	Executive Summary
4	Investment Highlights
5	Location Highlights
6	Offering Summary
10	Market Overview
11	Demographics
12	Closing



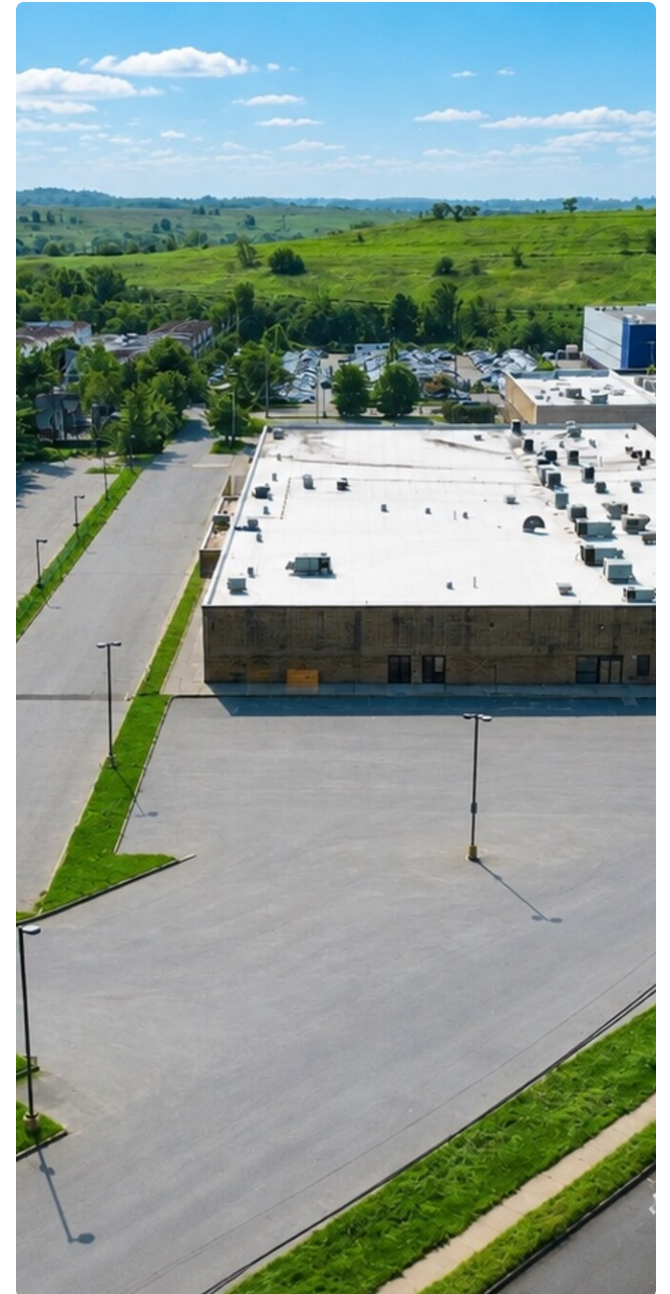
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Aerial View



Executive Summary

PROPERTIES

3 Lots

TOTAL SF

126,279 Under Roof / 474,575 Sq Ft Lot

Showplace Center presents a rare opportunity to reposition a substantial Staten Island property into a new destination for the borough. With the scale to accommodate a range of potential uses—from a medical or educational campus to a major commercial, institutional, community, or distribution facility—the property offers a unique canvas for an organization with the vision to create something significant. A successful redevelopment has the potential to become an anchor for the continued repositioning and revitalization of the Victory Boulevard corridor.

Size & Redevelopment Potential

Comprising nearly 11 acres, the property offers a level of scale that is increasingly difficult to assemble within New York City. Its substantial footprint provides flexibility for a large single user, campus-style environment, or comprehensive redevelopment concept, subject to applicable zoning and approvals. The combination of land area, existing commercial presence, and redevelopment potential makes Showplace Shopping Plaza particularly well suited for users seeking a significant Staten Island location.

Strategic Staten Island Location

Located at 141-145 E Service Road, directly along the West Shore Expressway, the property occupies a highly accessible position within Staten Island's transportation network. Its proximity to the highway provides convenient connectivity throughout the borough, with much of Staten Island accessible within approximately 15 minutes by car under favorable traffic conditions.

Exceptional Highway Visibility

The property's extensive exposure along the West Shore Expressway creates a significant branding advantage. High volumes of passing highway traffic provide continuous visibility to the site, offering a future occupant the opportunity for prominent building identification and a recognizable presence along one of Staten Island's major transportation corridors.

A Rare Staten Island Opportunity

Nearly 11 acres. Exceptional visibility. Borough-wide accessibility. Significant redevelopment potential. Showplace Center offers the fundamentals necessary to support a transformative project and the opportunity to establish a new destination along the Victory corridor.

Investment Highlights

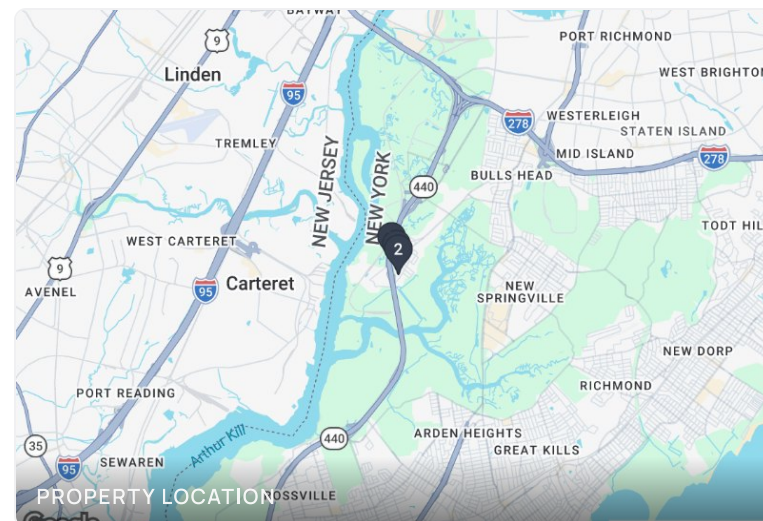
- **Nearly 11-Acre NYC Redevelopment Opportunity** — A substantial assemblage offering the scale for a major commercial, institutional, medical, educational, or other large-format redevelopment.
- **Exceptional West Shore Expressway Exposure** — Prominent highway frontage provides significant visibility and branding potential to passing traffic.
- **Strategic Staten Island Location** — Centrally positioned with convenient access throughout the borough and much of Staten Island reachable in approximately 15 minutes under favorable traffic conditions.
- **Large-Scale Development Potential** — The site's size provides flexibility for a major single user, campus-style development, or comprehensive repositioning, subject to zoning and approvals.
- **Opportunity to Reposition the Victory Corridor** — A project of this magnitude could establish a new destination and serve as an anchor for continued investment and activity in the surrounding area.
- **Rare Scale Within New York City** — Opportunities to control nearly 11 contiguous acres with major-highway exposure are exceptionally limited within NYC.
- **Institutional-Quality Opportunity** — The combination of acreage, accessibility, visibility, and potential use cases makes the property relevant to major healthcare, education, corporate, commercial, community, and logistics users.
- **High-Impact Branding Potential** — The site's highway presence provides a future occupant with an opportunity to create a highly recognizable Staten Island location.
- **Infrastructure in Place**
NYC water and sewer infrastructure, along with electric and natural gas service, are available directly at the site, providing an important infrastructure foundation for future redevelopment and potentially reducing the complexity associated with bringing basic utility services to a large development parcel.

KEY METRICS

#	Parcels	3
	Total Acres	10.9
	Zoning	M1-1 & R3
	County	Richmond

Location Highlights

- **Direct West Shore Expressway Exposure** — Exceptional visibility along one of Staten Island's primary transportation arteries.
- **±15-Minute Borough-Wide Reach** — Convenient access to much of Staten Island within approximately 15 minutes under favorable traffic conditions.
- **Immediate Highway Connectivity** — Direct access to the West Shore Expressway provides efficient borough-wide travel in both directions.
- **Victory Boulevard Corridor** — Near a major east-west artery connecting residential and commercial neighborhoods across Staten Island.
- **Regional Accessibility** — Convenient highway connections to New Jersey, Brooklyn and the greater NYC metropolitan area.
- **Strong Residential Population Base** — Surrounded by established communities providing access to customers, employees and visitors.
- **NY/NJ Strategic Location** — Approximately six miles from three New Jersey crossings, with convenient connections to the Garden State Parkway, NJ Turnpike and regional highway network.
- **Established Hospitality Corridor** — Near Fairfield by Marriott, Hilton Garden Inn and Hampton Inn & Suites, supporting corporate and visitor demand.
- **Minutes from South Avenue Corporate Park** — Close to one of Staten Island's established corporate, hospitality and professional-service hubs.



LOCATION

PROPERTIES	3
STATE	NY
CITY	Staten Island, NYC

TRANSIT

Glen St/Victory Bl	0.1 mi
Victory Bl/Wild Av	0.2 mi
Victory Bl/Burke Av	0.3 mi

AIRPORTS

Newark Liberty International Airport	6.9 mi
John F. Kennedy International Airport	22.0 mi
LaGuardia Airport	21.1 mi

HIGHWAYS

West Shore Expressway	312 ft
East Service Road	2.1 mi
New Jersey Turnpike	2.2 mi
Korean War Veterans Parkway	2.3 mi
New Jersey Crossings	6.0 mi
Verrazzano-Narrows Bridge	10.0 mi

Portfolio Properties

PROPERTIES

3 Lots

TOTAL SF

126,279 Under Roof / 474,575 Sq Ft Lot

TOTAL ACRES

10.9

141 East Service Road

Staten Island, NY 10314

Building SF	74,670	Year Built	1986	Lot (Acres)	3.439
Parcel ID	026380060	Zoning	M1-1	County	Richmond
Frontage	310	Coordinates	40.588876,-74.191579		

145 East Service Road

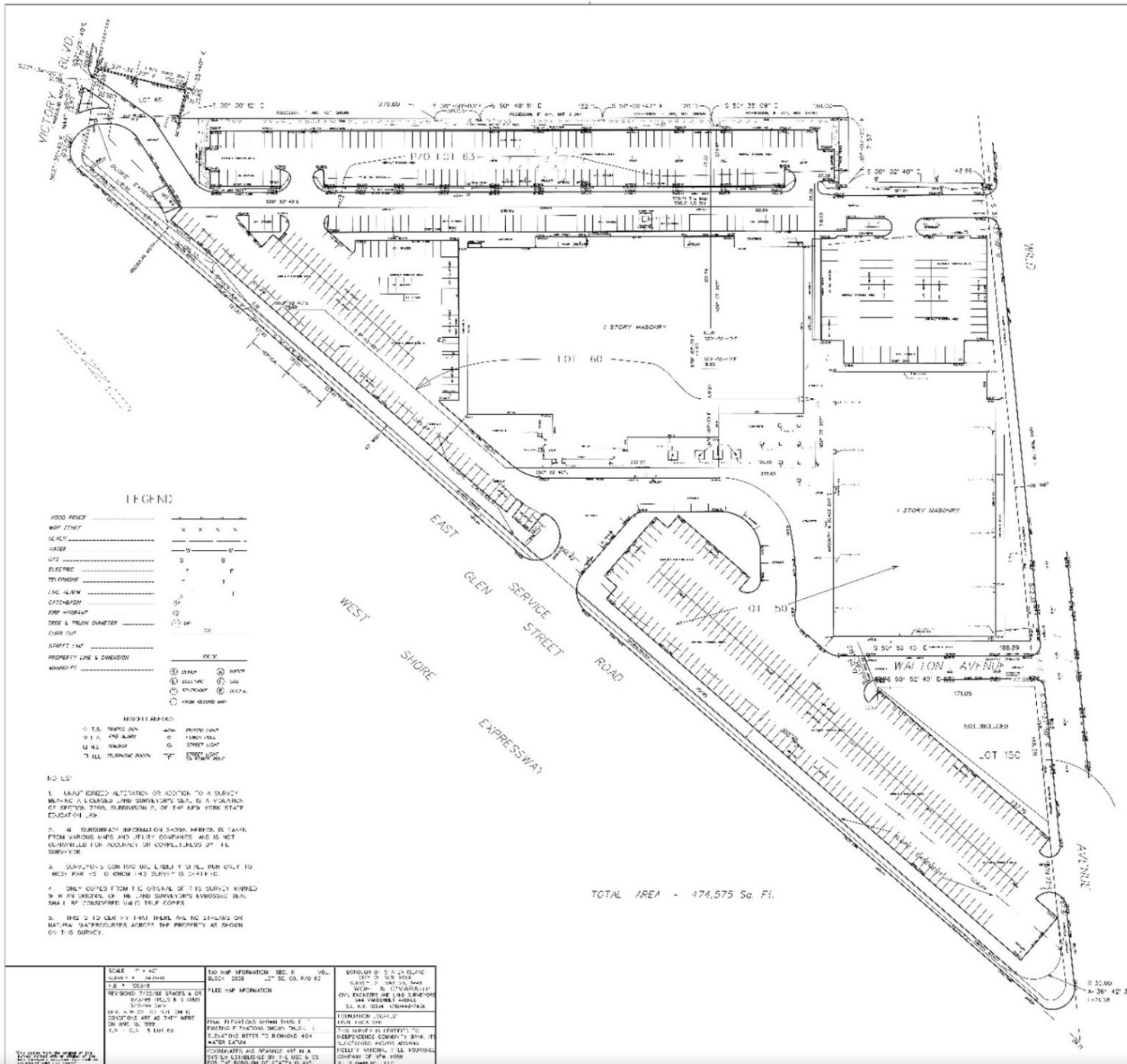
Staten Island, NY 10314

Building SF	51,609	Year Built	1986	Lot (Acres)	5.558
Parcel ID	026380050	Zoning	M1-1	County	Richmond
Frontage	1,107	Coordinates	40.587957,-74.191142		

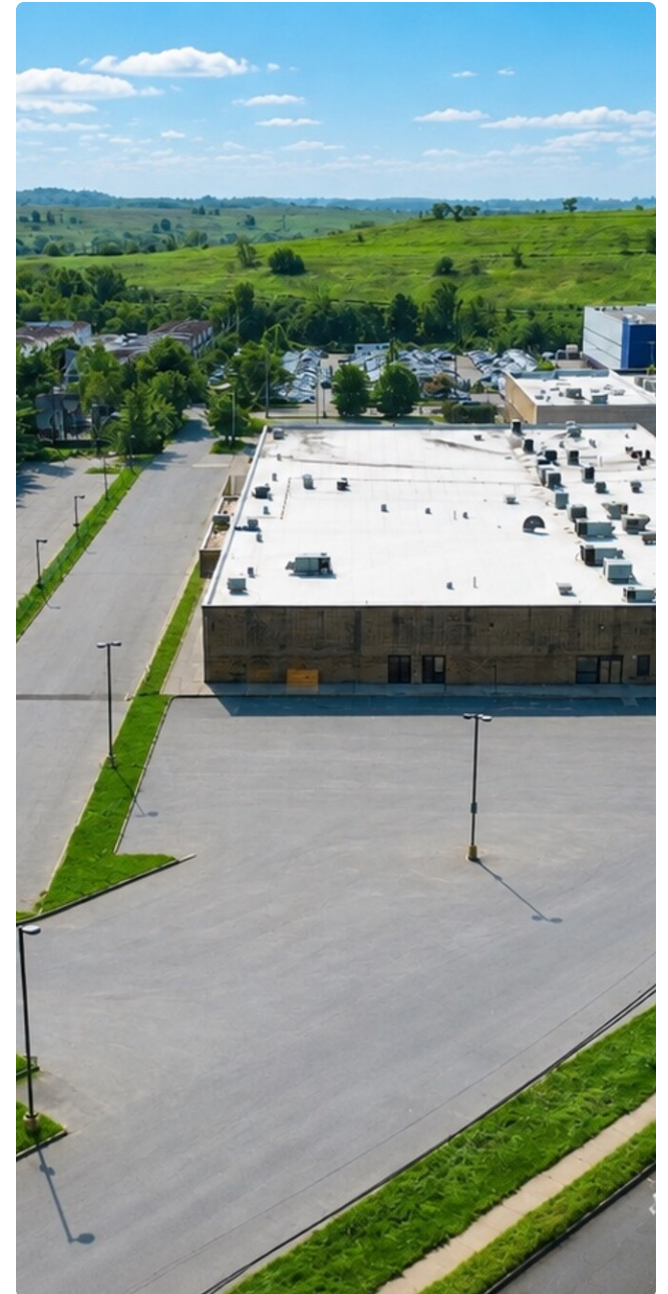
4200 Victory Boulevard

Staten Island, NY 10314

County	Richmond	Dimensions	129x730	Lot Size (Acres)	2.11
Parcel ID	5026380063	Zoning	R3-X M1-1		



Aerial View



Redesigned Educational Campus



Redesigned Industrial/Distribution



Redesigned Shopping Center



Redesigned Medical Facility



Redesigned Religious/Community



Market Overview

10314 MARKET OVERVIEW

93,000+ RESIDENTS

10314 is one of Staten Island's largest and most established ZIP codes, providing the property with access to a substantial residential, consumer and workforce population.

\$104,000+ MEDIAN HOUSEHOLD INCOME

The surrounding market benefits from strong household purchasing power, with more than half of households earning over \$100,000 annually.

\$700,000+ TYPICAL HOME VALUE

Strong residential values throughout 10314 demonstrate the underlying strength and desirability of the surrounding Staten Island market.

MAJOR COMMERCIAL HUB

10314 is home to the Staten Island Mall and the Richmond Avenue retail corridor, one of the borough's largest concentrations of shopping, dining, services and national retailers.

CENTRAL STATEN ISLAND ACCESS

The Travis area provides convenient connectivity to the West Shore Expressway, Staten Island Expressway and major local roadways, allowing the property to serve customers, employees and visitors from throughout Staten Island.

STRATEGIC WEST SHORE LOCATION

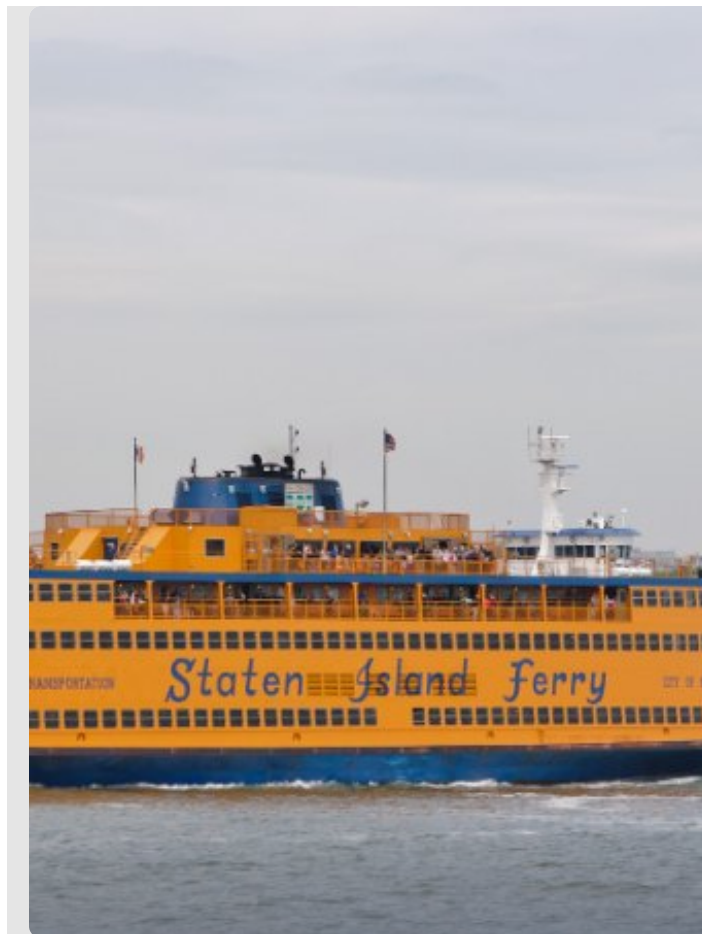
141-145 East Service Road is positioned within Staten Island's West Shore corridor, an area characterized by a unique combination of residential communities, commercial destinations and major employment and industrial uses.

DIVERSE DEMAND BASE

The surrounding population creates potential demand across multiple sectors, including healthcare, education, retail, community facilities, institutional uses and commercial services.

REGIONAL-SCALE OPPORTUNITY

With nearly 11 acres assembled in one location, 141 East Service Road offers a scale that is increasingly difficult to replicate within New York City—creating the potential for a destination capable of serving not only the immediate neighborhood, but a much broader Staten Island market.



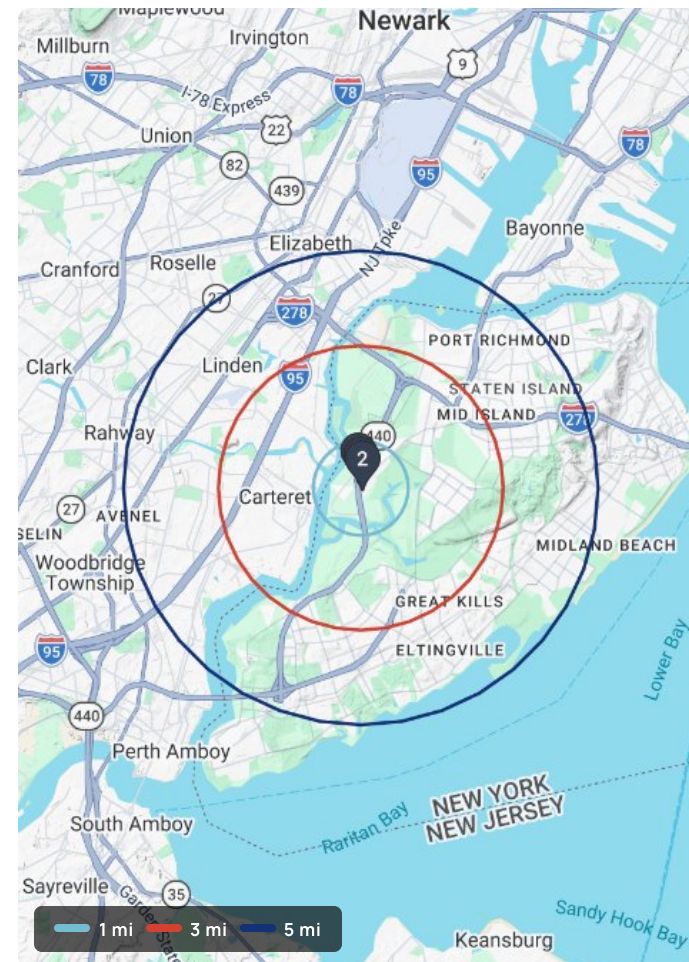
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,523	Population	131,862	Population	497,788
Median HH Income	\$105,858	Median HH Income	\$107,222	Median HH Income	\$101,531
Households	1,142	Households	46,397	Households	175,952

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,295	120,802	442,006
2010 Population	2,915	123,424	463,707
2026 Population	3,523	131,862	497,788
2031 Population	3,592	132,361	501,815
2026-2031 Growth Rate	0.39 %	0.08 %	0.16 %
2026 Daytime Population	3,841	110,163	426,368
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	792	41,822	153,582
2010 Total Households	980	43,310	161,075
2026 Total Households	1,142	46,397	175,952
2031 Total Households	1,178	47,053	179,188
2026 Avg. Household Size	3.07	2.82	2.8
2026 Owner Occupied Housing	869	31,808	103,878
2031 Owner Occupied Housing	902	32,432	106,347
2026 Renter Occupied Housing	273	14,589	72,074
2031 Renter Occupied Housing	276	14,621	72,841
2026 Vacant Housing	64	2,477	9,840
2026 Total Housing	1,206	48,874	185,792
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	47	2,672	13,633
\$15,000-\$24,999	23	1,849	7,822
\$25,000-\$34,999	37	2,102	7,909
\$35,000-\$49,999	34	3,367	13,368
\$50,000-\$74,999	197	5,069	21,210
\$75,000-\$99,999	177	6,336	22,603
\$100,000-\$149,999	229	9,381	34,646
\$150,000-\$199,999	39	6,444	22,347
\$200,000 or greater	359	9,177	32,413
Median HH Income	\$105,858	\$107,222	\$101,531
Average HH Income	\$150,468	\$134,769	\$128,792



\$105,858
MEDIAN HH INCOME (1-MI)

\$150,468
AVG HH INCOME (1-MI)

76.1%
OWNER OCCUPIED (1-MI)

23.9%
RENTER OCCUPIED (1-MI)

5.3%
VACANCY RATE (1-MI)

0.39 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Showplace Center

Staten Island, NY



EXCLUSIVELY OFFERED BY



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