

# DRIVE THRU / BUILD-TO-SUIT OPPORTUNITY

## 2295 FOREST AVENUE

STATEN ISLAND

### Space

Buildable Square Footage	22,000 SF
(Divisions Available)	
Lot Size	65,000 SF

### Ceiling Heights

30'

### Frontage

400'

SI  
NY

#### Great Opportunity For:

- Big Box Opportunity
- Restaurant
- Cafe
- Medical
- Fashion
- Childcare - School
- Pet Care
- Finance

### Area Demographics

- Located across from Kohl's & next to Harbor Freight
- 65,000 SF of undeveloped land available for ground lease or build-to-suit with ample parking
- Located on a high volume corridor with an average daily traffic count of approx.: 156,835 vehicles on I-278 20,479 vehicles on Forest Ave.

- 9,977 vehicles on South Ave.
- Within three miles: 68,910 residents, \$78,336 avg. annual household income
- Easily accessible by car from Forest Ave. and the first stop on I-278 Staten Island Expressway coming from New Jersey via the Goethals Bridge

HARBOR FREIGHT

RETAIL #2  
12,000 SF

PLAYGROUND  
5,000 SF

RETAIL #1  
10,000 SF

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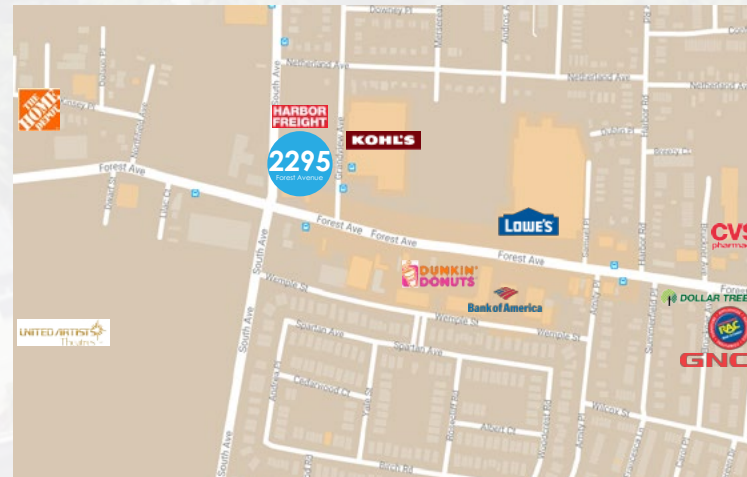
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**BOOTH CAPITAL**  
boothcap.com

## AREA RETAIL



- Home Depot
- Rent A Center
- GNC
- Dots

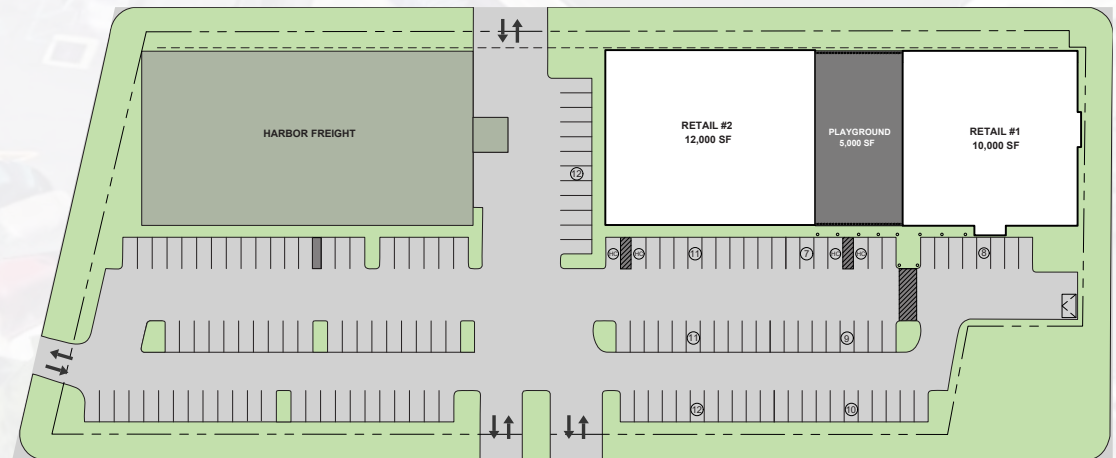
- United Artist Theaters
- Bally's
- CVS
- Harbor Freight

- Kohls
- Dunkin Donuts
- Bank of America

- Dollar Tree
- Lowes
- Bally's



## FLOORPLAN



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