



275 Madison Avenue, Third Floor
New York, NY 10016
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Shannon Krause, PR Manager
skrause@masseyknakal.com
www.masseyknakal.com

WILLOWBROOK, STATEN ISLAND SITE NNN LEASED BY MASSEY KNAKAL

A triple-net-lease has been secured for a site at **2960 Victory Boulevard**, located just off the four-way corner of Victory Boulevard and Richmond Avenue in the Willowbrook neighborhood of Staten Island.

The site, which is over an acre, contains an approximate 4,857 square foot building which includes 1,677 square feet of mezzanine space. The space was previously used for a bank and is fully equipped with drive-thru access. There is parking available for 25 vehicles. The site will be occupied by Circle Urgent Care, an urgent care facility. The remaining bulk of vacant land will be utilized for future commercial development.

This site is located on a busy corridor within the New Springville zip code (10314) which has the largest number of national retail chain stores of any other zip code in New York City, according to the Center for an Urban Future. Neighboring tenants along Richmond Avenue and Victory Boulevard include 7-Eleven, BP and Mobil Gas Stations, Dunkin' Donuts, McDonald's, CVS, Walgreens, TD Bank, Northfield Bank and Sleepy's.

“After six months of marketing, we were able to identify a tri-state area based DBA Circle Urgent Care company that is part of a group with 14 locations to lease the site. We achieved a price that was 10% over the current market conditions,” said Massey Knakal's **Michael Schneider**, who exclusively represented the owner in this transaction with CEO **Paul J. Massey, Jr.**

Massey Knakal specializes in the sale of investment and user properties in the New York Metropolitan area. Since 1988, our agents have closed over 4,500 transactions having a market value in excess of \$17 billion.