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MASSEY KNAKAL RETAINED EXCLUSIVELY TO LEASE NNN SITE IN WILLOWBROOK – STATEN ISLAND

Massey Knakal Realty Services has been retained on an exclusive basis to triple-net-lease a site at **1735 Richmond Avenue / 2960 Victory Boulevard**, located just off the four-way corner of Victory Boulevard and Richmond Avenue in the Willowbrook neighborhood of Staten Island. **The owner is requesting proposals.**

The L-shaped site includes an additional 15 foot wide easement that reaches out to Richmond Avenue from the adjacent property at 1733 Richmond Avenue. The site contains an approximately 4,857 square foot building that was previously used for a bank and is fully equipped. There is approximately 59,868 square feet of available air rights, totaling approximately 64,725 total buildable square feet. This site is suitable for prime national tenants.

This site is located within the New Springville zip code (10314) which has the largest number of chain stores of any other zip code in New York City. It is also along two of the most traveled arterial roads in Staten Island, with an estimated traffic count of over 70,000 cars daily.

Neighboring tenants along Richmond Avenue and Victory Boulevard include 7-Eleven, BP & Mobil Gas Stations, Dunkin Donuts, McDonald's, CVS, Walgreens, TD Bank, Northfield Bank and Sleepy's.

For more information on this listing, contact **Massey Knakal First Vice President of Sales Michael Schneider** at 718.238.8999.

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.