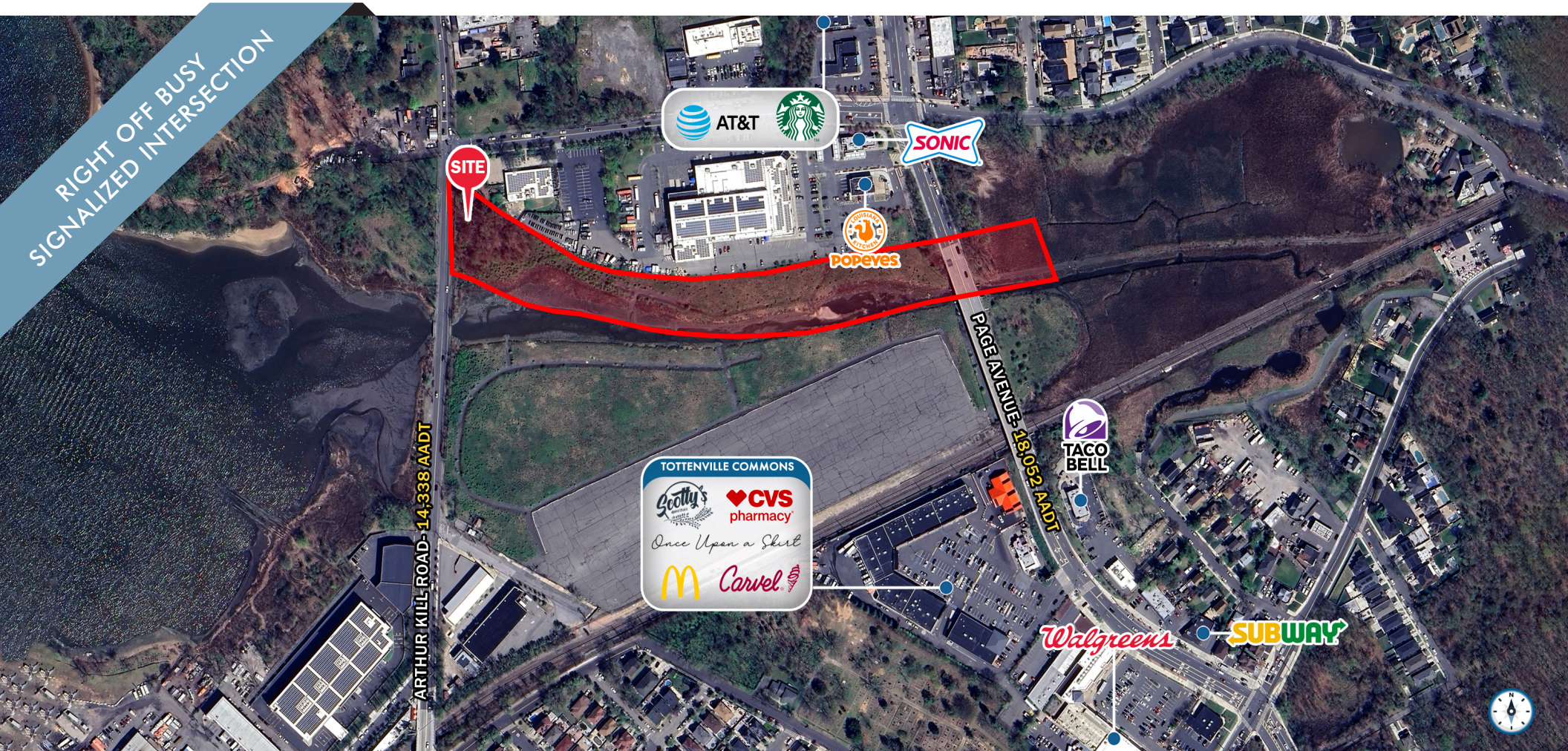


BLOCK 7971, LOT 1

FREESTANDING RETAIL DEVELOPMENT SITE FOR LEASE

4990 ARTHUR KILL ROAD, STATEN ISLAND, NY



PRIME TOTTEVILLE RETAIL SITE NEAR OUTERBRIDGE CROSSING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

ADAM CAPLAN
DIRECTOR
adamcaplan@katzretail.com
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PROPERTY OVERVIEW

HIGHLIGHTS

- Located on AM side of Arthur Kill Road
- Close to Outerbridge Crossing and many public transit options.
- Pylon signage possible at the corner of Arthur Kill Road and Richmond Valley Road
- Average Annual Daily Traffic in excess of 14,000 on Arthur Kill Road
- Potential ingress/egress point from Richmond Valley Road

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	12,689	123,310	299,192
HOUSEHOLDS	4,403	41,476	105,424
EMPLOYEES	6,015	27,629	76,577
AVERAGE HH INCOME	\$132,895	\$112,445	\$117,586

TRAFFIC COUNTS

ARTHUR KILL ROAD	14,338 AADT
PAGE AVENUE	18,052 AADT



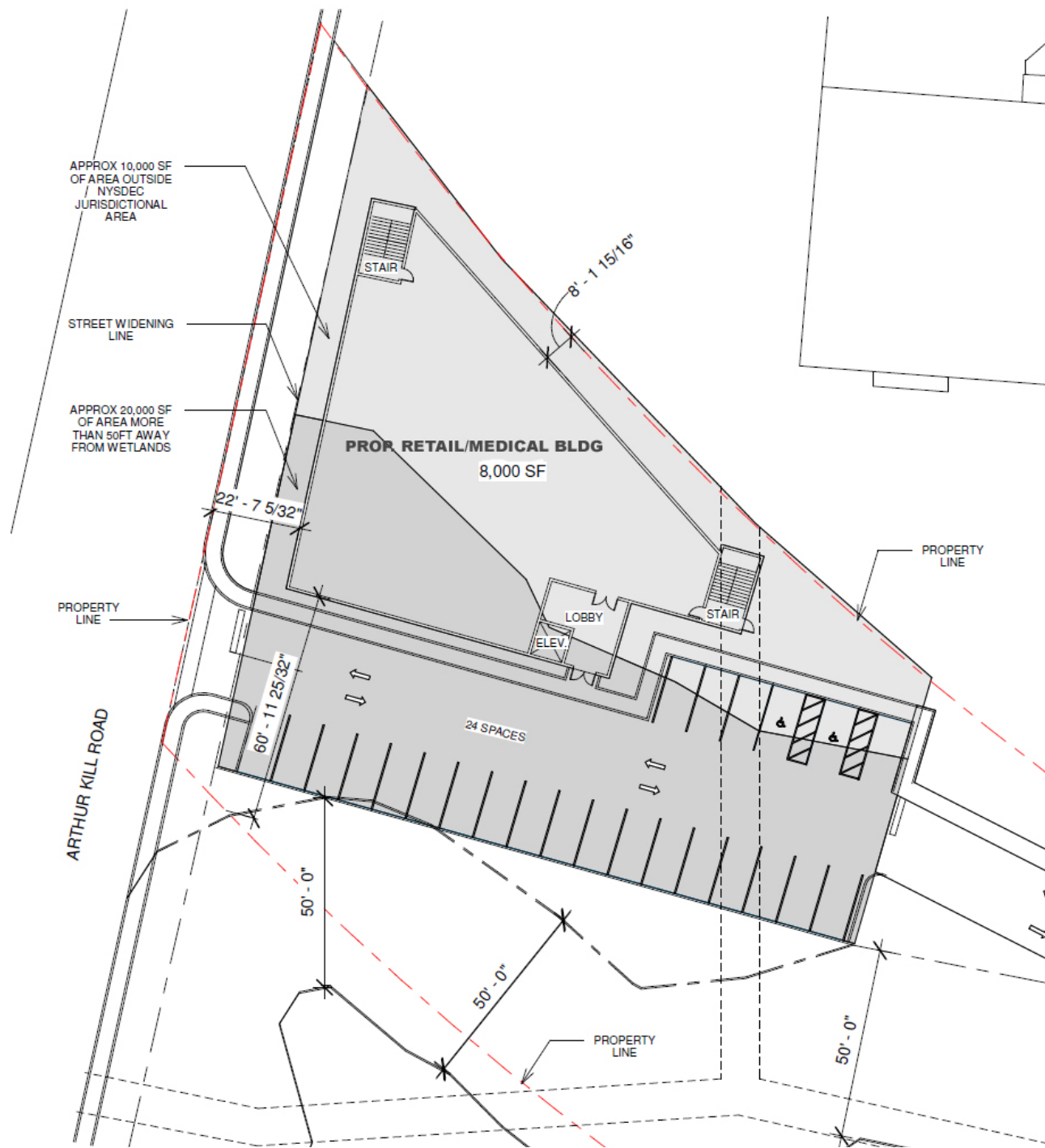
BLOCK 7971, LOT 1 | EXECUTIVE SUMMARY



Google Earth

BLOCK 7971, LOT 1 | MARKET AERIAL

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



BLOCK 7971, LOT 1 | PROPOSED SITE PLAN OPTION A



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www.iarmelkize.com

Architecture
Engineering
Interior Design
Implementation Services

NSI State Board Of Architects Authorization No. 161
NSI State Board Of Engineers & Land Surveyors Authorization No. 04-0004

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Project: **LOT 1 SITE CONCEPT**
BRIDGEWATER CAPITAL PARTNERS
RICHMOND VALLEY ROAD,
STATEN ISLAND NY 10307
BLOCK: 7971 LOT: 1

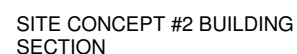
Project Number: Project Number	Scale: AS NOTED
Drawn By: DS	Approved By: KR

D3	RF
Drawing Name:	
BUILDING SECTION CONCEPT	

Drawing Number:

ZD-007.00

Initial Date:



1/16" = 1'-0"



CONTACT AGENT

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KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 07.09.24