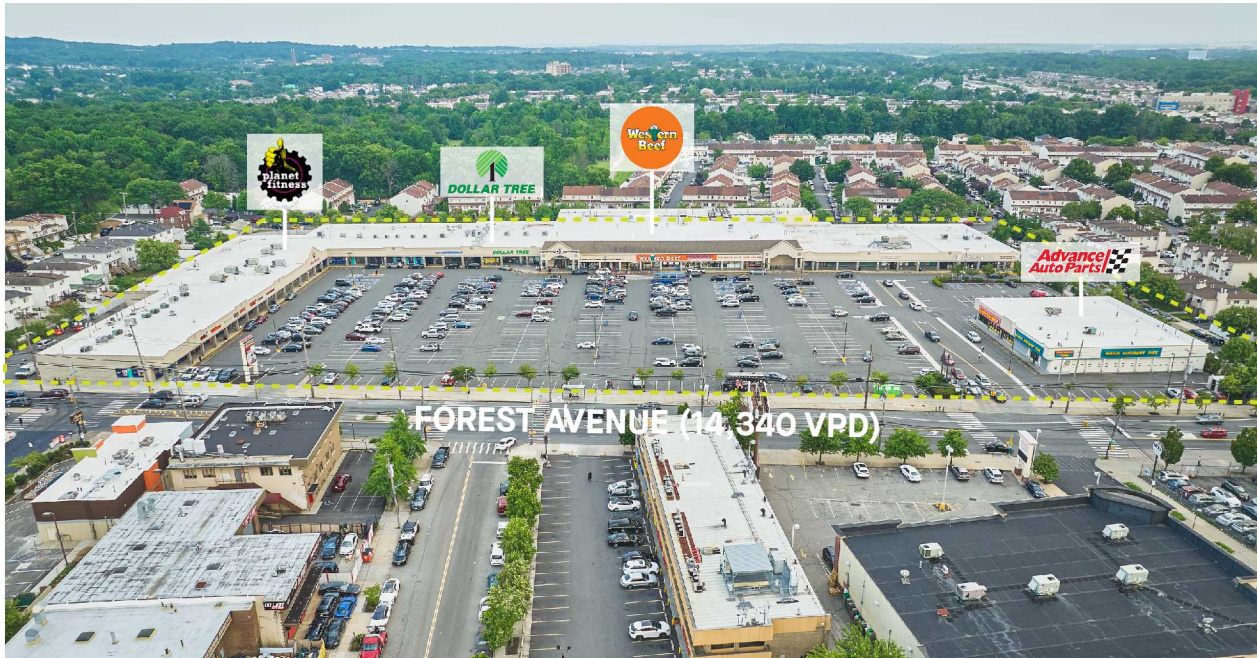


FOREST COMMONS

2040 FOREST AVENUE, STATEN ISLAND, NY 10303



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Richmond

Forest Commons is a neighborhood community center anchored by a Western Beef grocery store. The property also contains a mix of retail uses including Planet Fitness, Dollar Tree, Snipes and Advance Auto Parts. The property sits in the northwestern quadrant of Staten Island on the major east/west retail corridor serving the neighborhoods north of the Staten Island Expressway (I-278).

TOTAL SF
165,060

ACRES
11.2

PARKING SPACES
587

PARKING RATIO
3.56:1,000 SF

CENTER TYPE
Community Center

DEMOGRAPHICS 3-MILE RADIUS

 **206,486**
POPULATION

 **38.5**
MEDIAN AGE

 **\$105,896**
AVERAGE HHI

 **31.4%**
COLLEGE
EDUCATED

LEASING AGENTS

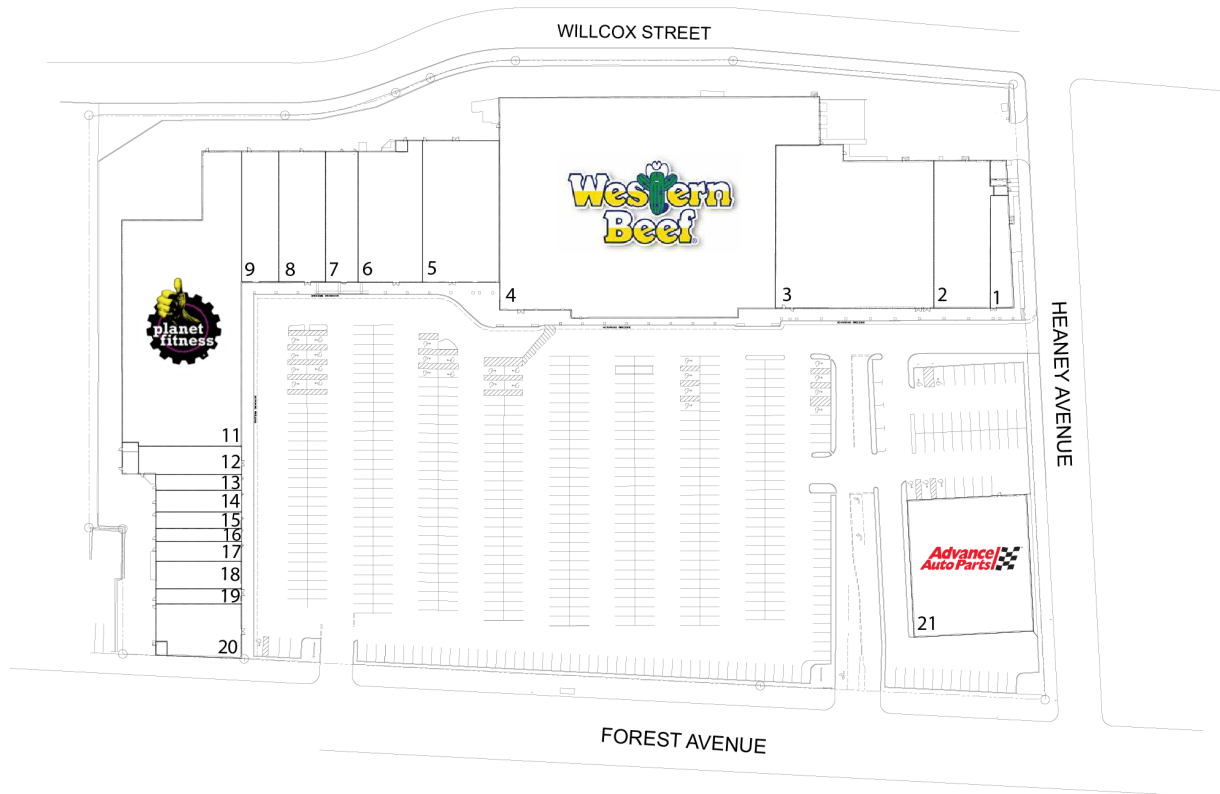
GABBY SEMET | gsetmet@uedge.com | 201-571-3429

SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

FOREST COMMONS

2040 FOREST AVENUE, STATEN ISLAND, NY 10303



#	TENANTS	SQFT
1	Rossi's of Staten Island	1,954
2	Lumber Liquidators	7,070
3	NYC DOE 3-K School	20,615
4	Western Beef	52,020
5	Dollar Tree	9,108
6	Laundry Express	7,234
7	Available	3,604
8	Snipes USA	5,108
9	Second Family	4,072
11	Planet Fitness	25,000
12	Save \$ Wine & Liquor Inc	2,437
13	Marshall Skopp DDS	1,132
14	Sally Beauty Supply	1,580
15	GNC	1,185
16	Quick Pick Lotto	960
17	H & R Block	1,422
18	Little Caesars	1,976
19	Cheng's	1,105
20	Available	3,673
21	Advance Auto Parts	13,805

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.