

Development Site For Sale

134,071 Square Feet

3.08 Acres in New Dorp, Staten Island, NY

| | |
|------------------|---|
| Location: | Just of the corner of New Dorp Lane on Mill Road, near Hylan Boulevard. On the same block where the new \$150M entertainment and redevelopment project, The Boulevard, is under construction. It is adjacent to a brand new elegantly designed Sunrise Senior Living assisted living facility. |
| Lot SF: | 3.08 Acres (134,071 sf) |
| Use: | Medical Office/Nonprofit//Community Facility |
| Price: | \$11 Million |

Preferred uses include ambulatory diagnostic and health care facilities, schools, child care facilities, religious, nonprofit program space or recreational facilities.

The location offers immediate access to Gateway National Parks' Miller Field and is a short walk to the ocean. It is close to the Staten Island Rapid Transit and express bus service to Manhattan. The location makes this an ideal location for multiple uses. See demographic information attached.

Asking \$11,000,000 (\$82 per square foot of land) subject to mutually agreeable terms and conditions.

FOR MORE INFORMATION, PLEASE CONTACT:

George E. Grace – 646-312-6800 Grace@GEGrace.com

**G.E. Grace & Company, Inc.
Licensed Real Estate Brokers
232 Madison Avenue NYC 10016**

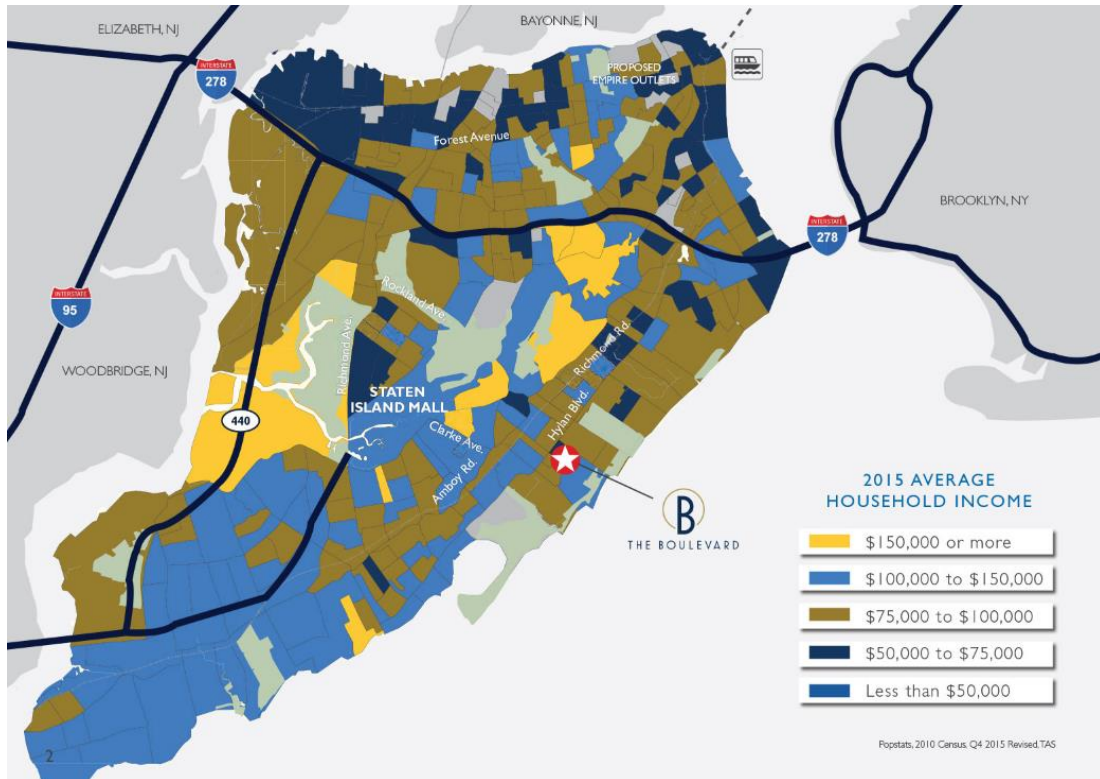
One-half of one full commission in accordance with our principal's schedule of rates and commissions will be paid, when received by us, to the procuring broker who, having executed and delivered our brokerage agreement to us, (i) consummates a sale, but only if, as and when title passes, or (ii) consummates a lease or sublease which has been executed by both the landlord and tenant, approved as required, and duly consented by the over landlord in the event of a sublease. This writing does not constitute, and shall not be construed as, an employment; and no commission shall be deemed earned, due or payable unless and until a sale, lease or sublease (as the case may be) is fully consummated. Our principal's schedule of rates and conditions is available upon request. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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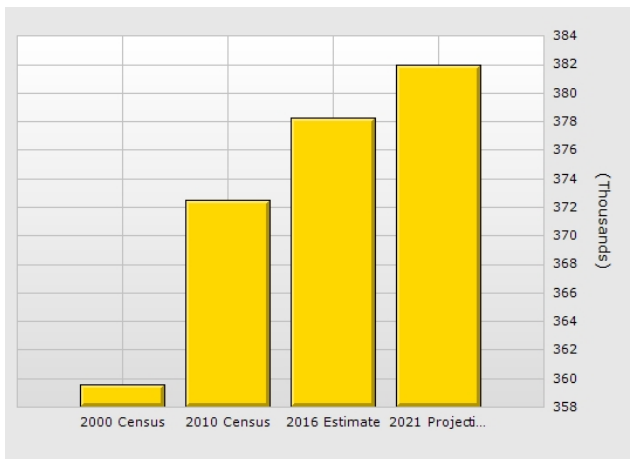
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Demographic Information:



5 Mile Radius:



| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|------------------|------------------|------------------|
| 2016 Total Population: | 31,349 | 153,177 | 378,296 |
| 2021 Population: | 31,771 | 154,819 | 381,936 |
| Pop Growth 2016-2021: | 1.35% | 1.07% | 0.96% |
| Average Age: | 41.2 | 41.3 | 39.9 |
| Households | | | |
| 2016 Total Households: | 11,758 | 55,899 | 134,759 |
| HH Growth 2016-2021: | 1.28% | 1.06% | 0.94% |
| Median Household Inc: | \$74,180 | \$76,024 | \$73,978 |
| Avg Household Size: | 2.7 | 2.7 | 2.8 |
| 2016 Avg HH Vehicles: | 2 | 2 | 1 |
| Housing | | | |
| Median Home Value: | \$448,826 | \$453,931 | \$437,978 |
| Median Year Built: | 1963 | 1970 | 1971 |