

145 E SERVICE RD

STATEN ISLAND, NY

Features

Availability	55,000 ± SF
Ceiling Height	Approx 29 FT
Parking	542 Spaces

145 E Service Road is located on Route 440 (West Shore Expressway), a few miles from the intersection of Route 440 and the Staten Island Expressway (I-278). This property boasts great visibility and access from Route 440 with approximately a 98k average daily traffic count.

LEASINGCONTACT

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MARKET AERIAL



145 E SERVICE RD

55,000 +/- SF
AVAILABLE

SHOWPLACE
BOWLING CENTER
(Not Owned)

Victory Blvd

ROUTE
440

Richmond Ave

CRUNCH
DUNKIN' DONUTS

DANA Ford LINCOLN
FRESHKILLS FITNESS

Holiday Inn
Fairfield Inn & Suites
Marriott

TRADER JOE'S *Rebel Fitness*

PC RICHARD & SON

DICK'S SPORTING GOODS DSW
Marshall's CVS pharmacy

Raymour & Flanigan
FURNITURE & HOME DECOR
OUTLET

STATEN ISLAND MALL

PRIMARK macy's
AMC THEATRES JCPenney
BARNES & NOBLE
The Container Store

StopsShop Michaels
Party City
BEST BUY Raymour & Flanigan
FURNITURE

TARGET
HomeGoods
five BELOW

COSTCO WHOLESALE

N

SIGNAGE AVAILABLE



**SHOWPLACE
BOWLING CENTER**
NOT OWNED

~55,000 SF

WILD AVE

EAST SERVICE RD

ROUTE 440 / W. SHORE EXPY

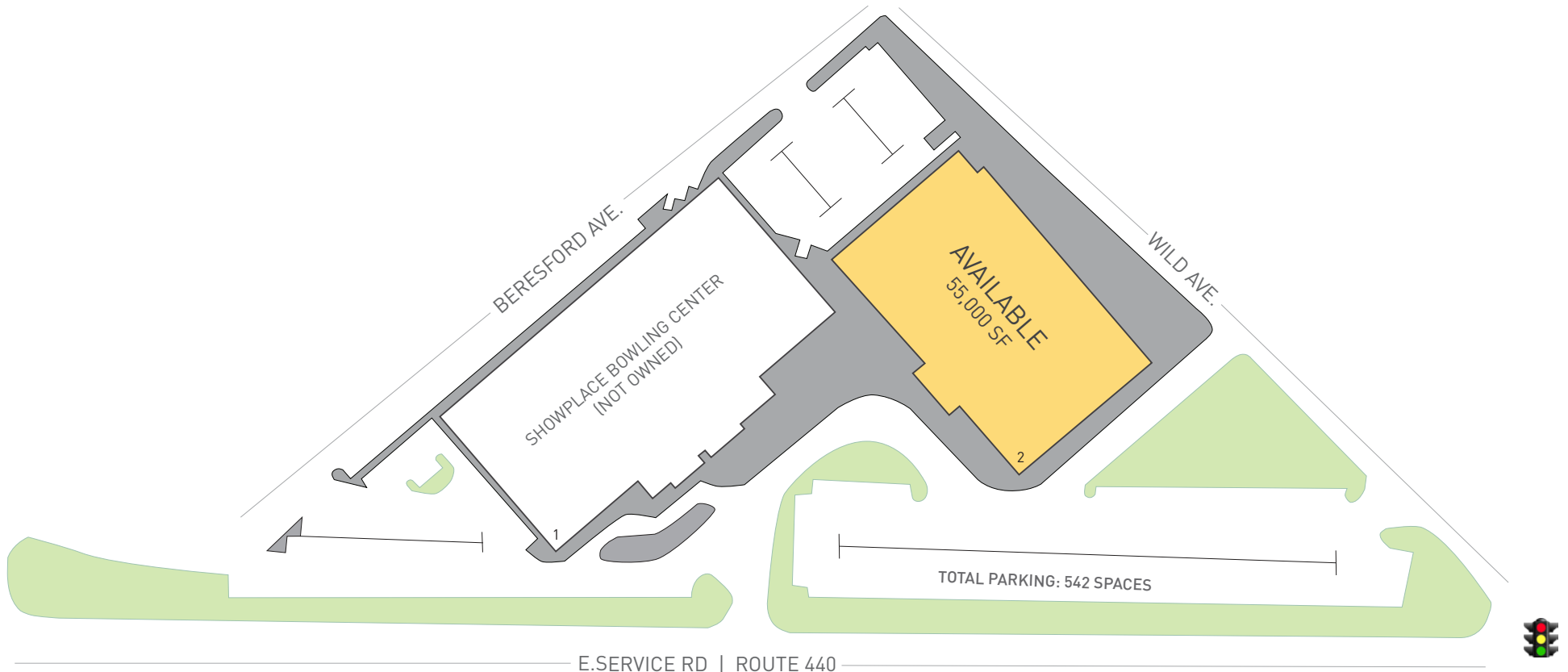
VICTORY BLVD

**9 K
CARS DAILY**

**98 K
CARS DAILY**



SITE PLAN

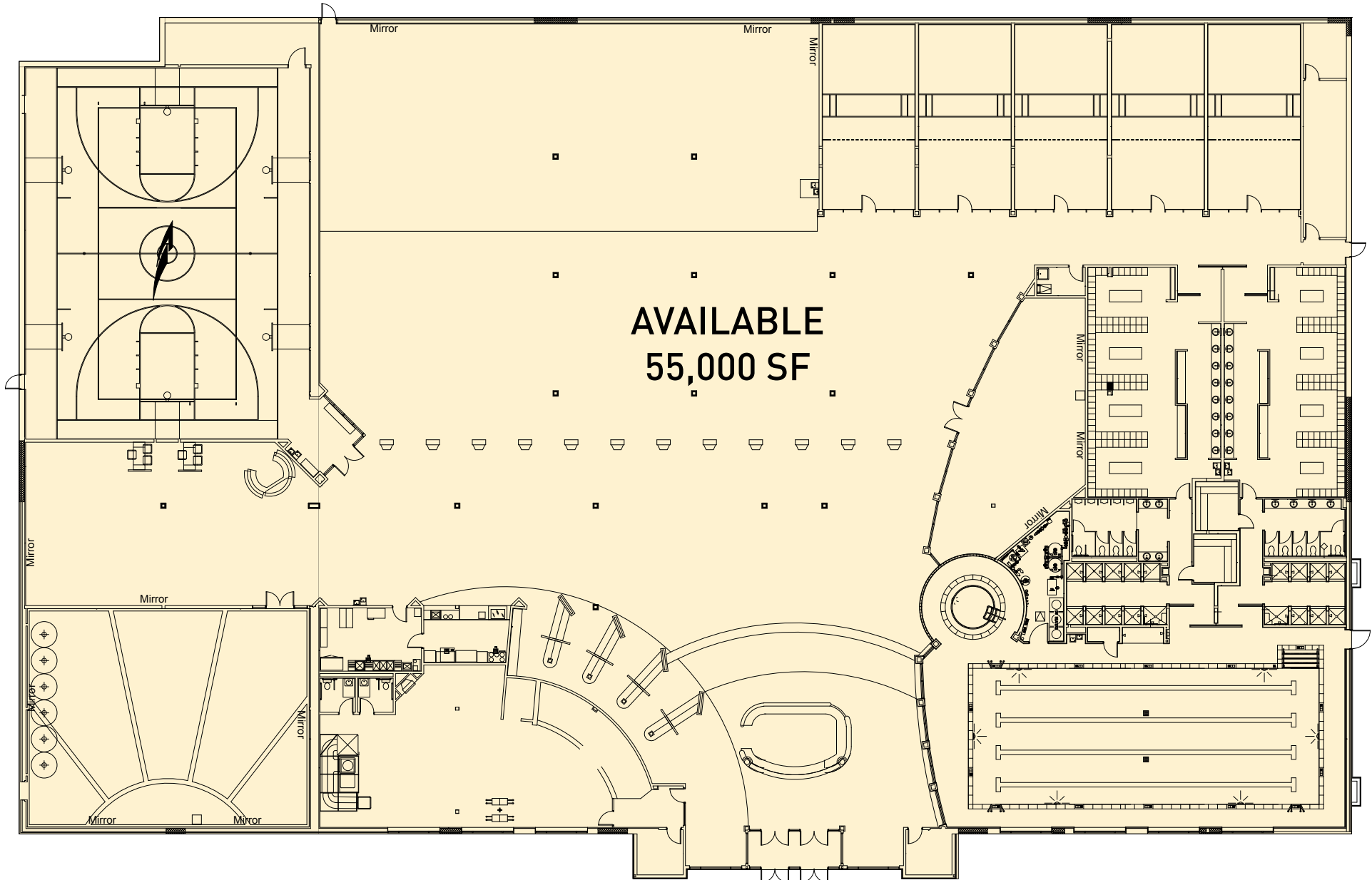


TENANT ROSTER

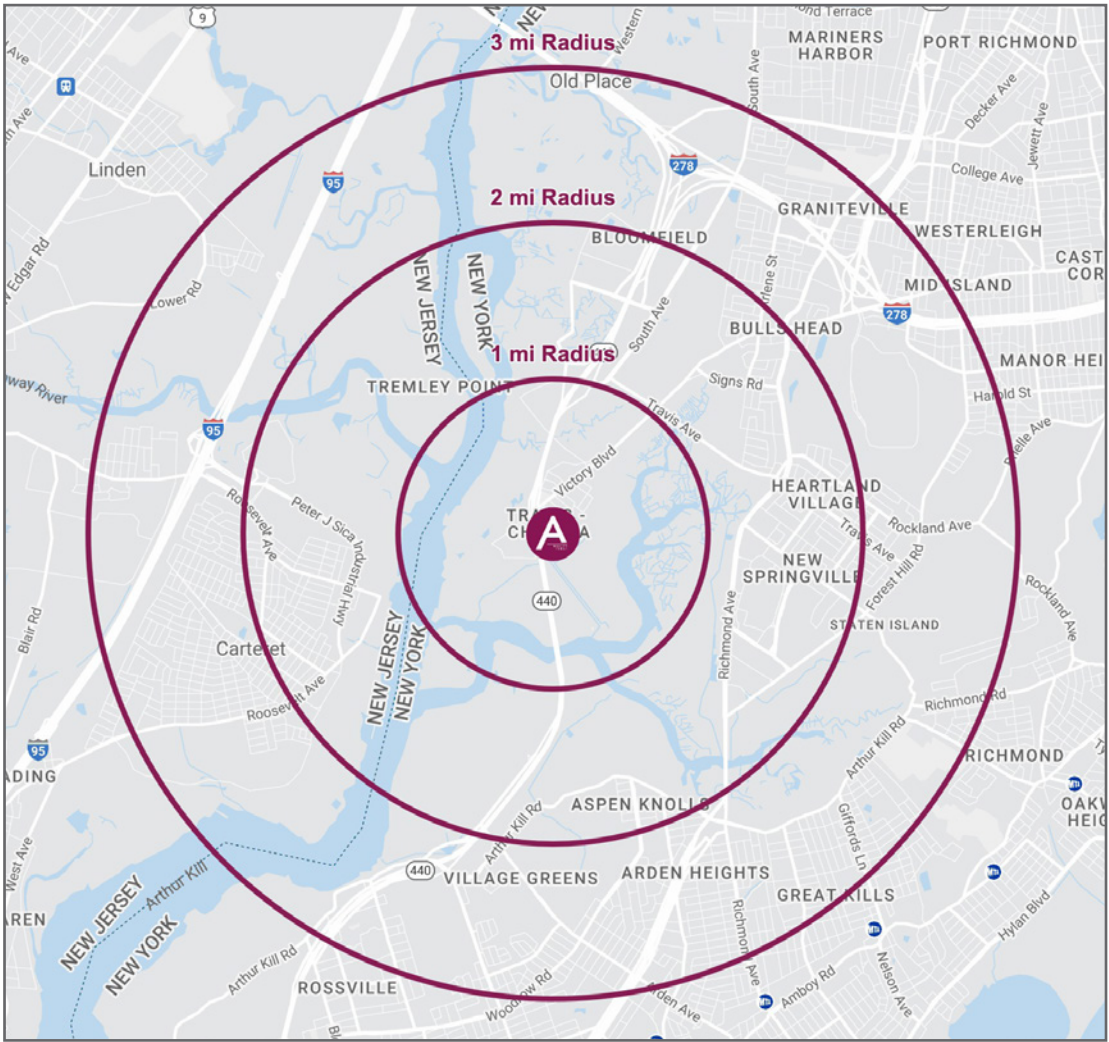
1. Showplace Bowling Center (not owned)	N/A
2. Available	55,000 sf

FLOOR PLAN

CEILING HEIGHT: APPROX. 29'



DEMOGRAPHICS



DEMOGRAPHICS 1 MI. 2 MI. 3 MI.

POPULATION		3,378	41,678	136,051
HOUSEHOLDS		1,120	15,055	47,576
AVERAGE HHI		\$115,296	\$112,347	\$115,339