

● AVAILABLE



145 E SERVICE RD
STATEN ISLAND, NY

ACADIA Realty. Trust.

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 103k average daily traffic count.

FEATURES

Availability:	+/- 55,000 SF
Ceiling Height	Approx 29 FT
Parking	542 Spaces

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ACADIA

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MARKET AERIAL



145 E
SERVICE RD
55,000 +/- SF
AVAILABLE

SHOWPLACE
BOWLING CENTER
(Not Owned)



TRADER JOE'S *Radio Shack*

PC RICHARD & SON

DICK'S SPORTING GOODS DSW
Marshalls CVS

Raymour
& Flanigan
OUTLET

STATEN ISLAND MALL

PRIMARK macy's
AMC THEATRES L+D JCPenney
D&B BARNES & NOBLE
The Container Store

StopsShop Michaels
BEST BUY
Raymour & Flanigan
FURNITURE

TARGET
HomeGoods
five BELOW

COSTCO
WHOLESALE



SIGNAGE AVAILABILITY

SIGNAGE AVAILABLE



10K
CARS DAILY

SHOWPLACE
BOWLING CENTER
(NOT OWNED)

~55,000 SF

WILD AVE

EAST SERVICE RD

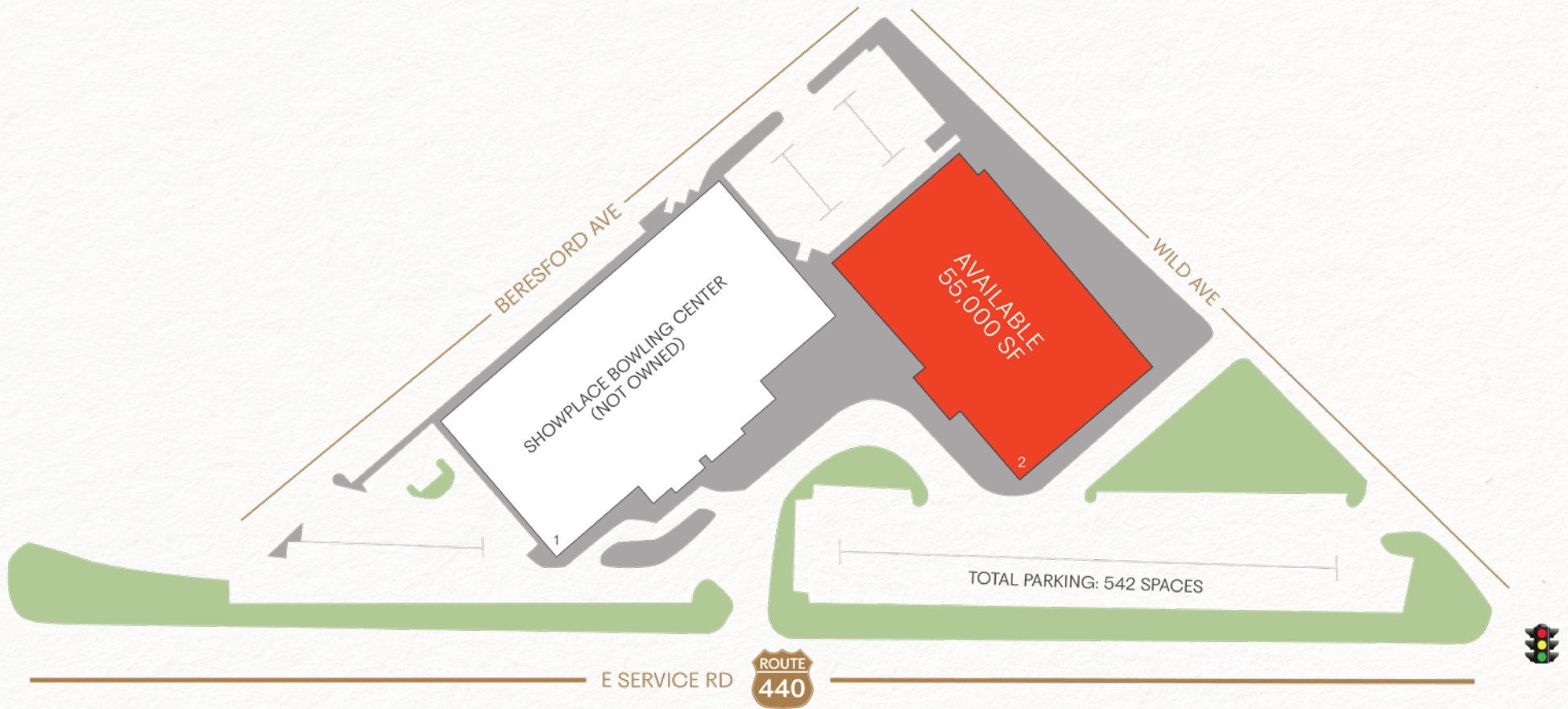
ROUTE 440 / WEST SHORE EXPWY

VICTORY BLVD

103K
CARS DAILY



SITE PLAN

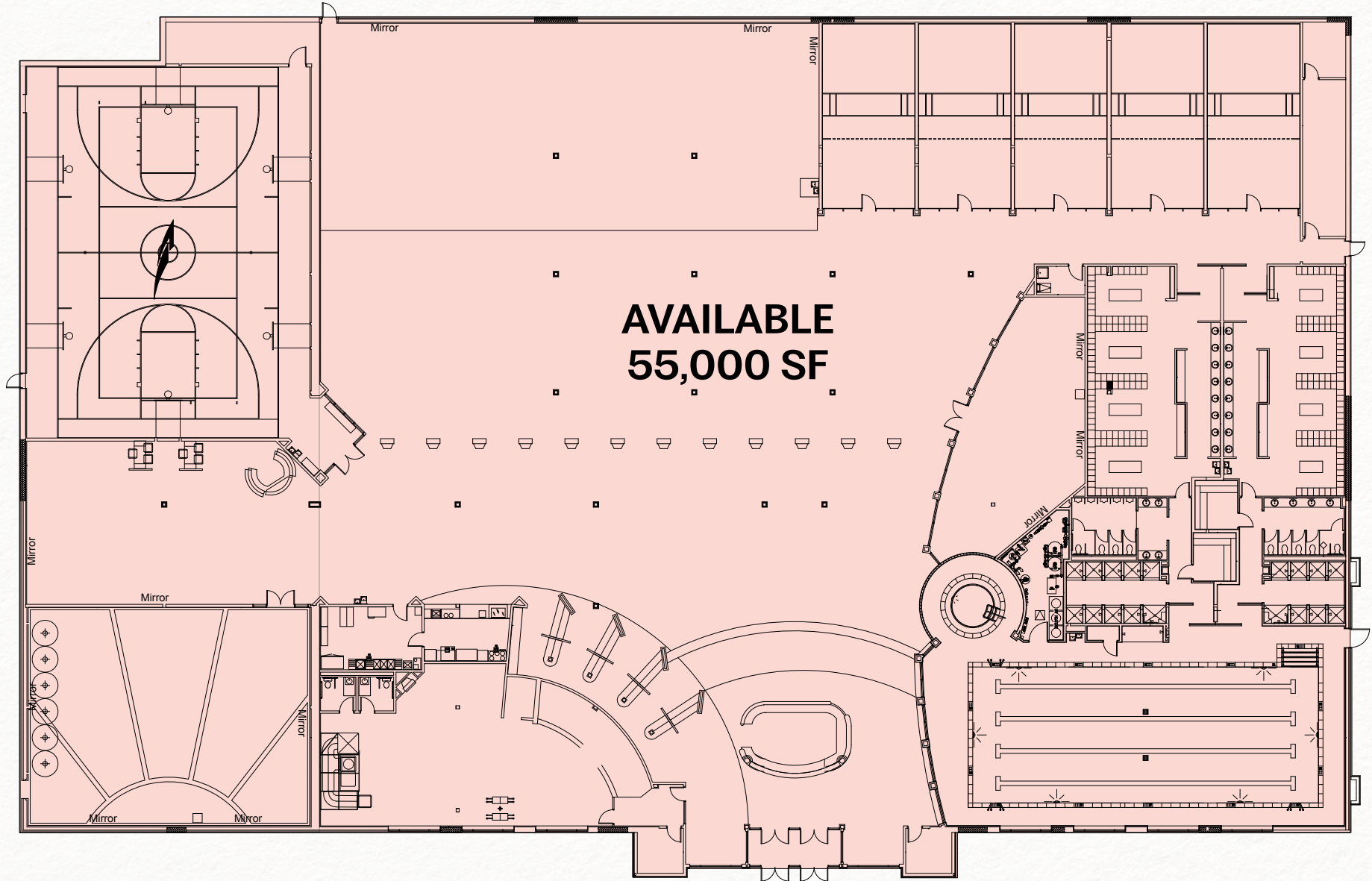


TENANT ROSTER

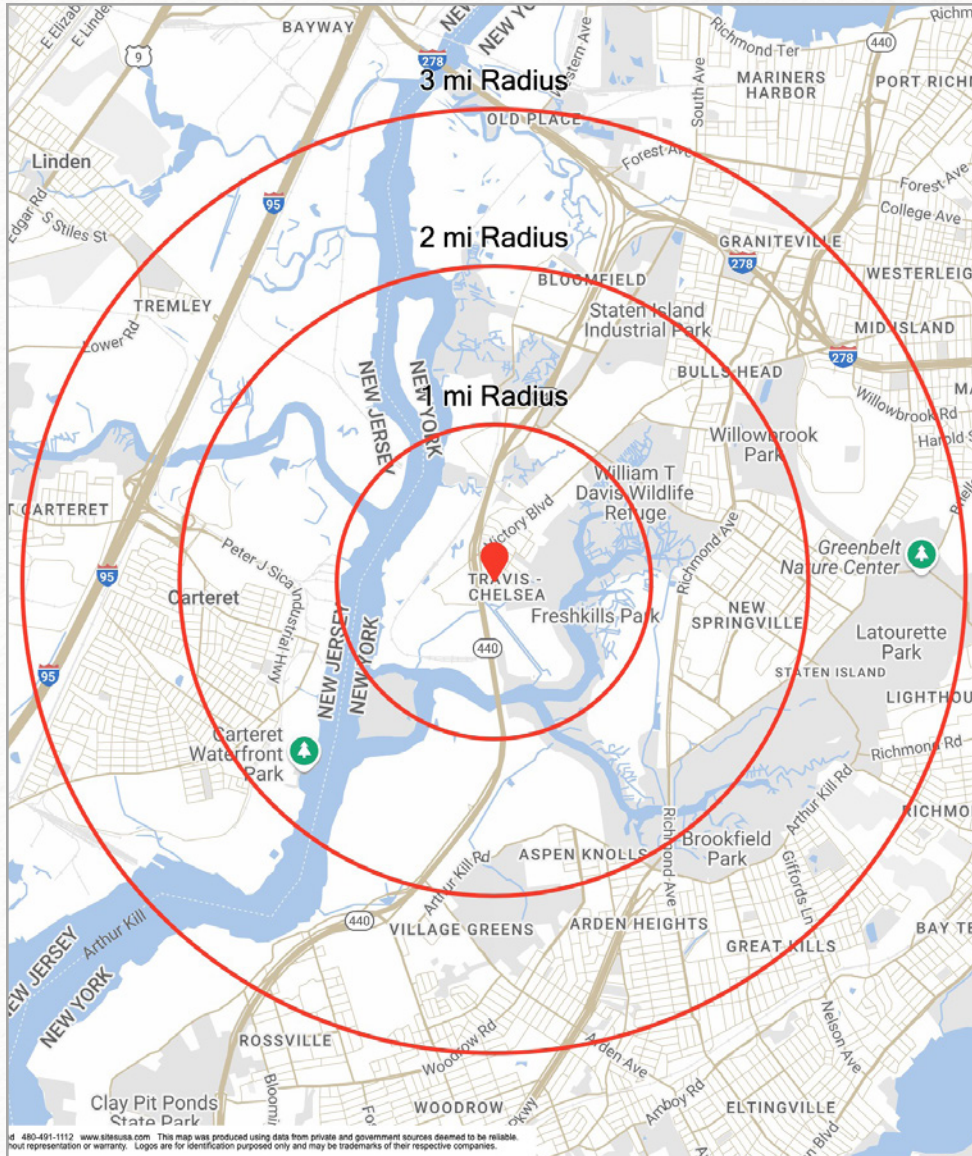
- | | |
|---|-----------|
| 1. Showplace Bowling Center (not owned) | N/A |
| 2. Available | 55,000 SF |

FLOOR PLAN

CEILING HEIGHT: APPROX. 29'



DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	2 MI.	3 MI.
 POPULATION	3,533	44,408	138,002
 HOUSEHOLDS	1,102	15,603	48,259
 AVERAGE HHI	\$183,269	\$134,425	\$141,283