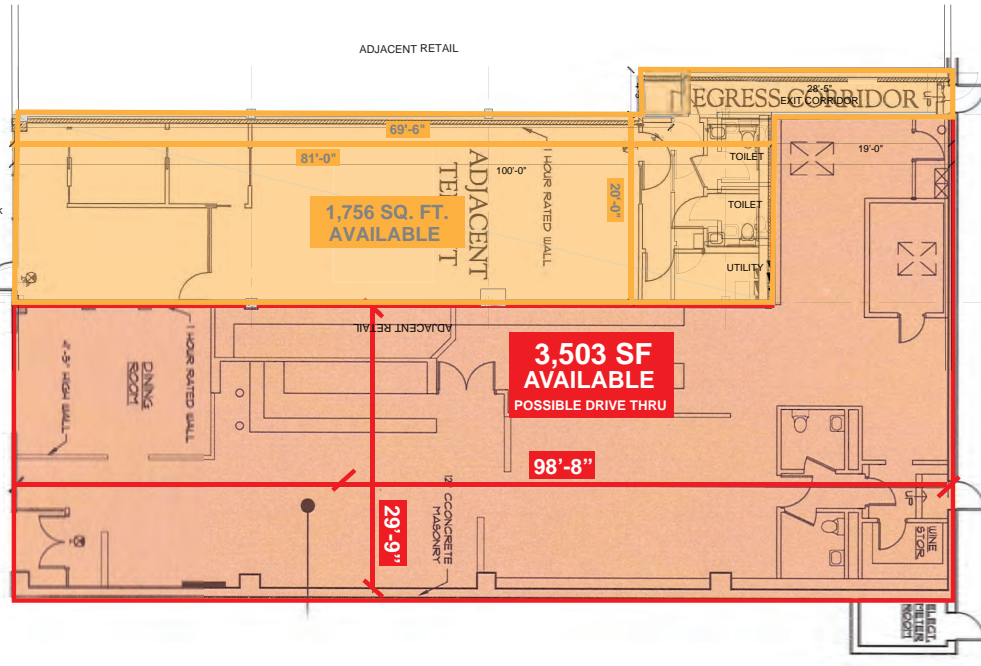


STATEN ISLAND PERGAMENT MALL

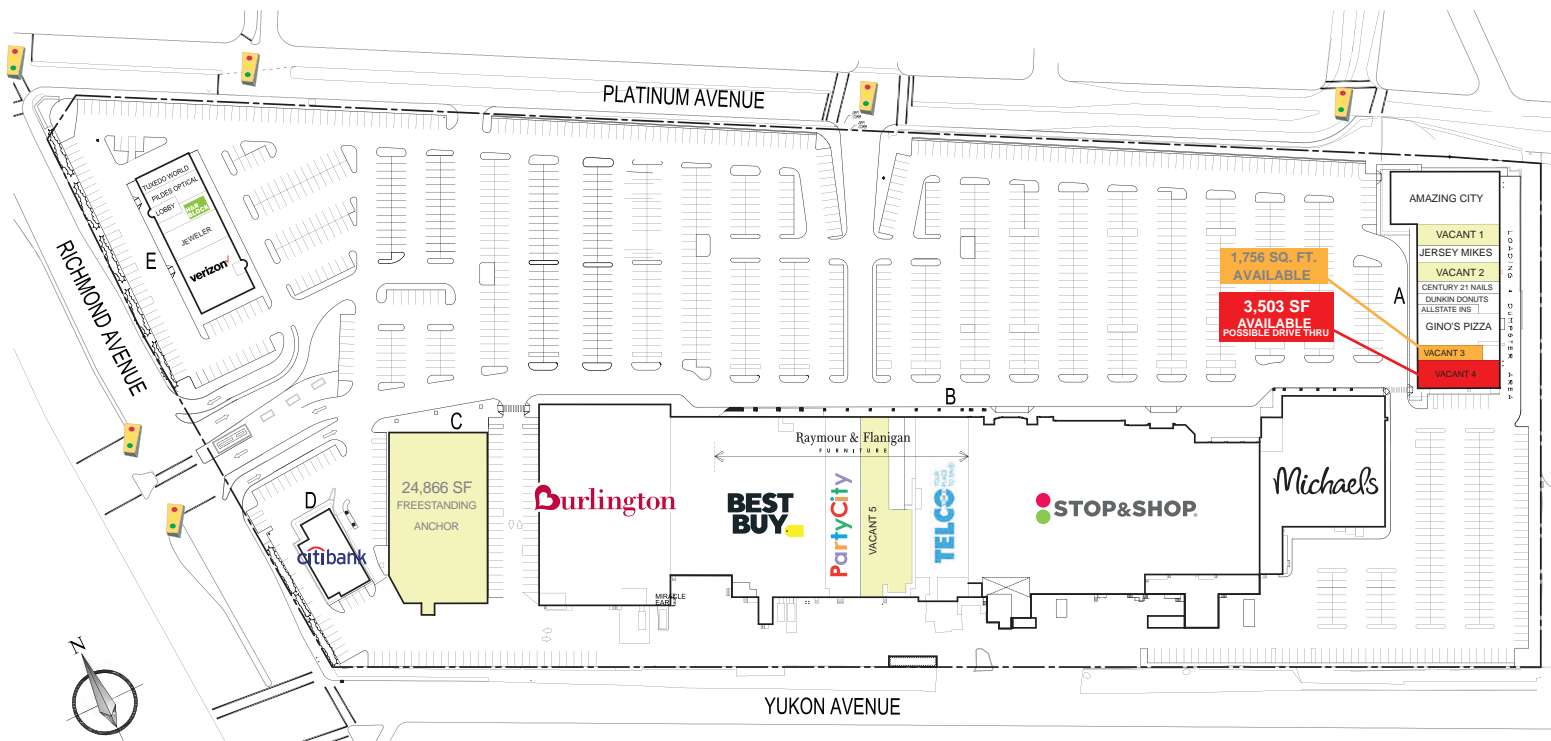


Possible Drive Thru and 1,756 SF Expansion Opportunity

3,503 SF + 1,756 SF Expansion Opportunity



STATEN ISLAND PERGAMENT MALL



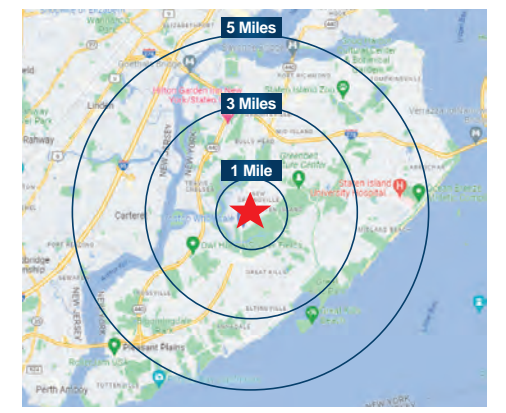
Tenant Roster:

- | | | | | |
|--------------------|----------------------|-----------------------|----------|-----------|
| Stop & Shop | Gino's Pizza | Formal World | Vacant 1 | 2,625 SF |
| Raymour & Flanigan | Oakwood Dental | Nails 21 Century Corp | Vacant 2 | 2,754 SF |
| Best Buy | Northeastern Jewelry | H&R Block | Vacant 3 | 1,756 SF |
| Burlington | Huntington Learning | Miracle Ear | Vacant 4 | 3,503 SF |
| Michael's | NY Blood Center Inc | Community Management | Vacant 5 | 10,096 SF |
| Telco | Jersey Mike's | Assoc | Vacant 6 | 24,866 SF |
| Party City | Dunkin' | Allstate | | |
| Amazing City | Pildes Optical | | | |
| Citibank | Verizon | | | |

Center Name: Pergament Mall
Address: 2795 Richmond Avenue, Staten Island, NY 10314
Property GLA: 350,000 SF
Available SF: 3,503 SF (Drive Thru Possibility) + 1,756 SF (Expansion Opportunity)
Tenants: Stop & Shop, Burlington, Best Buy, Raymour & Flanigan, Michael's, Party City, Telco, Citibank

Neighboring Retailers: Macy's, JC Penney, Macy's Furniture Gallery, Costco, Ulta, Lidl, Target, Home Goods, Old Navy, Five Below, Dave & Buster's, Barnes & Noble, AMC Theaters, The Container Store

Location/Access: Next to 1.5 Million SF Staten Island Regional Mall
 Just off Staten Island Expy (Rte. 278) at Victory Blvd.
 Just East of West Shore Expy (Rte. 440)
 Just South of The College of Staten Island City University of NY



Demographics	1 Mile	3 Miles	5 Miles
Population:	13,400	196,390	415,262
Med HH Inc:	\$85,384	\$100,162	\$99,681
Avg HH Inc:	\$125,896	\$130,977	\$130,436
Households:	5,451	72,386	149,910
Daytime Pop:	5,928	36,452	97,520

For more information:

516.496-1400

95 Froehlich Farm Boulevard Woodbury, NY 11797





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STATEN ISLAND
MALL

The Container Store

OUTBACK
STEAKHOUSE

Panera
BREAD

Platinum Ave

Michaels

Stop&Shop

target

HomeGoods

STAPLES

theVitamin
Shoppe

BARNES
& NOBLE

PRIMARK

RACK
ROOM
SHOES

TELCO
YOUR PLACE TO SAVE

PartyCity

Raymour
& Flanigan
FURNITURE
MATTRESSES

BEST
BUY

Burlington

Yukon Ave

OLD NAVY

FIVE BELOW

MATTRESSFIRM

Marshalls

CVS
pharmacy

DSW

Starbucks

DICK'S
SPORTING GOODS

Richmond Ave

BARNES
& NOBLE

ULTA
BEAUTY

AMC

LIDL

52,000 adt

citibank

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ALE-HOUSE

COSTCO
WHOLESALE