



## HEARTLAND VILLAGE | STATEN ISLAND, NEW YORK

### PROPERTY OVERVIEW

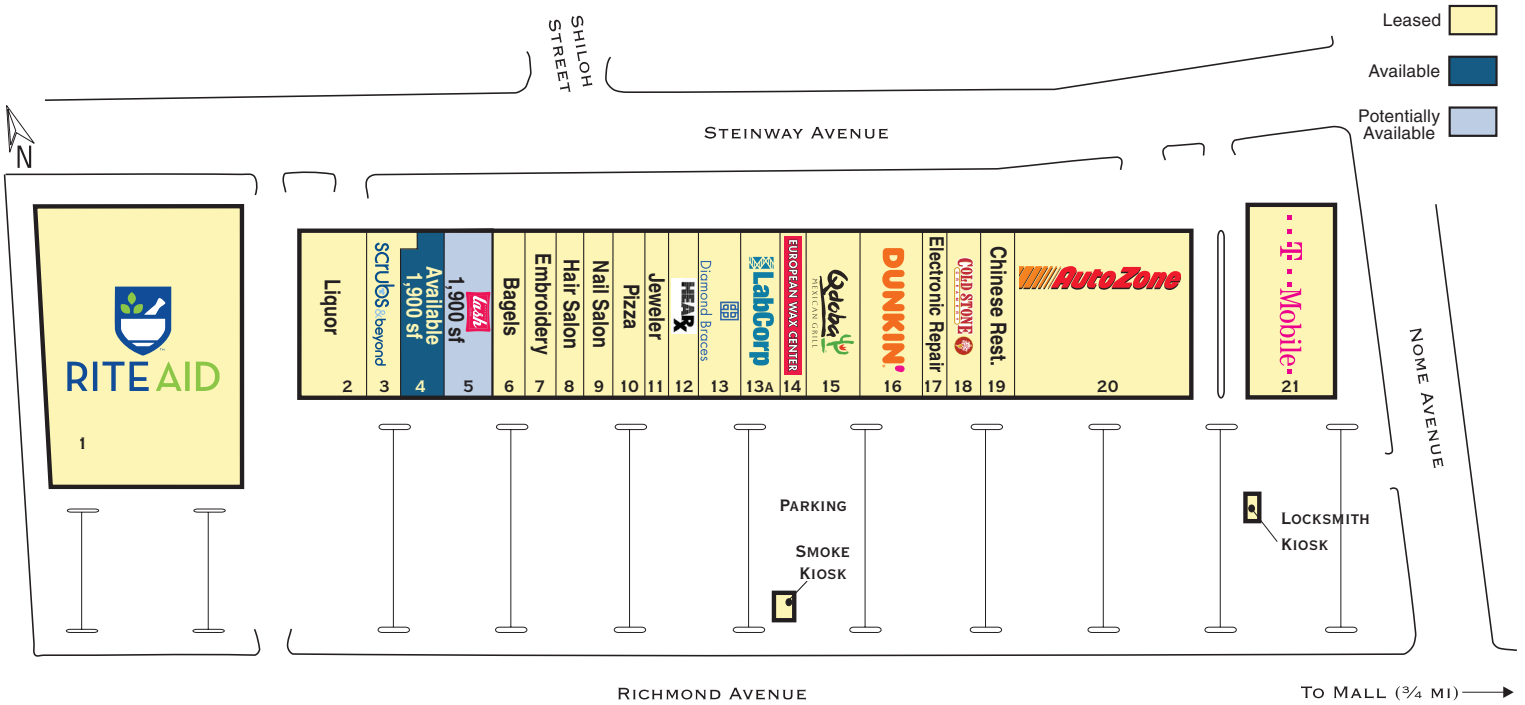
- Heartland Village Shopping Center is located 3/4 mile north of the Staten Island Mall, adjacent to Trader Joe's and adjoining regional strip centers
- The center is located on Richmond Avenue, a major North/South road and has excellent visibility and access for servicing the large customer base
- The GLA is 57,000 sf±
- Community Shopping Center
- The center includes parking for 245 cars
- Major Tenants - Auto Zone, Rite Aid, Dunkin', HearX, T-Mobile PCS, Cold Stone Creamery, Qdoba, Scrubs & Beyond, European Wax Center, Amazing Lash, Labcorp, Diamond Braces



### DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
■ Population	26,295	178,550	496,362
■ Avg. HH Inc.	\$108,675	\$110,786	\$101,547
■ Total HH	10,336	65,595	178,307
■ Average HH Size	2.5	2.7	2.8

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11/22

PROPERTY BUSINESSES	
1. Rite Aid	12. Hear USA/HEARX
2. Liquor	13. Diamond Braces
3. Scrubs & Beyond	13A. Labcorp
4. <b>Available 1,900 sf</b>	14. European Wax Center
5. <b>Amazing Lash</b>	15. Qdoba
<b>Potentially Available (1,900 sf)</b>	16. Dunkin' Donuts
6. Bagels	17. Electronic Repair Shop
7. Custom Embroidery	18. Cold Stone Creamery
8. Hair Salon	19. Chinese Restaurant
9. Nail Salon	20. Autozone
10. Pizza	21. T-Mobile
11. Jeweler	

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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.