



Muss Development arranges three retail leases at Eltingville Shopping Center totaling 14,399 s/f

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Muss Development LLC has arranged long-term leases for Smashburger, the Staten Island Behavioral Network, and Ivy Urgent Care Center totaling 14,399 s/f at the developer's Eltingville Shopping Center and office property, located at 4310-4370 Amboy Rd. The retail leases for Smashburger and Ivy Urgent Care Center bring the 60,000 s/f retail component of the 100,000 s/f complex to full occupancy.

The Staten Island Behavioral Network will relocate its offices within Staten Island to occupy a 7,270 s/f office space at Eltingville Shopping Center in the second quarter of 2015.

In the second transaction, Ivy Urgent Care Center, an affiliate of NYU Langone Medical Center, signed a 4,579 s/f retail lease and will relocate within Staten Island in the fourth quarter.

Burger chain Smashburger also signed a 2,550 s/f retail lease, adjacent to Ivy Urgent Care Center, with a new restaurant scheduled to open in the third quarter.

"Eltingville Shopping Center is an ideal Staten Island location appealing to a wide range of office space users -- including services firms, non-profit organizations, and government agencies, among others -- as well as both local and national retailers," said Jason Muss, principal of Muss Development. "The complex resides in the heart of a popular neighborhood with strong demographics, easy accessibility to public transportation, and other well-known retail tenants."

Bill Bergman, of Muss, represented the landlord in all three transactions.

Eltingville Shopping Center "which includes office space" is a major shopping destination for local residents situated in a highly visible main business district. The complex also draws customers from the thousands who attend, work at, and/or enjoy the schools, hospitals, recreational, and waterfront areas that are just minutes away. The property is one block away from the intersection of two major thoroughfares, Amboy Rd. and Richmond Ave., and within easy walking distance from the Staten Island Rapid Transit Eltingville station.

Additional tenants within the shopping center include other major retailers such as Rite Aid, Perkins Family Restaurant, Subway, Carvel, Verizon Wireless, and Santander Bank, as well as local retailers including China Chalet Restaurant, Pizza Kingdom, Amboy Vintage Wines & Liquors, and Robert Forest Fine Jewelers. The property also has a thriving office tenancy including AllState, Labcorp, Richmond University Medical Center, and the United Federation of Teachers.

Neighboring retailers include Stop & Shop, Duane Reade, Chase Bank, TD Bank, Burger King, United States Post Office, and Northfield Bank.

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