



Property Description

Prime two-level storefront directly next to the Grasmere SIR station, offering ± 912 SF at street level and ± 864 SF on the sub level ($\pm 1,776$ SF combined) with a dedicated, highly visible façade. Spaces can be leased together or separately, and the premises previously operated as a neighborhood bar with a small kitchen—ideal for quick-serve food, coffee, specialty retail, salon/barber, boutique fitness, or professional/medical use. The location benefits from constant commuter foot traffic and approximately 25,000 vehicles per day, delivering strong daily exposure. Delivered as-is with flexible terms and immediate availability.



Property Highlights

- 1,776 SF
- 10 Parking Spaces

Tenant Responsibilities

- \$1.82 PSF Taxes
- \$0.61 PSF Ins
- Trash Collection



Floor Plans

First Level - 912 SF



Sub Level - 864 SF





OZANA

OZANA

OZANA

OZANA

2100 Clove Rd Staten Island NY, 10305 | 1776 SF | Retail

Ozana Realty Group | Contact : (347) 552 - 1207 | mike_raia@ozanarealty.com



Nearby Attractions

- Clove Lakes Park (~5 min.)**
Clove Lakes Park – a container of anoy, landa pondgent bunchies and livndworts.
- Silver Lake Park (~5–7 min.)**
Silver Lake Park – a beautifull Hewrmonnr, holde:ings, and centony park.
- Staten Island Zoo (~7–10 min.)**
Staten Island Zoo – a promous center after feoor and nomm:on Staten Island Zoo.
- Fort Wadsworth (~6–8 min.)**
FDR Boardwalk & South Beach (~6–8 min.)
- FDR Boardwalk & South Beach (~6–8 min.)**
FDR Boardwalk & South Beach – a circmcted hoant, barownty, and alitesiwummers drive.
- Alice Austen House Museum (~5 min.)**
Alice Austen House Museum – an oulon hon. ocation of Staten Museun in the city.
- Garibaldi-Meucci Museum**



Public Transportation Access

- Staten Island Railway (Grasmere Station)**
Staten Island Railway (Grasmere Station) | Grnriem Clove Rd ⇄ Bay Ridge
- S53 Bus (Clove Rd ⇄ Bay Ridge)**
Staten Island Railway (Grasmere Station) | S53 Bus Clove Rd ⇄ Bay Ridge
- S78 Bus (Hyland Blvd trunk line)**
Staten Island Hyland Blvd trunk line) – Stop: S78 Bus Clove Rd ⇄ Bay Ridge
- SIM1 / SIM1C Bus (Downtown/SoHo)**
Staten Island Railway (Grasmere Station) | SIM1 /SIM1C Bus Downtown/SoHo

Maps for maps: [link](#) ; [link for data](#)



Local Shopping Centers

The Boulevard
2630-2670 Hyland Blvd

The Boulevard is a mirique shopping and extindng shopping carts ar fourcoor enemia part centers.



Staten Island Mall

2655 Richmond Ave

Staten Island Mall is a breast mall compremies on, community mals, and uncenaeasmarket.



Empire Outlets

55 Richmond Terrace

Empire Outlets is a nochon-outlet excasemanon to owners's horne & containe stolot outlets.



Demographic Overview

Within a 1-mile radius



Population:
~41,700

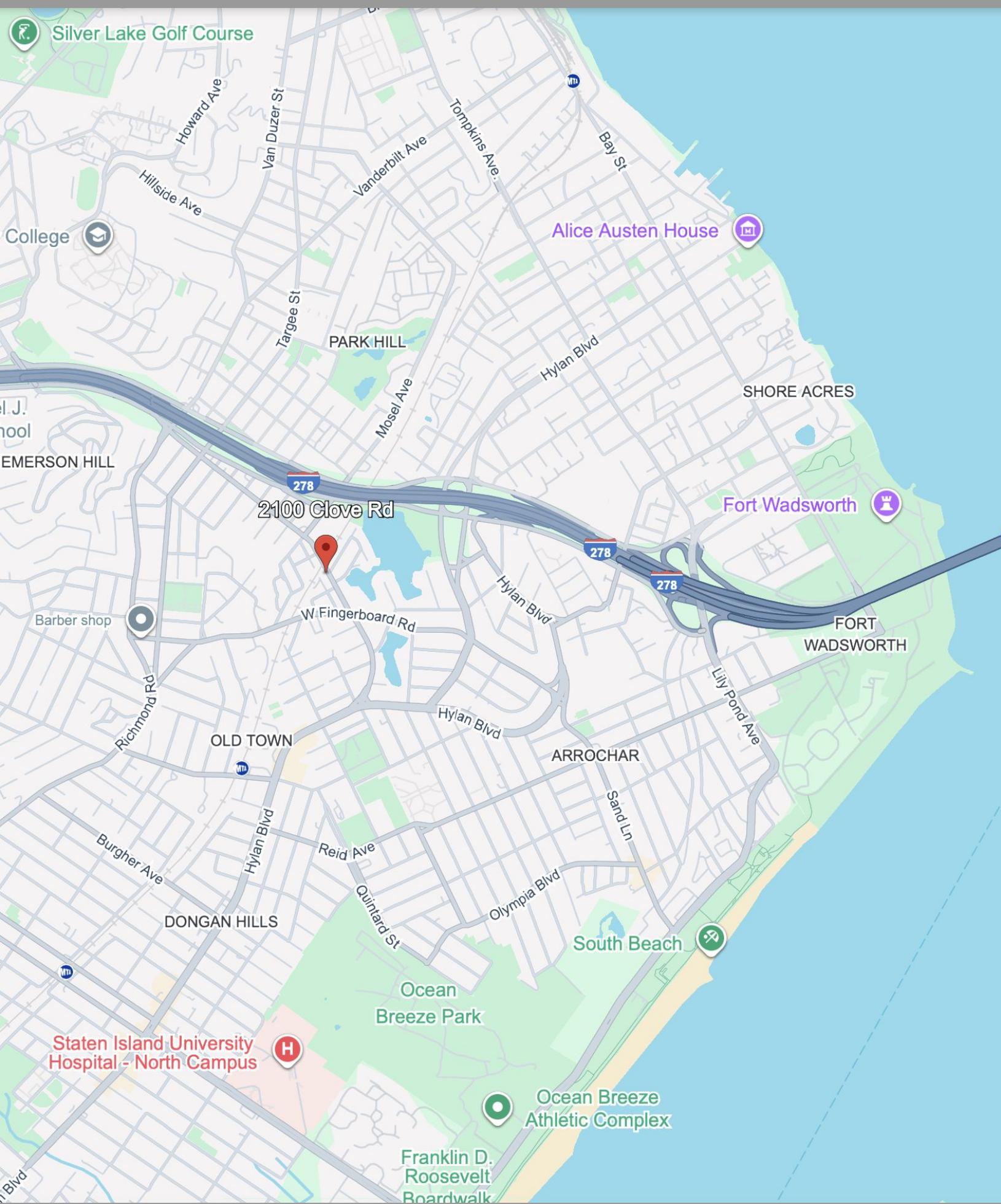


Median Household
Income:
\$104,000



Median Home
Value:
\$666,344

Average Age:
45 years



Advisory Team



Michael Raia

Ozanarealty.com



Uri Pereg

Ozanarealty.com

