



## **Property Description**

Prime two-level storefront directly next to the Grasmere SIR station, offering  $\pm 912$  SF at street level and  $\pm 864$  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

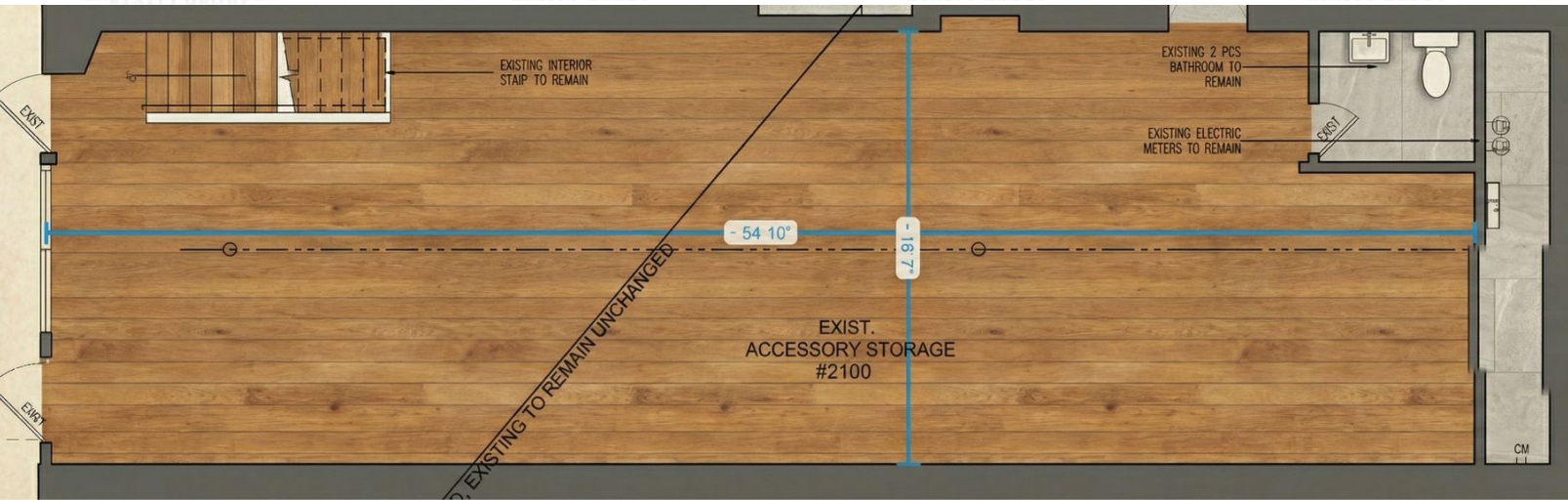


# Floor Plans

## First Level - 912 SF



## Sub Level - 864 SF





**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 anory, landa pondgent bunchies and livndworts.
- Silver Lake Park (~5-7 min.)**  
Silver Lake Park – a beautiful Hewymonnr, holde wings, and centonny park.
- Staten Island Zoo (~7-10 min.)**  
Staten Island Zoo – a promous center after feor and nomm-on Staten Island Zoo.
- Fort Wadsworth (~6-8 min.)**
- FDR Boardwalk & South Beach (~6-8 min.)**  
FDR Boardwalk & South Beach – a circrcled hoant, barownty, and alitesiwummers drive.
- Alice Austen House Museum (~5 min.)**  
Alice Austen House Museum – an oul-on hon. ocation of Staten Museun in the city.
- Garibaldi-Meucci Museum**

### Public Transportation Access

- Staten Island Railway (Grasmere Station)**  
Staten Island Railway (Grasmere Station) | Grrmlem Clove Rd ⇄ Bay Ridge
- S53 Bus (Clove Rd ⇄ Bay Ridge)**  
Staten Island Railway (Grasmere Station) | S53 Bus Clove Rd ⇄ Bay Ridge
- S78 Bus (Hylan Blvd trunk line)**  
Staten Island Wlon 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](#)

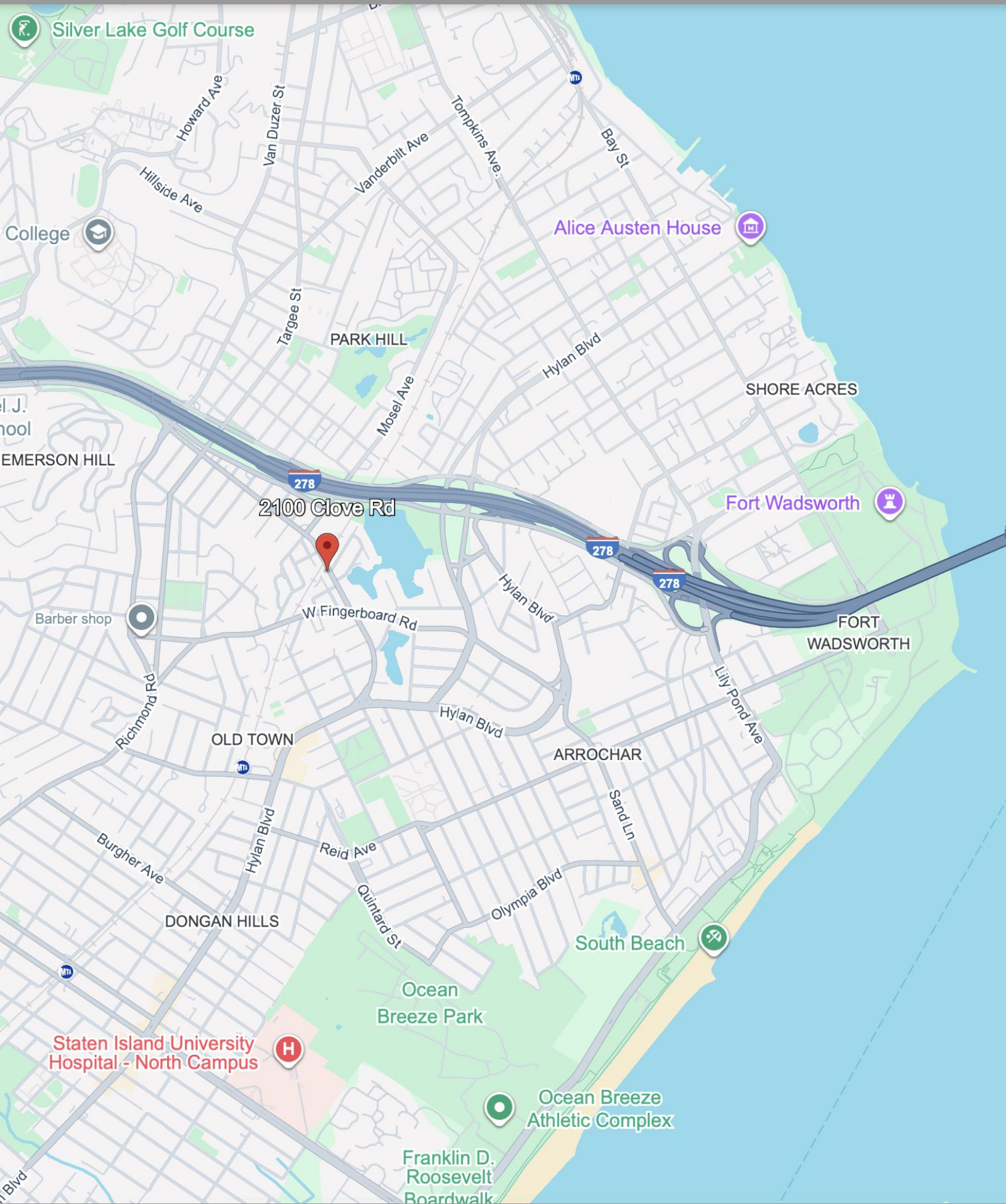
### Local Shopping Centers

- The Boulevard**  
2630-2670 Hylan Blvd  
The Boulevard is a mirriqe shopping and extendind shopping carts ar fourocher enemia part centers.
- Staten Island Mall**  
2655 Richmond Ave  
Staten Island Mall is a breast mall compremities on, community mals, and uncenaesmarxet.
- Empire Outlets**  
55 Richmond Terrace  
Empire Outlets is a nochon-outlet excasemamot to owners’s home & containe stolon 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



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