



# OZANA

COMMERCIAL DIVISION

SALES • LEASING • DEVELOPMENT

# Prime Commercial Retail Space

## Unbeatable Location:

Situated in the heart of North Shore Staten Island, 490 Bay St benefits from a strategic location with high foot traffic and excellent visibility. Located directly across from a 270 Unit new development and one block away from Staten Island Urby, Staten Island's largest development of 571 residential units with Phase II bringing another few hundred apartments.

## Diverse Demographics:

Located in Stapleton, the surrounding area hold some of the most diverse demographics on Staten Island, with a rapidly growing population since 2018 and more large scale developments on the way, we are expecting continued population growth with diversity of age.

## Private Outdoor Seating:

490 Bay Street presents a unique opportunity for restaurateurs eager to enhance their dining experience with a serene, private outdoor seating area. Nestled in a bustling urban setting, this rare find allows patrons to enjoy a tranquil escape without leaving the city. Perfect for intimate dining or special events, this space invites customers to savor their meals in a secluded, peaceful outdoor environment.

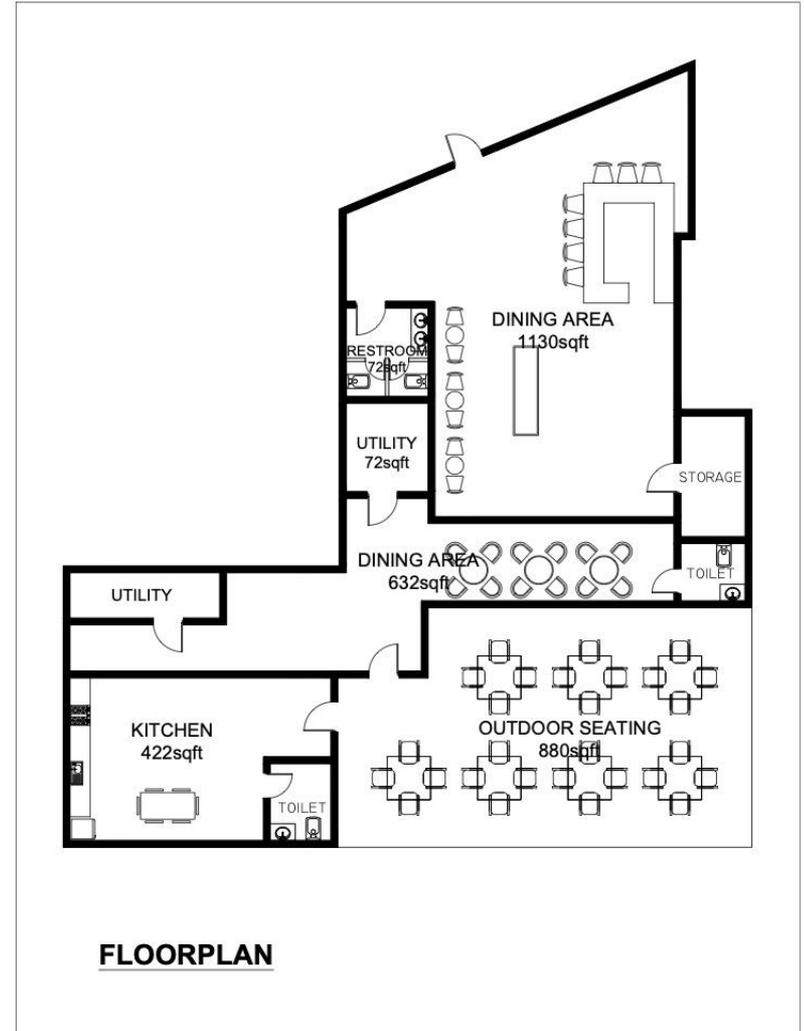
## In a Transit Hub:

It's location being unbeatable for a growing population located on a direct bus route from the Staten Island Ferry and located near the Stapleton Train Stop connecting the North and South Shore to the Staten Island Ferry.

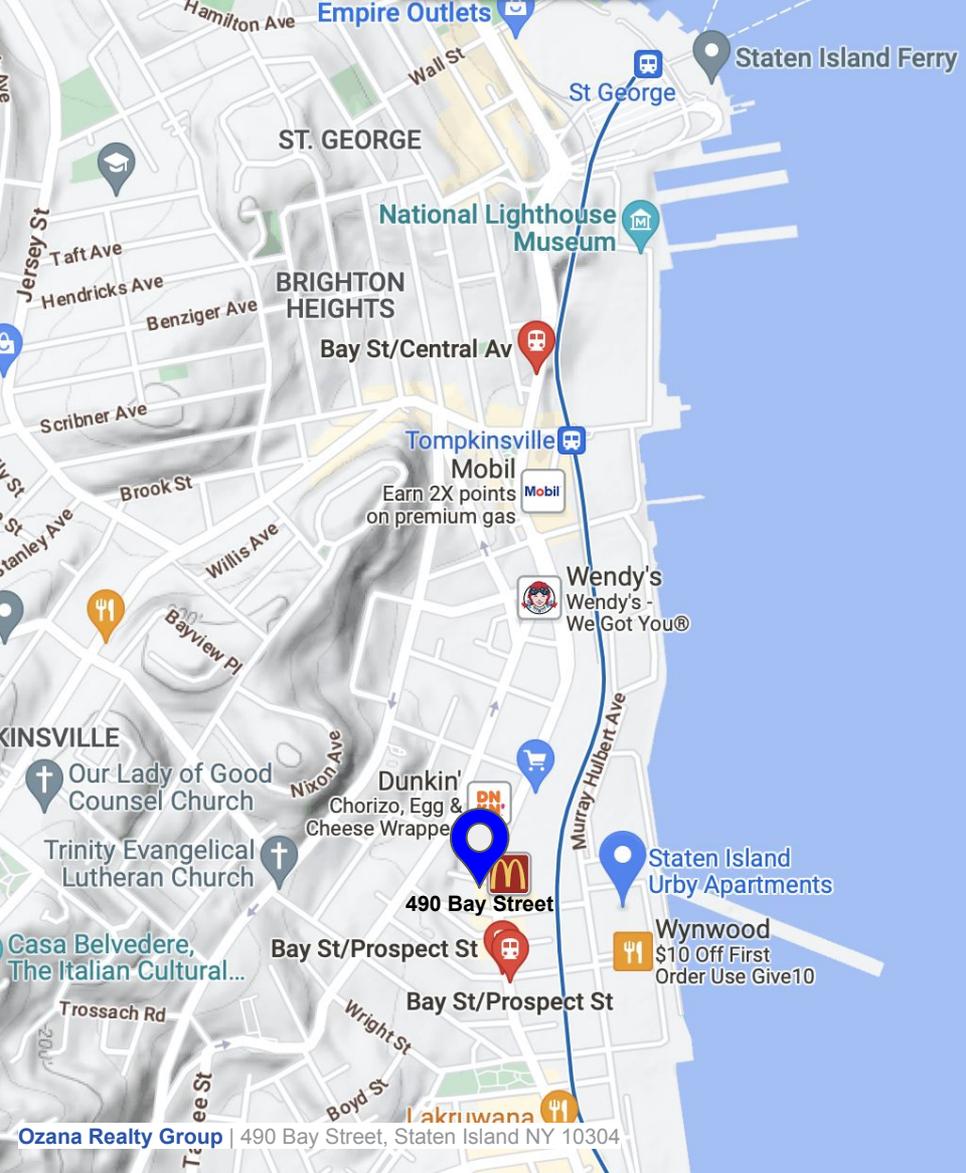
# Available Space

## Retail Space - 3,000 SF

- **Highly Visible Location:** This premier retail space, strategically located on Bay Street, guarantees maximum visibility in a high-traffic area frequented by pedestrians and vehicles alike. Ideal for capturing the attention of passersby, the location serves as a vibrant hub that can significantly enhance your business's exposure and customer footfall.
- **Proximity to New Development:** Situated directly across from a brand-new mixed-use development, this location boasts a promising customer base right at its doorstep. The development includes 270 residential units paired with ground-floor commercial spaces, epitomizing a high-quality urban lifestyle. This dynamic setting provides an excellent opportunity for a new restaurant to attract a steady flow of local residents and professionals.
- **Rear Outdoor Seating - Urban Oasis:** Located at the rear of the property, this connected yard presents a unique opportunity for restaurateurs to establish a private, tranquil outdoor seating area. This serene oasis in the heart of the urban landscape offers an exceptional setting for dining, providing guests with a peaceful retreat from the bustling city atmosphere.







# Aerial Map

- ❖ Stapleton Train Station - 2 Min Walk
- ❖ Closest Bus Stop - 2 Min Walk
- ❖ St. George Ferry -
  - Car : 6 Mins
  - Train : 8 Mins
  - Bus : 10 Mins
  - Bike : 7 Mins
- ❖ Western Beef - 8 Min Walk
- ❖ Staten Island Urby - 4 Min Walk
- ❖ Dunkin' - 9 Min Walk
- ❖ Exxon Mobil - 4 Min Drive
- ❖ Bay Street Landing -
  - Car : 3 Mins
  - Train : 9 Mins
  - Walk : 16 Mins
- ❖ Empire Outlets -
  - Car : 6 Mins
  - Train : 17 Mins
- ❖ National Lighthouse Museum -
  - Car : 6 Mins
  - Train : 12 Mins
  - Walk : 18 Mins
- ❖ FerryHawks Stadium -
  - Car : 7 Mins
  - Train : 18 Mins
  - Bus : 15 Mins



# A Growing Area

## Multiple Large Scale Developments | Grow Your Business with a Growing Community

Discover the Gateway to Growth in Staten Island's North Shore. With transformative developments like **River North**, **The Pearl**, **Waters Edge**, and **Lighthouse Point**, and over 2,000+ apartments on the horizon, this dynamic region is attracting new residents, young professionals, families, and businesses seeking connectivity and urban charm. Strategically located with easy access to major transportation hubs and Manhattan, businesses have a first-mover advantage to thrive in this burgeoning community, creating a vibrant tapestry of enterprises to cater to diverse needs. Secure your place now and unlock the full potential of your business in this evolving landscape. Don't miss the chance to be part of the North Shore's exciting growth story and position your business for success in this thriving and dynamic environment



River North

Madison Capital



The Pearl

BFC Partners



Lighthouse Point

Triangle Equities



Water's Edge

Urbanview

# Demographics 1- Mile Radius

## Number of Employees

51.8k

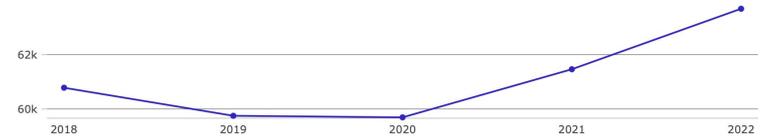
### Top Employment Categories



## Population

63.6k

↑ 3% Compared to 61.4k in 2021  
↑ 4% Compared to 60.7k in 2018



## Household Income

\$70.6k

Median Income

\$78k

2028 Estimate

↑ 11%  
Growth Rate



## Age Demographics

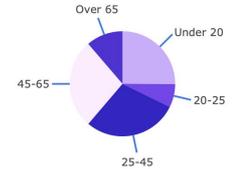
37

Median Age

36

2028 Estimate

↓ -2%  
Growth Rate



## Housing Occupancy Ratio

5:1

10:1 predicted by 2028

Occupied

Vacant

## Renter to Homeowner Ratio

1:1

2:1 predicted by 2028

Renters

Homeowner



— OZANA REALTY GROUP —

# Contact and Leasing Guidance



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The details described, including but not limited to square footage, layout, dimensions, zoning designations, lease terms, and amenities, are based on data from various sources and are subject to errors, omissions, or changes without notice. Prospective tenants should conduct thorough due diligence and independently verify all information. It is crucial to consult with commercial real estate agents, attorneys, architects, and relevant authorities to obtain precise and current information regarding zoning regulations, building codes, permits, business licenses, and other factors that may affect suitability for intended use.

Accessibility features are described to the best of our knowledge; prospective tenants should verify that the property complies with ADA standards and suits their accessibility requirements. Environmental disclosures and any known hazards associated with the property are provided herein; tenants are advised to review these details comprehensively.

The property may be subject to use restrictions based on zoning laws or historical status, which could impact business operations. Tenants should confirm all property specifics and technology infrastructure to ensure it meets their needs. Additionally, tenants are expected to acquaint themselves with the property's emergency procedures and safety measures.

All descriptions, visual representations, and depictions of the property are artistic renderings and should not be considered exact representations of the actual space. Furnishings, fixtures, finishes, and equipment depicted may not be included unless explicitly stated in the lease agreement.

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For further clarification or additional details about the retail space, please do not hesitate to contact us. We are committed to providing a smooth and informed leasing experience.

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NEW YORK FAIR HOUSING NOTICE [https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

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