



LEASING DECK

RETAIL PROPERTY FOR LEASE

2 MINTHORNE ST.
STATEN ISLAND, NY 10301

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ASKING PRICE:
\$20 PSF NNN

THE **NIXON** TEAM
PREREAL.COM



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	2 Minthorne St
BLDG SIZE	53,400 SF
AVAILABLE SF FOR LEASE	6,500 SF

PRICING & TERMS

ASKING RENT	\$20 PPSF
LEASE TYPE	Triple N
LEASE LENGTH	5-10 Years



PROPERTY SUMMARY

We are pleased to present a rare leasing opportunity for a corner space on Staten Island, currently configured as a bar and restaurant. The property has undergone extensive upgrades following its use by a major film studio, resulting in a refreshed, high-quality buildout with modern finishes and versatile infrastructure in place.

The interior boasts a spacious, open layout with high ceilings and exceptional flow, making it ideal for a wide range of uses—from dining and entertainment to retail, event, or creative space. The existing setup includes a large bar area, full utility connections and layout for a commercial kitchen, multiple restrooms, and an expansive open floor plan that can easily be adapted to different concepts.

The property also offers an indoor/outdoor experience, enhanced by large roll-up garage doors that open to generous outdoor seating areas. Its prime corner positioning provides outstanding visibility in a high-traffic corridor, ensuring constant exposure and accessibility.

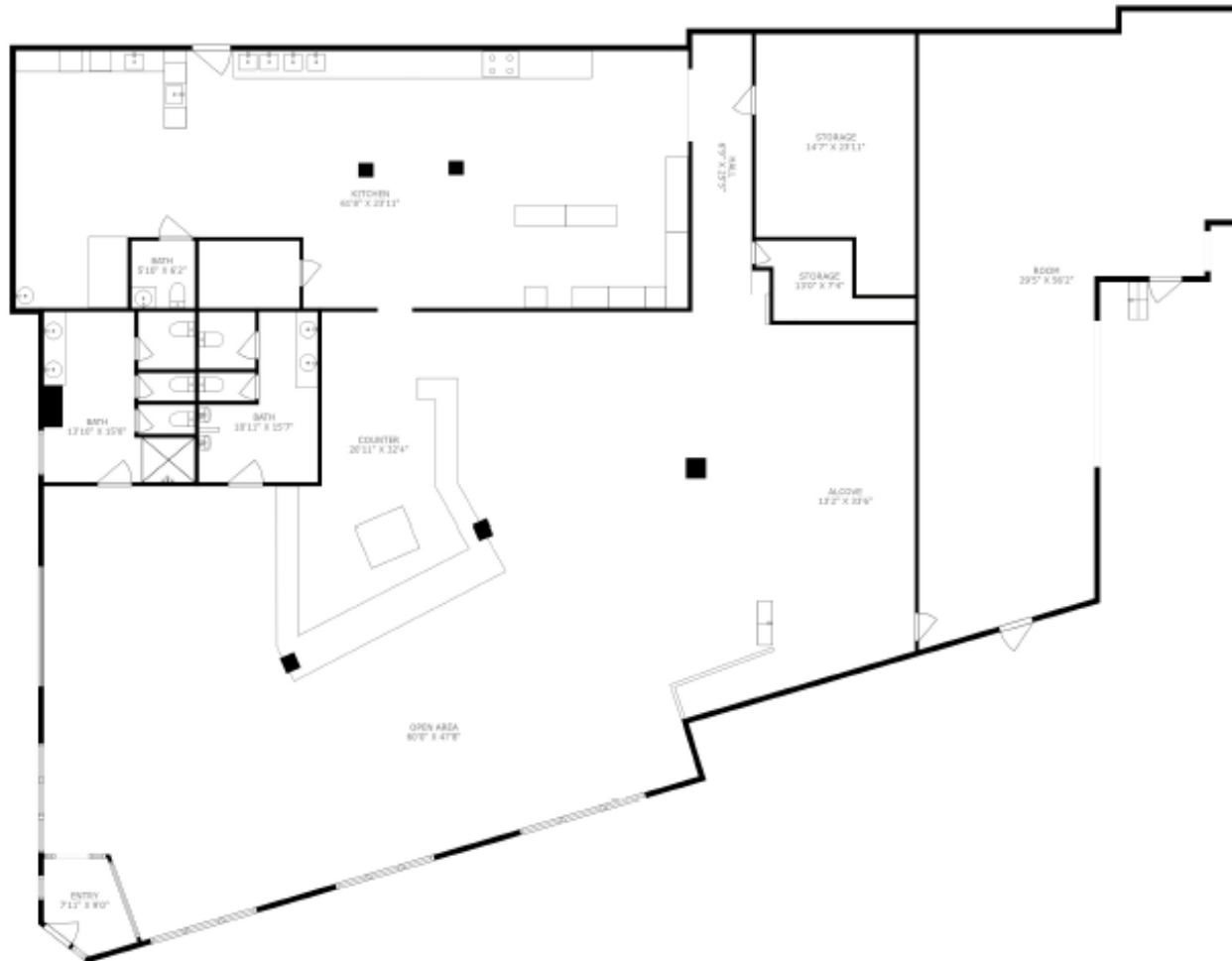
Located directly across from the Staten Island Railway, with a public parking lot conveniently across the street, the property is easily accessible and just minutes from the Staten Island Ferry and Fast Ferry terminals.

Unmatched Connectivity & Location Prime Bay Street Frontage – Situated in one of Staten Island’s most rapidly evolving corridors. Next to Staten Island Railway – Just one stop from the Staten Island Ferry & Fast Ferry, providing seamless access to Manhattan. Surrounded by Major Investments – Located near several transformative projects reshaping the waterfront and urban fabric of St. George.





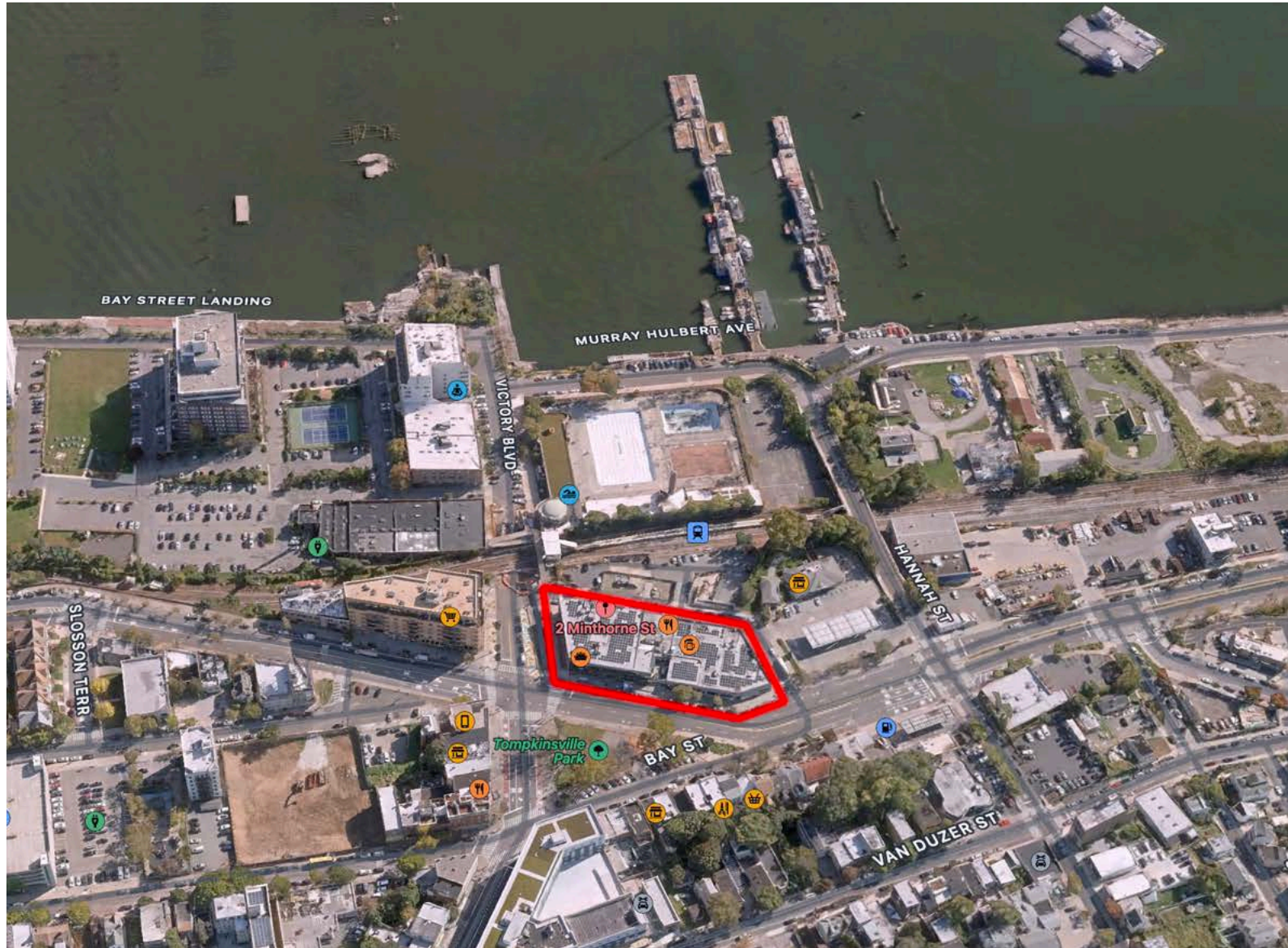
FLOOR PLAN



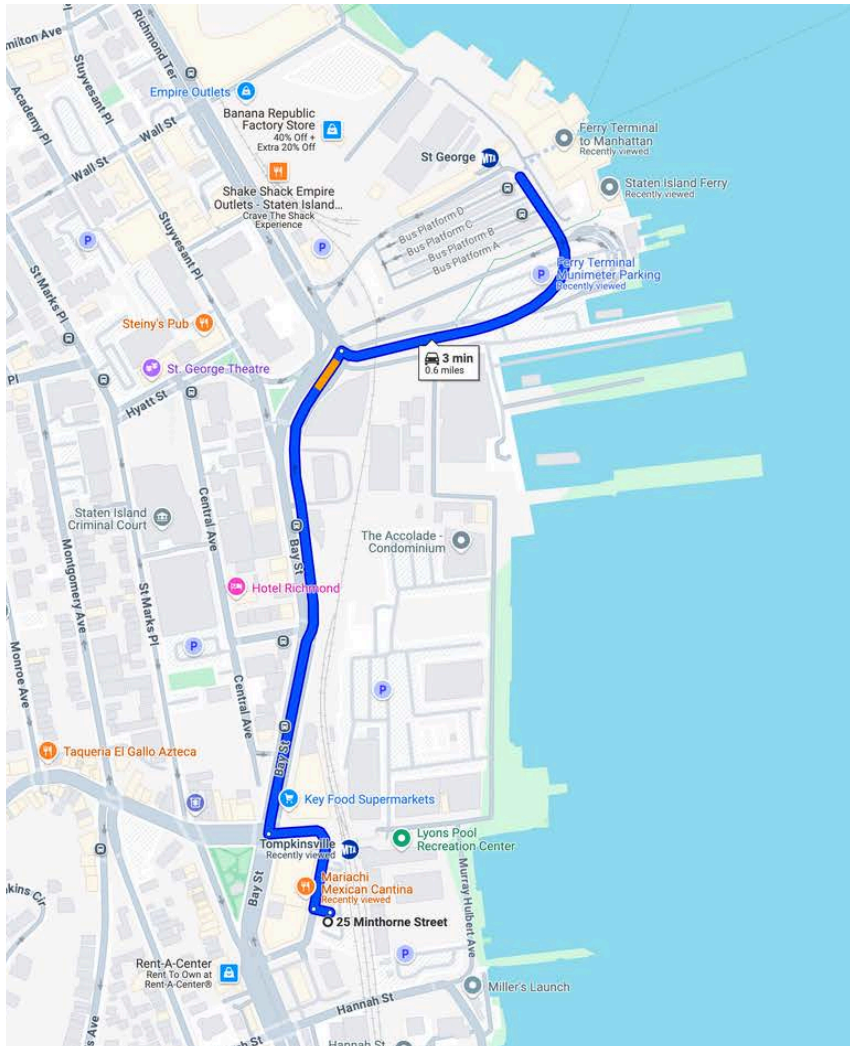
TOTAL: 6474 sq. ft
FLOOR 1: 6474 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION SUMMARY



1 STOP FROM STATEN ISLAND FERRY TERMINAL



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
32,207	256,048	936,629



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$94,612	\$109,650	\$103,448



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
11,939	97,063	319,918