



OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

Prime Ground Lease Opportunity

Prime Corner Location with High Visibility: 2120 Hylan Blvd sits prominently on a corner lot, maximizing visibility and accessibility. The property features 7,000 SF of shell structure that's ready for a tenant to complete and customize. With 55,000 vehicles passing daily, this site offers unparalleled exposure for any business looking to make an impact.

Space to Expand with Additional Residential Land: At the rear of the property, an optional 5,000 SF parcel is available, including a two-family house. This extra land provides an opportunity for expanded parking or additional functional space. Tenants can leverage this added area to accommodate business growth or operational needs.

Flexible Terms for Long-Term Success: The landlord is open to working with tenants on flexible lease terms to create a mutually beneficial arrangement. They seek a long-term tenant interested in completing the construction and capitalizing on the property's potential. This flexibility offers businesses a stable foundation to establish and grow over time.

Ideal for High-Visibility Retail or Service Ventures: With its high traffic count and prominent frontage, this location is perfect for retail or service-oriented businesses. The steady flow of daily commuters creates ongoing visibility and brand exposure. Tenants can build a strong presence in a thriving commercial corridor, positioning their business for growth.

Property Overview:

- **Location:** 2120 Hylan Blvd, Staten Island, NY
- **Size:** 7,000 SF shell structure on 8,170 SF lot
- **Traffic Count:** 55,000 vehicles per day
- **Visibility:** Prime corner location with excellent frontage
- **Zoning:** C8-1

Pricing and Terms:

- **Guidance:** \$22 PSF
- **Lease Type:** Ground Lease
- **Lease Term:** Flexible, long-term lease options
- **Additional Land Option:** 5,000 SF residential parcel with a two-family house available for expanded parking or other usage

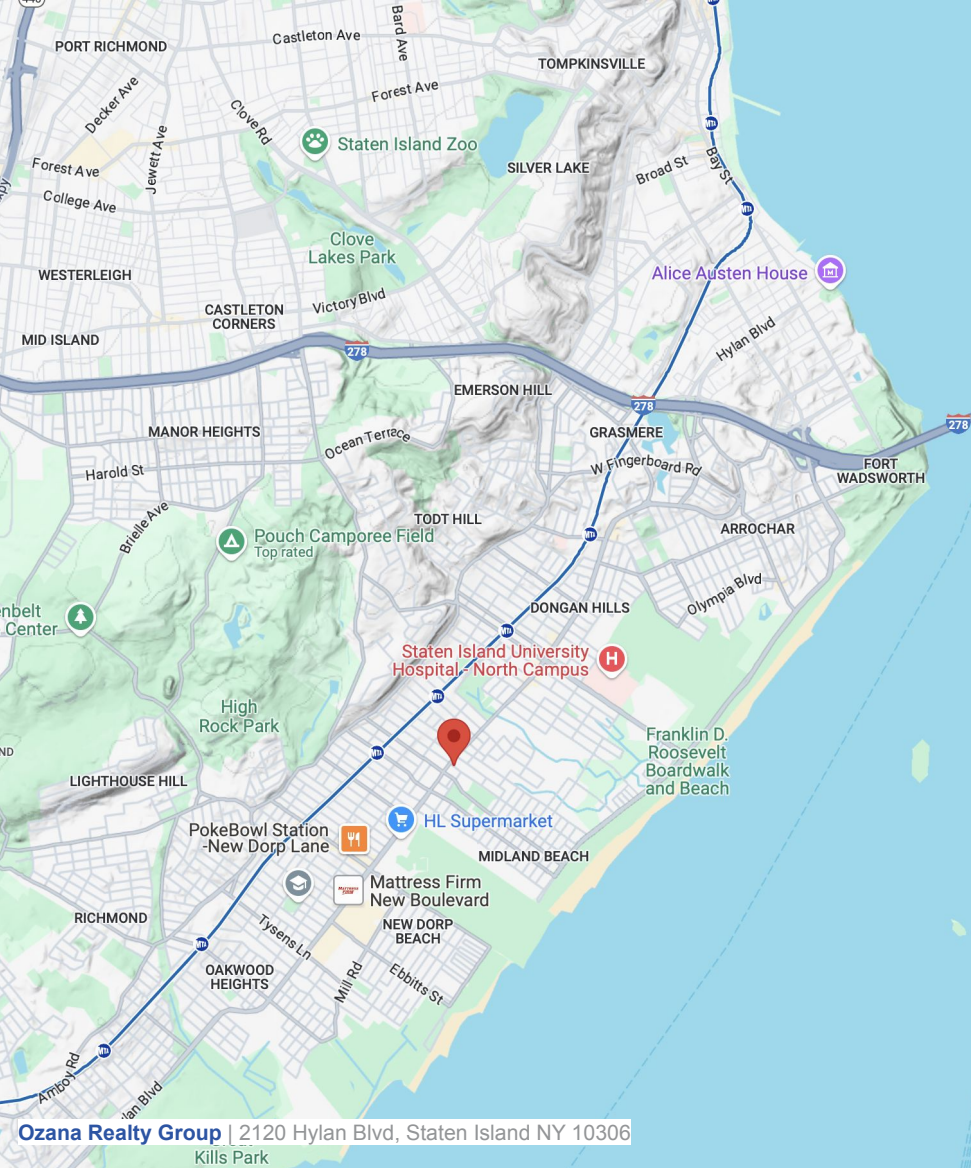


Available Space

Land - 8,170 SF

- **Highly Visible Location:** This premier retail space, strategically located on Hylan Blvd, 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.
- **Thriving Commercial Corridor on Staten Island:** Located on Hylan Boulevard, one of Staten Island's busiest commercial corridors, 2120 Hylan Blvd is surrounded by established businesses, restaurants, and shopping centers. This bustling area draws a steady influx of local shoppers, commuters, and passersby daily. Tenants here can benefit from a built-in customer base and a highly visible position within a vibrant retail and service hub.
- **Convenient Underground Parking for Added Customer Accessibility:** 2120 Hylan Blvd offers the advantage of underground parking, adding a level of convenience and accessibility for tenants and their customers. The underground parking area maximizes space efficiency on the lot, leaving more surface area for the primary building and customer access points. This feature is especially valuable in high-traffic locations, where easy parking can drive customer loyalty and make the property more appealing for a variety of businesses looking to enhance customer experience.





Aerial Map

- **Grant City Train Station** - 10 Min Walk
- **Closest Bus Stop** - 1 Min Walk
- **St. George Ferry** - Car : 28 Mins
- **The Boulevard (Hylan Plaza)**: 0.5 miles south, 2-minute drive
- **Tysens Park Shopping Center**: 0.7 miles south, 3-minute drive
- **ShopRite of Hylan Plaza**: 0.5 miles south, 2-minute drive
- **Staples**: 1 mile north, 3-minute drive
- **Orlin & Cohen Orthopedic Group**: 1.5 miles south, 5-minute drive
- **CVS Pharmacy**: 0.2 miles north, 1-minute drive
- **LA Fitness**: 0.5 miles south, 2-minute drive
- **Panera Bread**: 0.5 miles south, 2-minute drive
- **Applebee's**: 0.5 miles south, 2-minute drive
- **PetSmart**: 0.6 miles south, 3-minute drive
- **Old Navy**: 0.6 miles south, 3-minute drive
- **Rite Aid**: 1 mile north, 4-minute drive
- **McDonald's**: 0.4 miles south, 2-minute drive



Demographics 1- Mile Radius

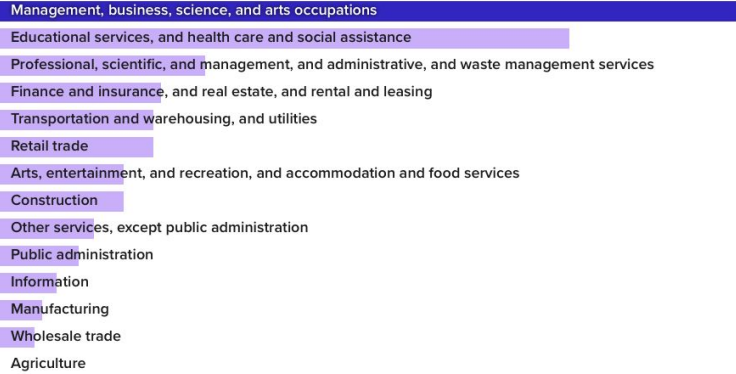


COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT

Number of Employees

41.6k

Top Employment Categories

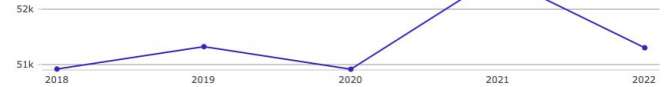


COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT

Population

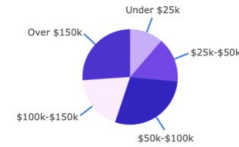
51.3k

↓ -2% Compared to 52.5k in 2021
0% Compared to 50.9k in 2018



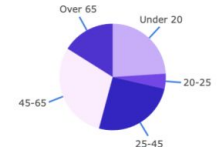
Household Income

\$91.1k Median Income
\$101k 2028 Estimate
↑ 11% Growth Rate



Age Demographics

42 Median Age
43 2028 Estimate
↑ 2% Growth Rate



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT

Housing Occupancy Ratio

14:1

16:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

Renters

Homeowner



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



COMMERCIAL DIVISION
SALES LEARNING DEVELOPMENT



—OZANA REALTY GROUP—

Contact and Leasing Guidance



MICHAEL RAIA

Director

Commercial Department

C: 347.552.1207

P: 718.684.9598

E: Mike_Raia@Ozanarealty.com



URI PEREG

Co-Director,

Commercial Department

C: 732.580.3856

P: 718.684.9598

E: Uri@Ozanarealty.com

Disclaimer

Legal Disclaimer

This retail leasing brochure is provided for general informational purposes only. All efforts have been made to ensure the accuracy and reliability of the information herein; however, we do not warrant the completeness, correctness, or currency of this information. Reliance on any information in this document is solely at your own risk.

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.

The landlord, leasing agent, brokerage, and affiliated parties shall not be held liable for any inaccuracies, errors, or omissions in the information provided or for any reliance placed on this brochure. This brochure does not constitute an offer to lease or a contract. Property availability, rental rates, lease terms, and conditions are subject to change without notice.

All intellectual property rights in this brochure are owned by the leasing agent or brokerage and are protected under applicable copyright laws. By using this brochure, you agree to release the landlord, leasing agent, brokerage, and all related parties from any claims, liabilities, damages, or expenses arising from your use of the information provided herein.

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.

Showings and Fair Housing

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. Please review the New York Fair Housing Notice here to understand your rights and responsibilities under the law.

[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)

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

