



FOR SALE

Block: 7407 Lot: 1,80,82

Androvette Street, Staten Island, New York

124,986+ SF

81 Units

Approved Senior Living Development

Block: 7407 Lot: 1,80 & 82
Androvette St , Staten Island, New York

\$6,499,999
Approved for 81 Units
55 years and older development



The Tides At Charleston
The Tides is a gated, waterfront, community for active adults and seniors (55+). Located in Charleston, Staten Island, near the Outerbridge Crossing, The Tides features 190 single family homes which were built only in the mid-2000's. Residents of the Tides enjoy the country-style living, and a variety of amenities including: a swimming pool, fitness studio, clubhouse, pool tables, tennis and bocce courts.
RESIDENCES FOR SALE ONLY.

65 Androvette Street
Block: 7407 Lot: 82,80 &1
124,989 SF Parcel

Approved Variance For:
81 unit age restricted Development
75,445 net living SF (Floors 1-3, excludes 18,000 SF Cellar)
81 parking spaces

OUTERBRIDGE CROSSING

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Robert Nixon
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Androvette St, Staten Island, New York

DEMOGRAPHICS

1 Mile

5 Mile

Summary	Census 2010	2018	2023
Population	9,073	9,697	10,067
Households	3,080	3,284	3,409
Families	2,304	2,436	2,520
Average Household Size	2.81	2.83	2.84
Owner Occupied Housing Units	2,197	2,377	2,540
Renter Occupied Housing Units	883	907	869
Median Age	36.4	37.7	39.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.75%	0.38%	0.83%
Households	0.75%	0.33%	0.79%
Families	0.68%	0.21%	0.71%
Owner HHs	1.34%	0.92%	1.16%
Median Household Income	2.53%	2.99%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	241	7.3%	208	6.1%
\$15,000 - \$24,999	165	5.0%	137	4.0%
\$25,000 - \$34,999	108	3.3%	95	2.8%
\$35,000 - \$49,999	193	5.9%	167	4.9%
\$50,000 - \$74,999	367	11.2%	318	9.3%
\$75,000 - \$99,999	506	15.4%	465	13.6%
\$100,000 - \$149,999	707	21.5%	730	21.4%
\$150,000 - \$199,999	392	11.9%	461	13.5%
\$200,000+	606	18.5%	828	24.3%
Median Household Income	\$102,868		\$116,533	
Average Household Income	\$132,959		\$158,907	
Per Capita Income	\$45,256		\$53,720	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	608	6.7%	585	6.0%	587	5.8%
5 - 9	712	7.8%	645	6.7%	621	6.2%
10 - 14	623	6.9%	683	7.0%	661	6.6%
15 - 19	589	6.5%	618	6.4%	646	6.4%
20 - 24	546	6.0%	516	5.3%	494	4.9%
25 - 34	1,236	13.6%	1,400	14.4%	1,334	13.2%
35 - 44	1,620	17.9%	1,492	15.4%	1,631	16.2%
45 - 54	1,468	16.2%	1,520	15.7%	1,485	14.7%
55 - 64	863	9.5%	1,145	11.8%	1,260	12.5%
65 - 74	487	5.4%	686	7.1%	818	8.1%
75 - 84	241	2.7%	301	3.1%	405	4.0%
85+	80	0.9%	106	1.1%	127	1.3%

Summary	Census 2010	2018	2023
Population	286,104	299,172	308,123
Households	98,634	102,030	104,651
Families	72,860	74,925	76,681
Average Household Size	2.85	2.88	2.90
Owner Occupied Housing Units	64,860	65,032	67,934
Renter Occupied Housing Units	33,774	36,998	36,717
Median Age	37.5	38.8	39.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.59%	0.38%	0.83%
Households	0.51%	0.33%	0.79%
Families	0.46%	0.21%	0.71%
Owner HHs	0.88%	0.92%	1.16%
Median Household Income	2.21%	2.99%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	7,856	7.7%	7,091	6.8%
\$15,000 - \$24,999	6,800	6.7%	6,005	5.7%
\$25,000 - \$34,999	6,428	6.3%	5,795	5.5%
\$35,000 - \$49,999	9,293	9.1%	8,550	8.2%
\$50,000 - \$74,999	16,001	15.7%	14,991	14.3%
\$75,000 - \$99,999	14,265	14.0%	14,104	13.5%
\$100,000 - \$149,999	20,789	20.4%	22,895	21.9%
\$150,000 - \$199,999	10,771	10.6%	12,473	11.9%
\$200,000+	9,820	9.6%	12,739	12.2%
Median Household Income	\$81,608		\$91,031	
Average Household Income	\$102,765		\$118,398	
Per Capita Income	\$35,259		\$40,419	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,175	6.4%	17,447	5.8%	17,863	5.8%
5 - 9	18,076	6.3%	18,283	6.1%	17,673	5.7%
10 - 14	18,661	6.5%	19,080	6.4%	18,874	6.1%
15 - 19	19,453	6.8%	17,990	6.0%	18,025	5.8%
20 - 24	18,209	6.4%	17,466	5.8%	16,299	5.3%
25 - 34	39,968	14.0%	42,767	14.3%	42,417	13.8%
35 - 44	42,266	14.8%	41,821	14.0%	46,052	14.9%
45 - 54	44,094	15.4%	41,337	13.8%	40,644	13.2%
55 - 64	33,852	11.8%	38,376	12.8%	38,745	12.6%
65 - 74	18,518	6.5%	26,542	8.9%	29,867	9.7%
75 - 84	10,706	3.7%	12,780	4.3%	16,036	5.2%
85+	4,124	1.4%	5,284	1.8%	5,630	1.8%

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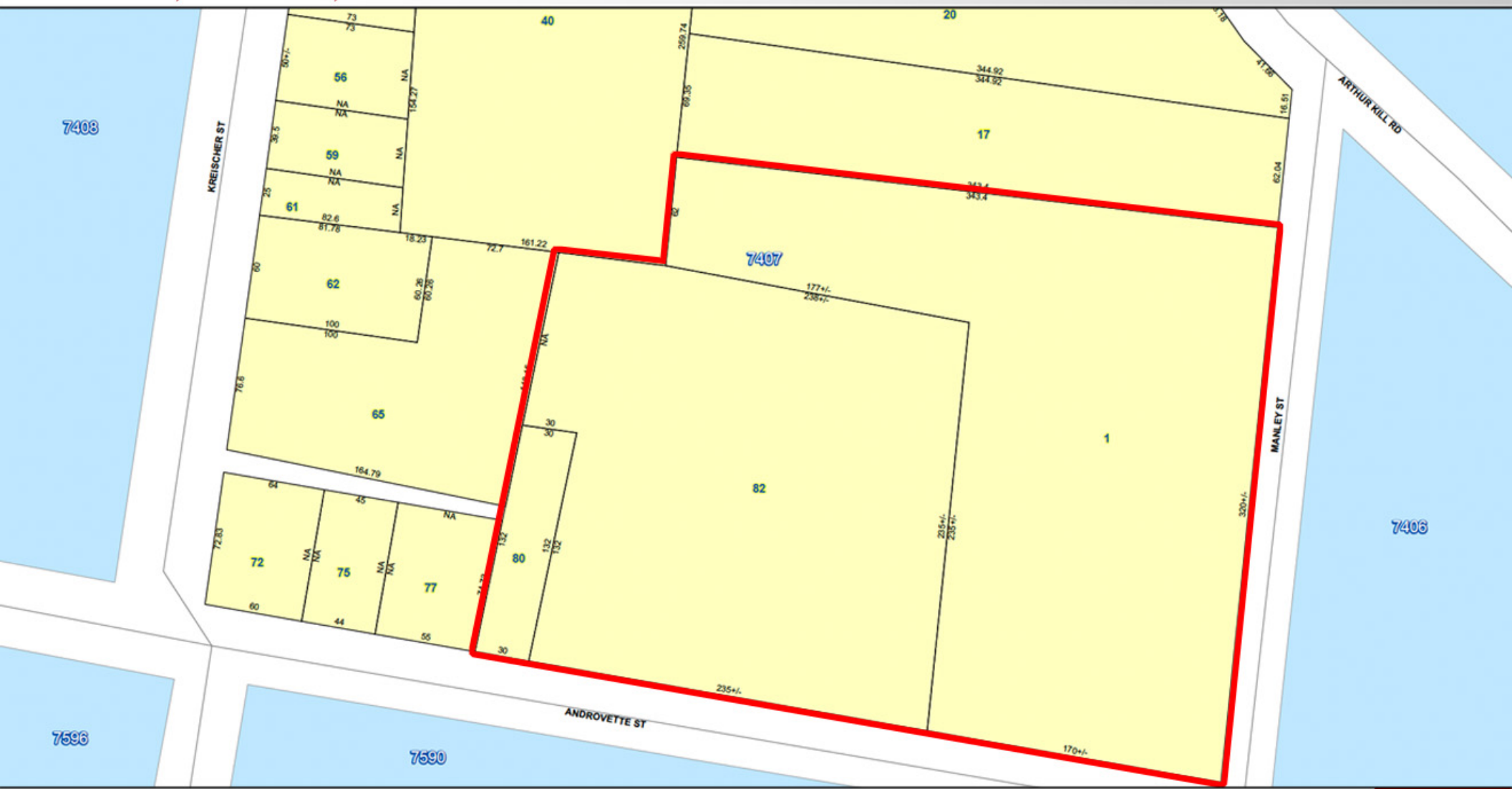
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TAX MAP



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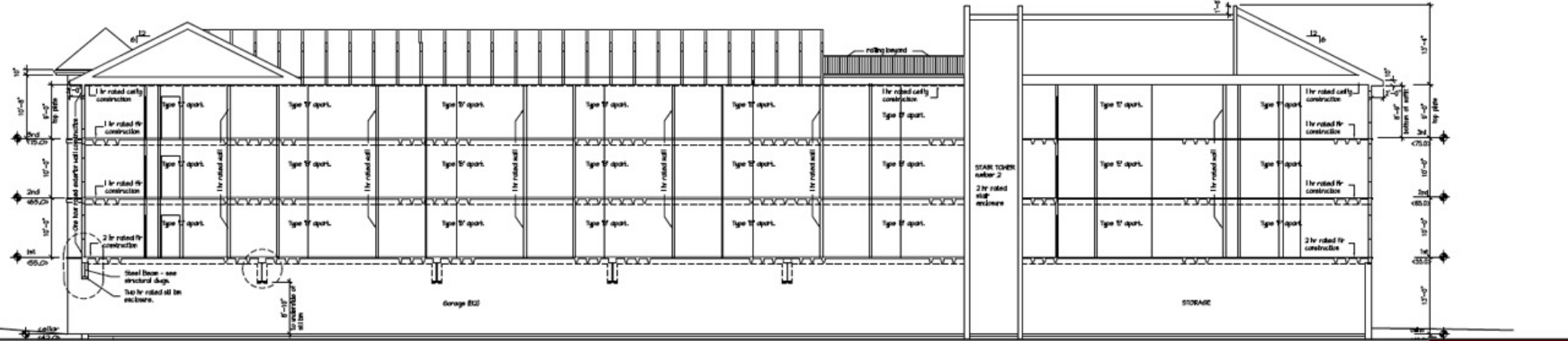
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SECTION A-A
 scale: 1/8" = 1'-0"

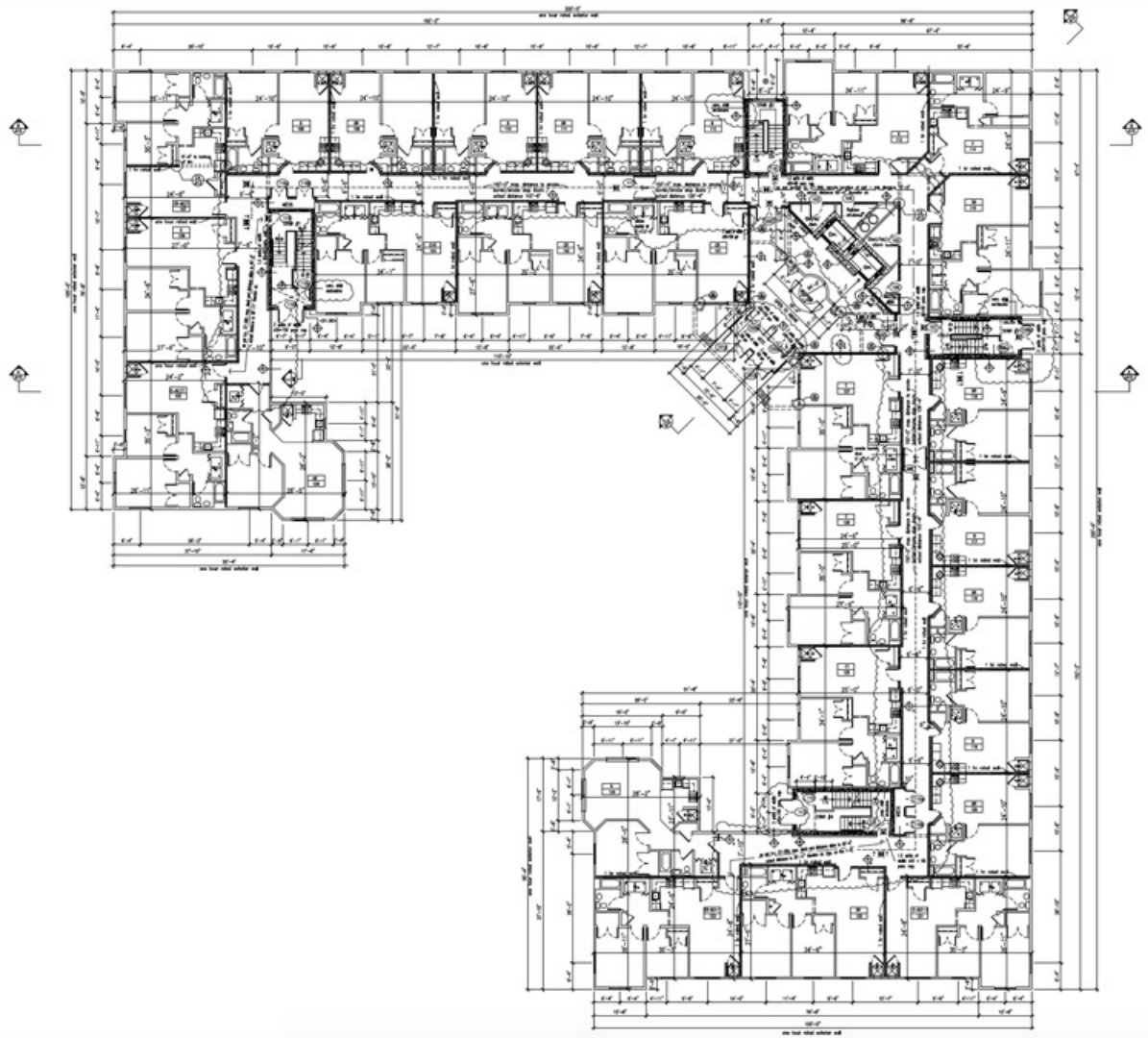


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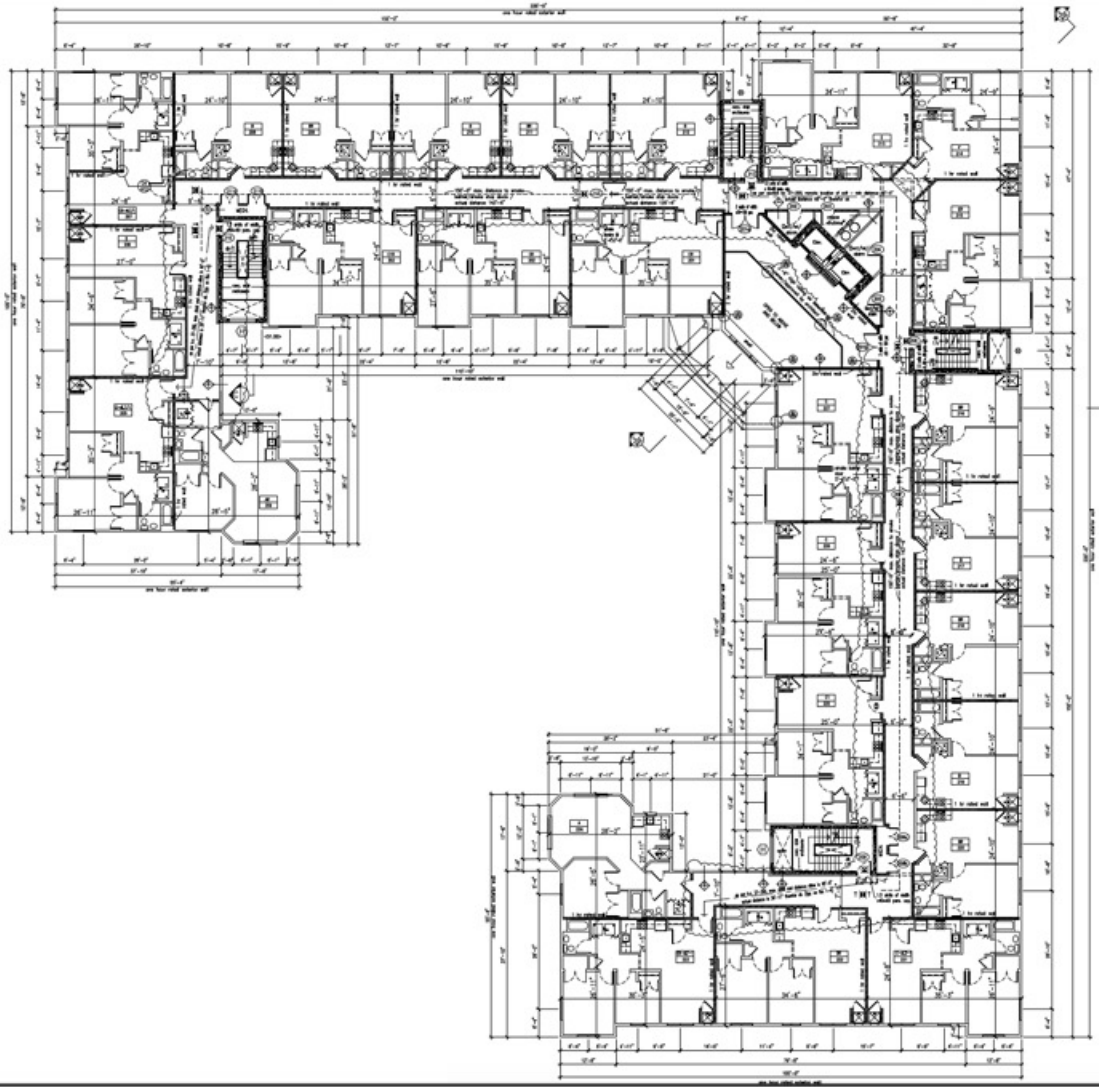
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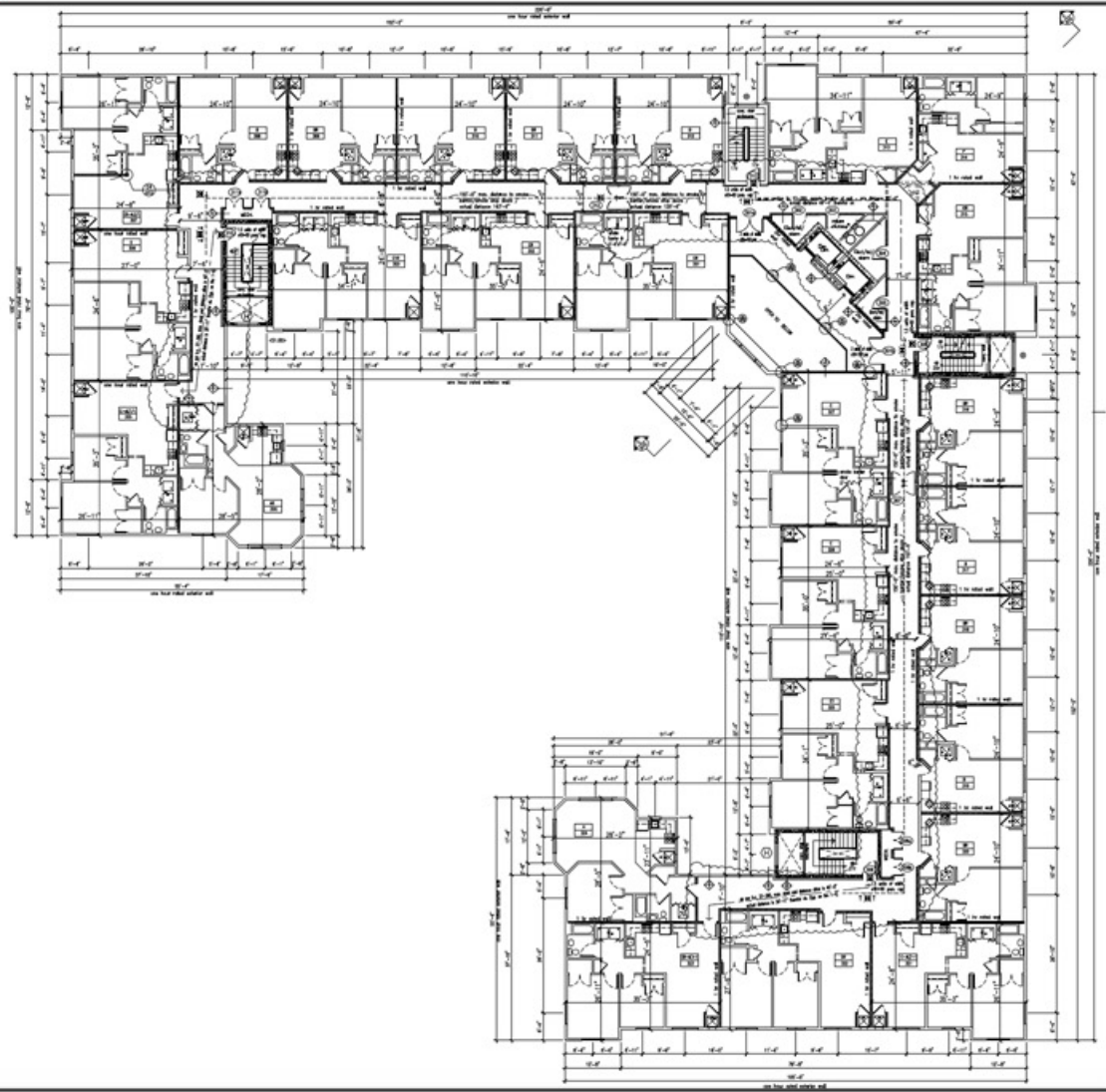


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