

HYLAN COMMONS



2530 Hylan Blvd, Staten Island, NY

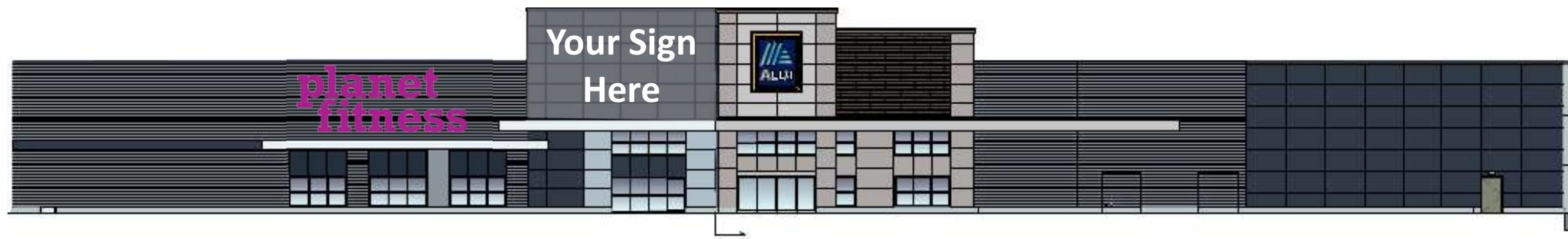


planet
fitness

2,400 SF
Available
with 38' of
frontage



STOREFRONT SIGNAGE OPPORTUNITY



FULL NORTH (SIDE) ELEVATION

The Borough of Staten Island has over 475,000 people and the highest average income in New York City. Second only to Manhattan, Staten Island enjoys the 2nd highest retail sales per household in New York City. Additionally, Staten Island has the city's lowest unemployment rate. With over 70,000 households earning over \$100,000, 3,000 high school students across the street at New Dorp High, and traffic counts over 50,000 vehicle per day, Hylan Commons is strategically located to provide you with the best anchor opportunity in one of the most dynamic locations on Staten Island.



313 Parking Spaces



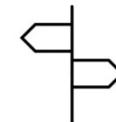
+/- 82,500 square feet



410,960 People in 5 miles



\$128,112 Avg. HH income in 5 miles



Regional Access
Staten Island Expressway
Hylan Blvd



Location
Hylan Blvd & New Dorp Lane
Staten Island, NY

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2530 Hylan Blvd, Staten Island,

Placer.ai Data



Placer.ai



Hylan Commons | Oct 1st, 2022 - Sep 30th, 2023

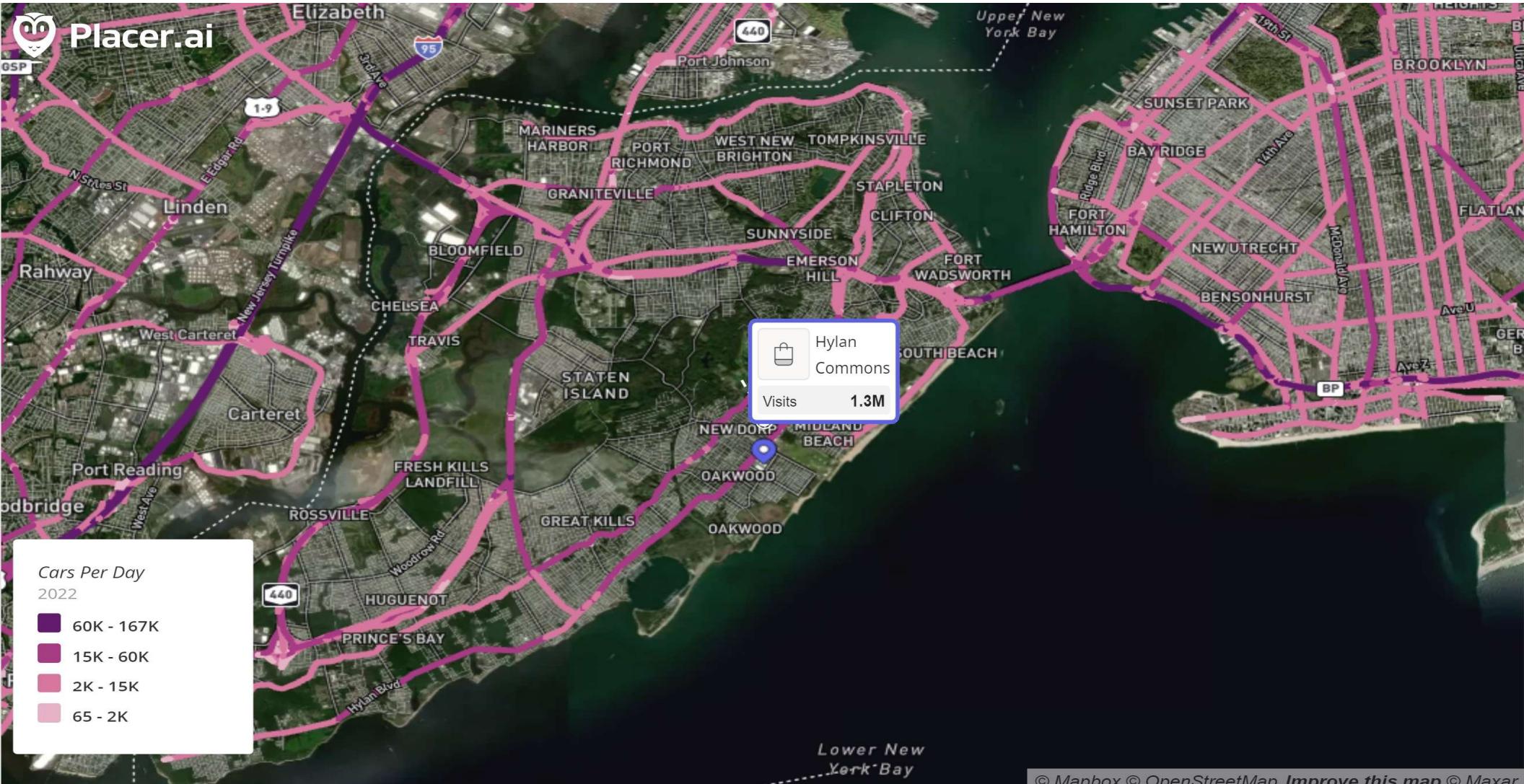
Data provided by Placer Labs Inc. (www.placer.ai)



Placer.ai

10

GSP



Hylan Commons | Oct 1st, 2022 - Sep 30th, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

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MARKET MAP

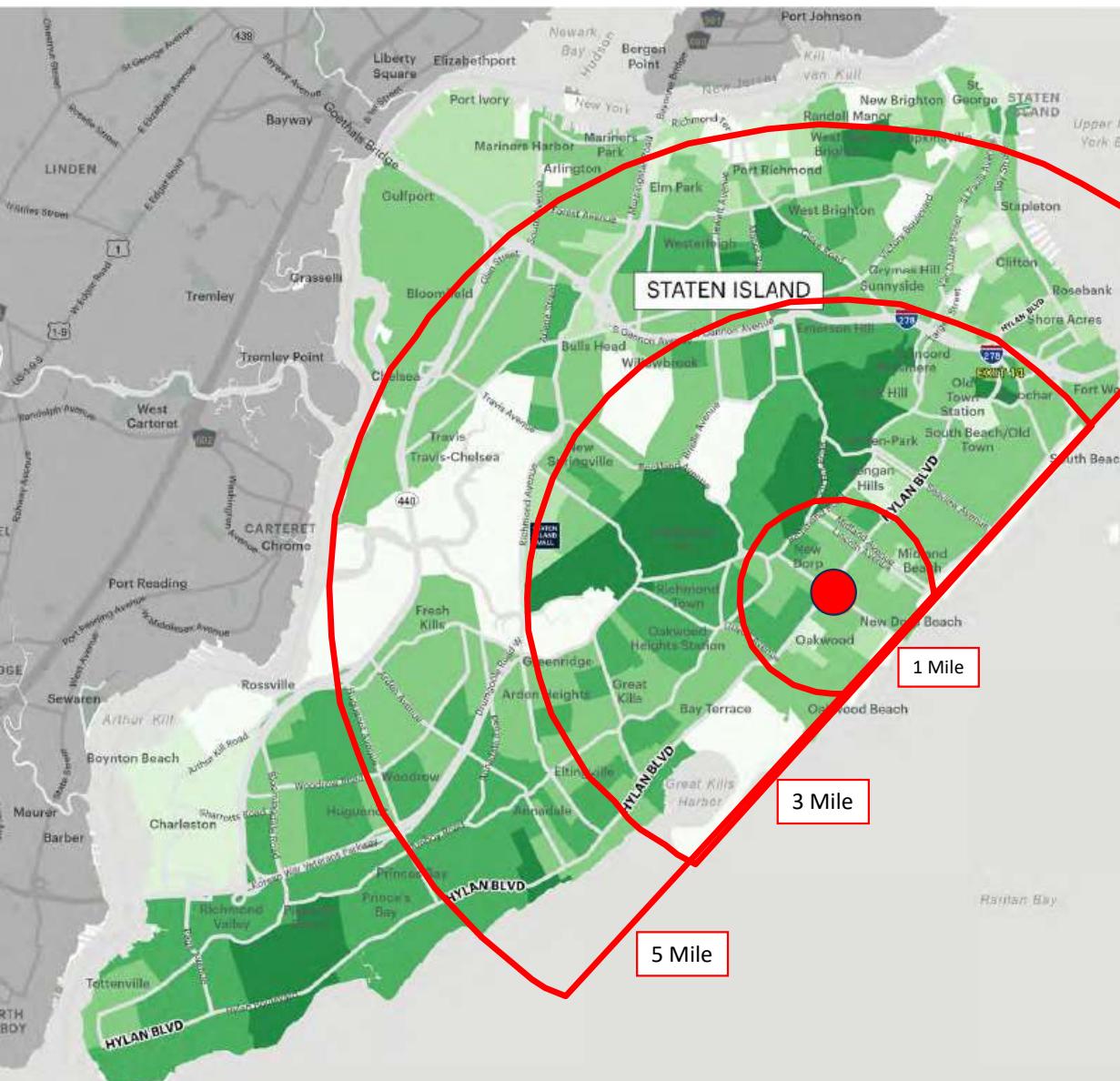
New Dorp High
3,120 Students



Staten Island Tech
1,355 Students



Demographics



MAP KEY

2022 Average Household Income (Esri)

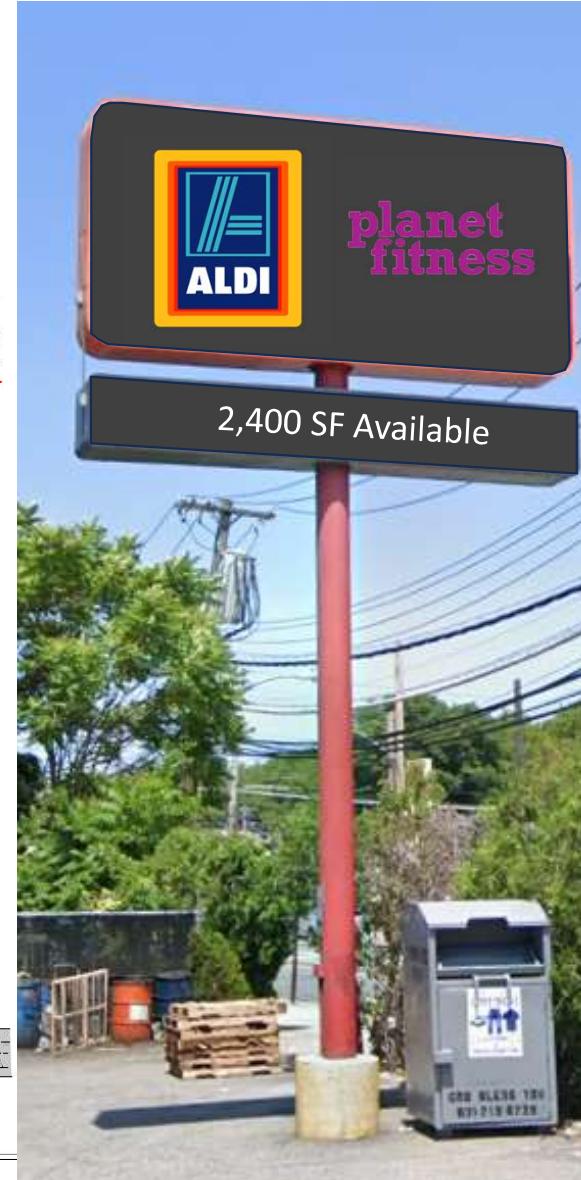
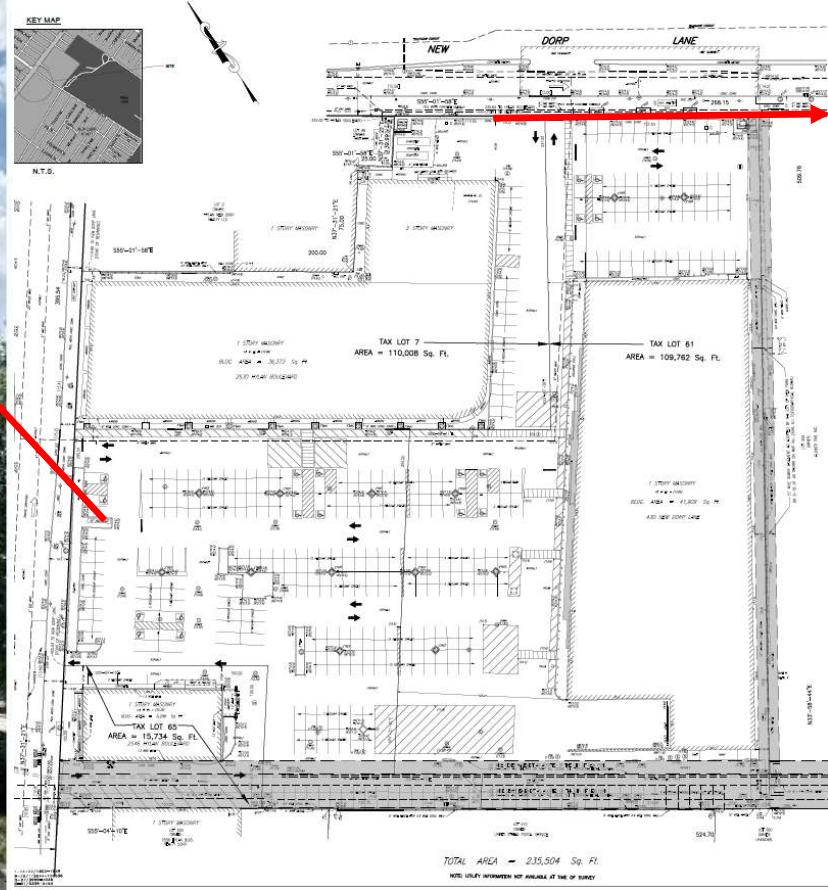
- \$200,000 AND GREATER
- \$150,000.00 - \$200,000.00
- \$100,000.00 - \$149,999.99
- \$75,000.00 - \$99,999.99
- \$50,000.00 - \$74,999.99
- \$0.00 - \$49,999.99

Demos

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,937	163,656	410,960
Households	13,309	59,749	146,078
Avg. HH Income	\$112,824	\$128,112	\$123,975
Med. HH Income	\$94,237	\$102,544	\$99,965
Per Capita Income	\$42,192	\$46,919	\$44,206
% of HH earning > \$200,000	15.40%	18.50%	17.50%
% of HH earning \$150,000-\$199,999	11.40%	12.10%	12.60%
% of HH earning \$100,000-\$149,999	18.70%	18.40%	18.20%
Avg. HH Net Worth	\$1.21m	\$1.38m	\$1.33m

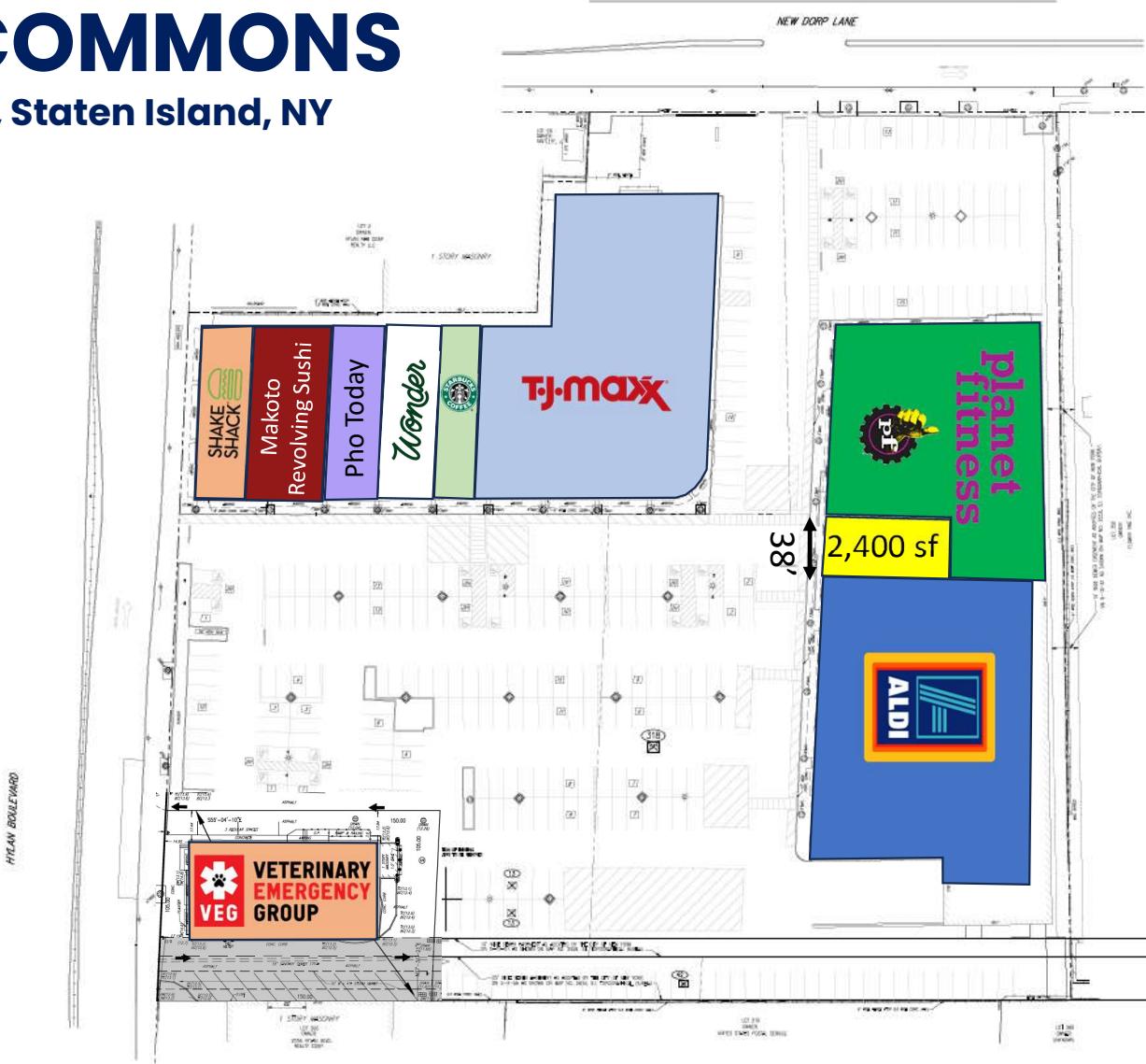
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PYLON SIGNAGE



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For more information
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