



Property Description

Turnkey community facility with ± 60 feet of frontage on Hylan Boulevard, fully built out for school use with classrooms, offices, ADA-compliant bathrooms, lobby, and elevator access across two levels, including a full cellar. Previously operated as a private school since development, the property is zoned for community facility use and ideal for educational or institutional tenants.

Located near dense residential neighborhoods with strong visibility and access to public transit, it's ready for immediate occupancy.

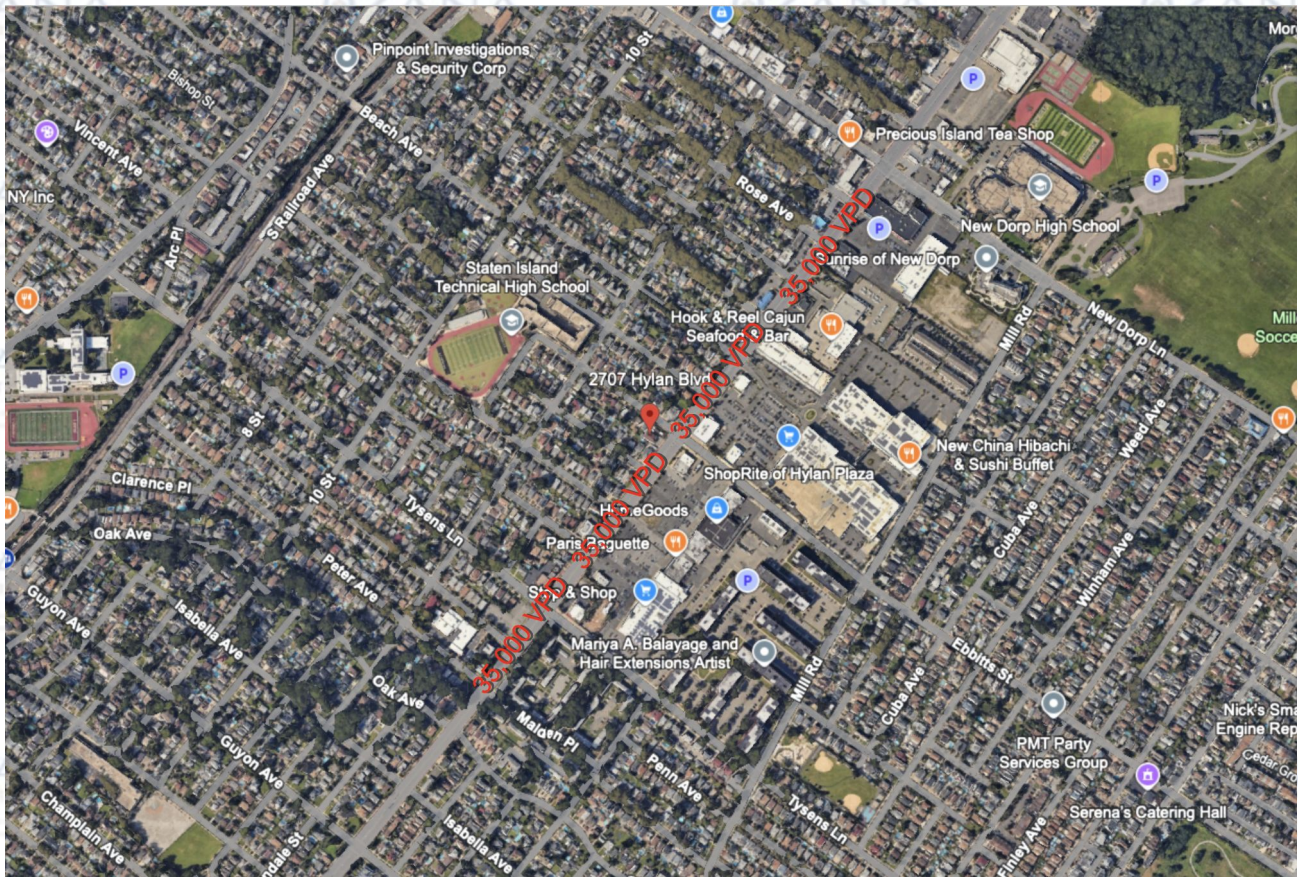
Property Highlights

- 5,200SF
- 5 Parking Spaces
- 60 Ft Hylan Frontage
- CofO for School

Tenant Responsibilities

- NNN





Nearby Attractions

- **Great Kills Park:** A 580-acre urban park offering beaches, trails, and bird-watching opportunities.
- **Buono Beach:** A small shorefront park in Rosebank, featuring a veterans' memorial fountain.
- **Wolfe's Pond Park:** A large public park with playgrounds, sports courts, and a beach along Raritan Bay.
- **Long Pond Park:** A 115-acre nature preserve consisting of woodlands and wetlands, important for migrating birds.

Public Transportation Access

- **Staten Island Railway (SIR):**
 - *New Dorp Station:* Approximately 0.7 miles away (15-minute walk).
 - *Oakwood Heights Station:* Approximately 0.9 miles away (17-minute walk).
- **Local Bus Routes:**
 - S54, S78, S79-SBS: Serve Hylan Blvd with stops near Goodall St.
 - S59: Operates along Richmond Avenue.
- **Express Bus Routes:**
 - SIM1, SIM1C, SIM4C, SIM5, SIM6, SIM7, SIM9, SIM10, SIM11, SIM22: Provide service to Manhattan, with stops along Hylan Blvd.

Local Shopping Centers

- **The Boulevard (2630–2670 Hylan Blvd):** An open-air shopping center featuring retailers like Burlington, Marshalls, Old Navy, and LA Fitness.
- **Staten Island Mall (2655 Richmond Ave):** The only indoor shopping mall in the borough, offering over 200 stores including Macy's, JCPenney, and Primark.
- **Empire Outlets (55 Richmond Terrace):** New York City's first outlet mall, located near the St. George Ferry Terminal, featuring brands like H&M, Nike Factory, and Nordstrom Rack.

Demographic Overview

Within a 1-mile radius of 2707 Hylan Blvd:

- **Population:** Approximately 34,807 residents.
- **Median Household Income:** \$88,498.
- **Average Household Size:** 2.7 persons.
- **Median Home Value:** \$666,344.
- **Average Age:** 43 years.

Advisory Team



Michael Raia

Ozanarealty.com



Uri Pereg

Ozanarealty.com



Andrew DeCarlo

Ozanarealty.com

OZANA
COMMERCIAL DIVISION
SALES • LEASING • DEVELOPMENT

Michael Raia
Director - Commercial Division
NYS Lic. Real Estate Salesperson

(347) 552-1207
(718) 684-9598

mike_raia@ozanarealty.com
Oznarealty.com

1110 South Ave Staten Island
NY

OZANA
COMMERCIAL DIVISION
SALES • LEASING • DEVELOPMENT

Uri Pereg
Co-Director - Commercial Division
NYS Lic. Real Estate Salesperson

(732) 580-3856
(718) 684-9598

uri@ozanarealty.com
Oznarealty.com

1110 South Ave Staten Island
NY

OZANA
COMMERCIAL DIVISION
SALES • LEASING • DEVELOPMENT

Andrew DeCarlo
Commercial Division
NYS Lic. Real Estate Salesperson

(917) 513-0612
(718) 684-9598

Andrew_decarlo@ozanarealty.com
Oznarealty.com

1110 South Ave Staten Island
NY