



For Sale/Lease

Property Highlights

- ✓ Located at highly visible signalized corner location of Hylan Blvd. & Clove Road in the densely populated neighborhood of Dongan Hills.
- ✓ First time available in 60 years (Formerly Chase Bank).
- ✓ 2600 SF of Prime Retail at grade with a full, useable basement and off-street parking for 15+ cars.
- ✓ Area Retailers include: Walgreens, Northfield Bank, Met Foods, NYC Taxi & Limousine Commission, Academy of St. Dorothy, Island Auto Group, Richmond County Savings Bank and many more.
- ✓ 3-Mile Demographics show an Avg. Household Income of \$115,506 with a Population of 108,822 people .
- ✓ Located at highly visible signalized corner location of Hy Blvd. & Clove Road.



Staten Island - Prime Retail
1151 Hylan, Grasmere-Dongan Hills



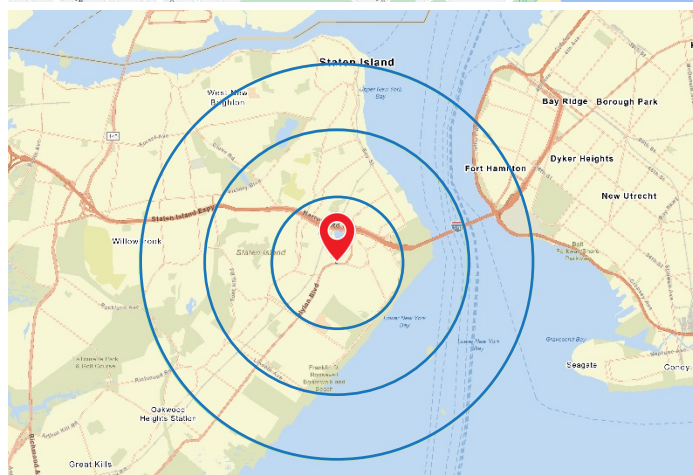
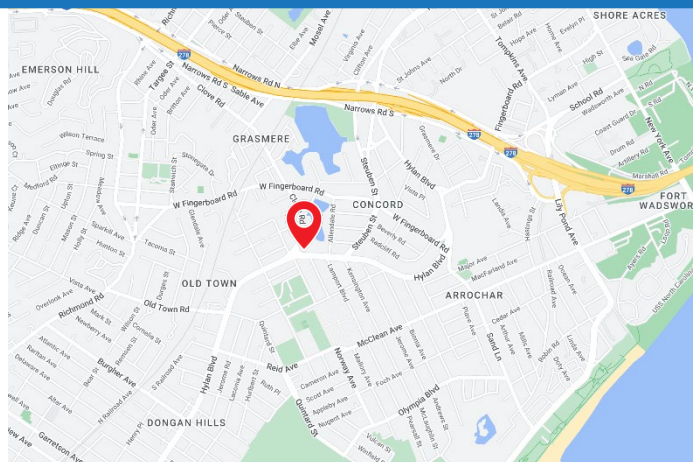
HOWARD SEIDENFELD

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STATEN ISLAND Demographics

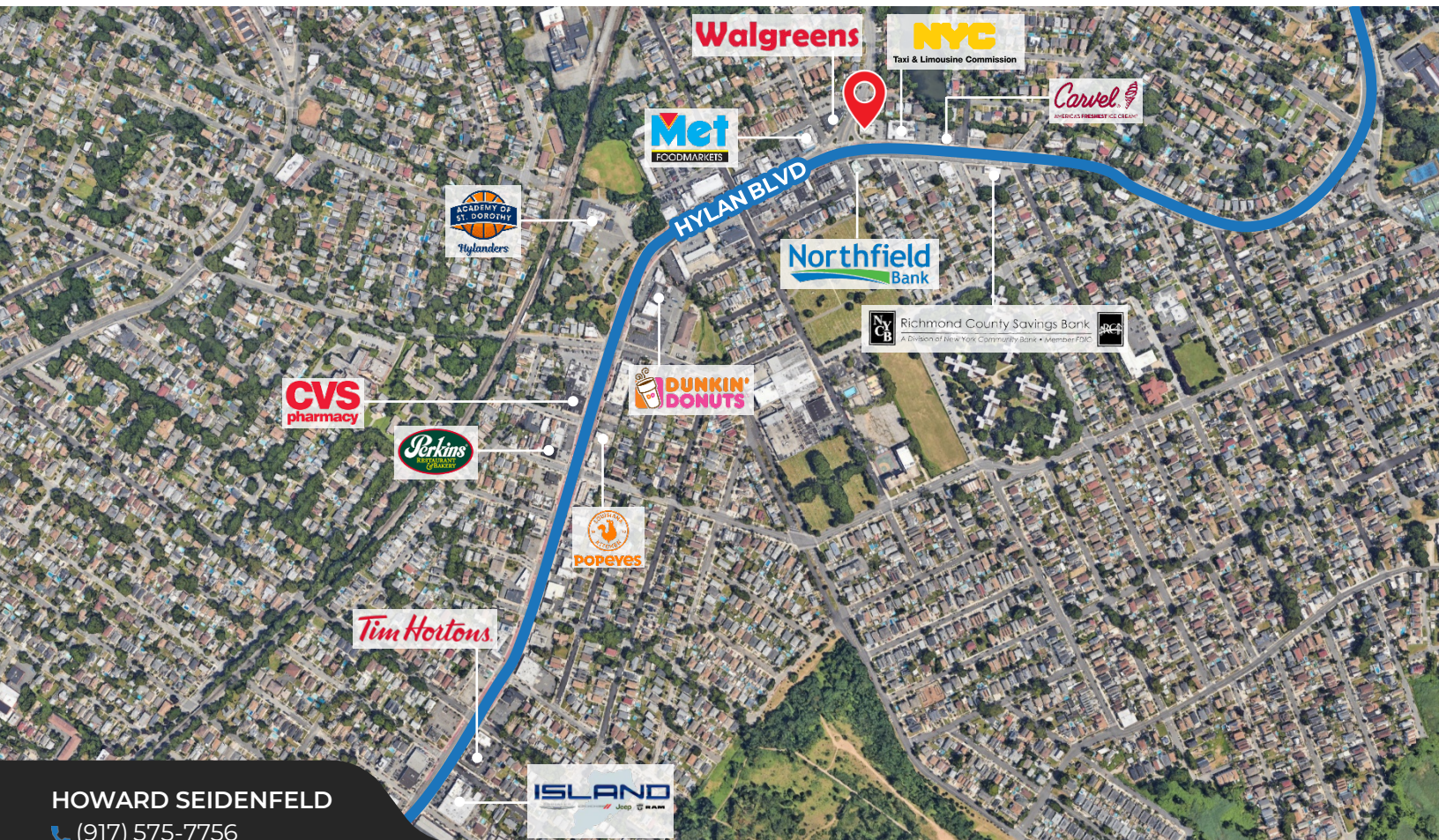
2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	41,600	108,822	216,482
Households	14,282	37,542	78,272
Families	9,933	25,420	49,752
Average Household Size	2.86	2.83	2.70
Owner Occupied Housing Units	9,275	21,819	44,047
Renter Occupied Housing Units	5,007	15,723	34,224
Median Age	41.2	39.4	40.7
Median Household Income	\$95,587	\$81,902	\$89,217
Average Household Income	\$123,605	\$115,506	\$123,421




Total Businesses
5,098



Total Employees
53,460



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