



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Developed Retail Space W/ 120 Ft Glass Frontage, High Ceilings & Loading Dock

1,900 - 8,400 SF • 3 Units

475 Bay St • Staten Island • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
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Moshe Akiva
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Location Overview

Located in the Stapleton Heights neighborhood of Staten Island between Congress St & Wave St near the Stapleton subway station.

Nearest Transit: SIR Staten Island train at Stapleton and the S76, S51, S74, S78, S52, & S81 bus lines.

Nearby tenants include McDonald's, Coastal Supply Group, Dunkin', Bay Harbor Motors, Style Granite & Kitchen Cabinets, El Patron Restaurant & Lounge, Western Beef Supermarket, The Gallery Banquet Room, Georgies Bistro, Family Dollar, Seppe Pizza Bar, Sally's Smokehouse, Wynwood, The Beautie Bar, and more!

Main Highlights

- ▶ Brand New Development
- ▶ 120 feet of glass frontage
- ▶ High ceilings
- ▶ Loading dock
- ▶ Divisible
- ▶ Black iron duct

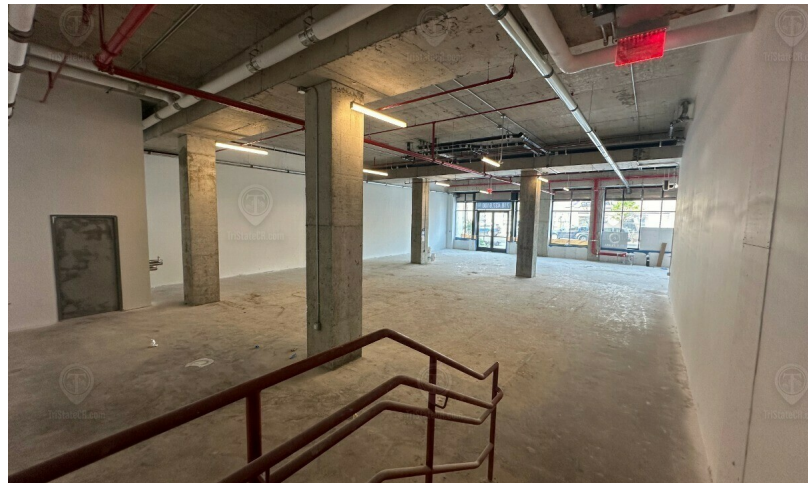
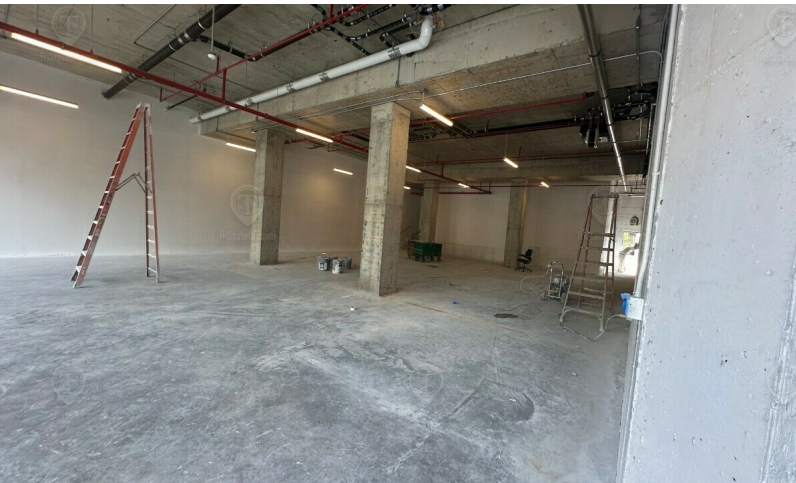
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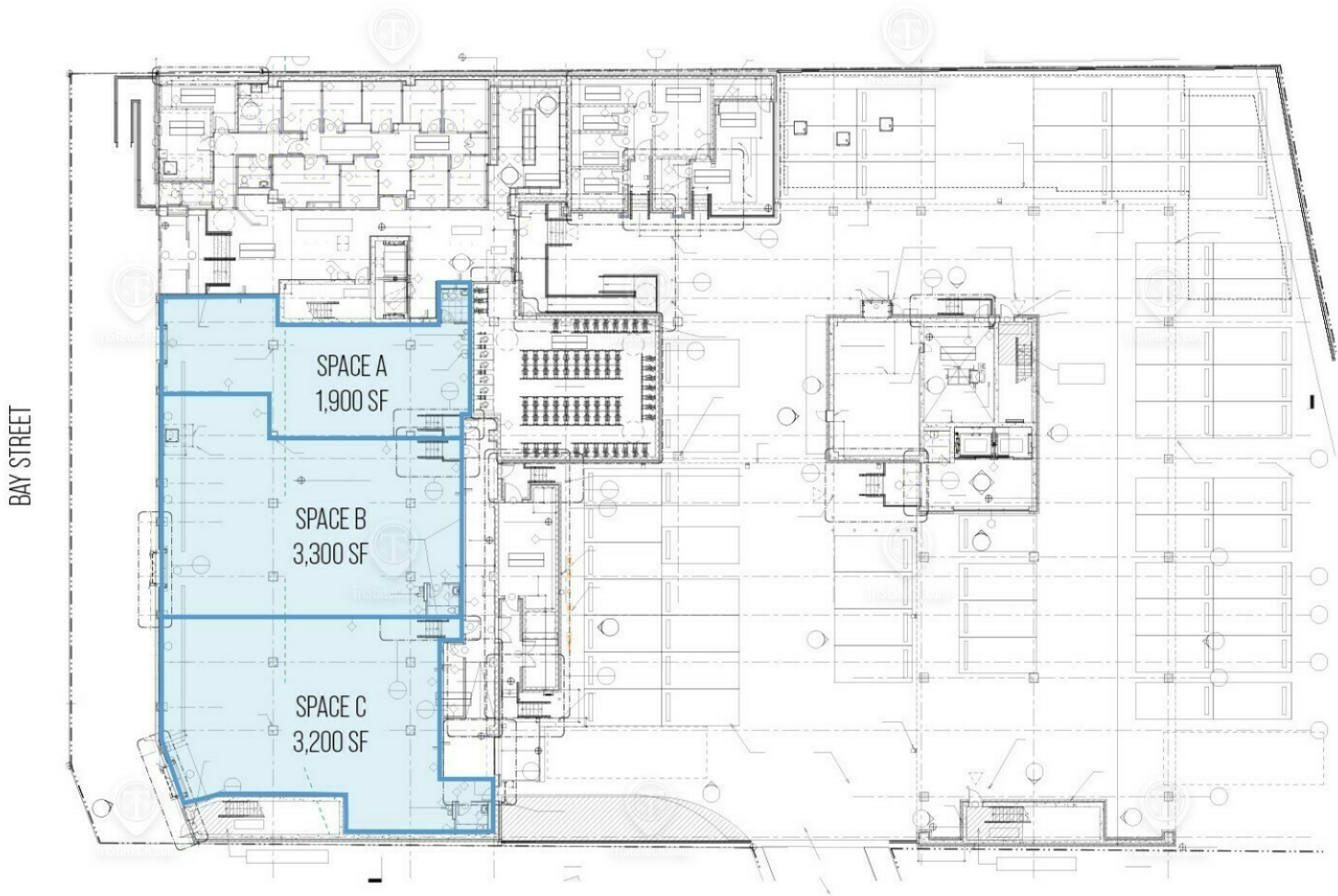
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475 BAY STREET
TOTAL AVAILABLE SPACE: 8,400 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Map data
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Google

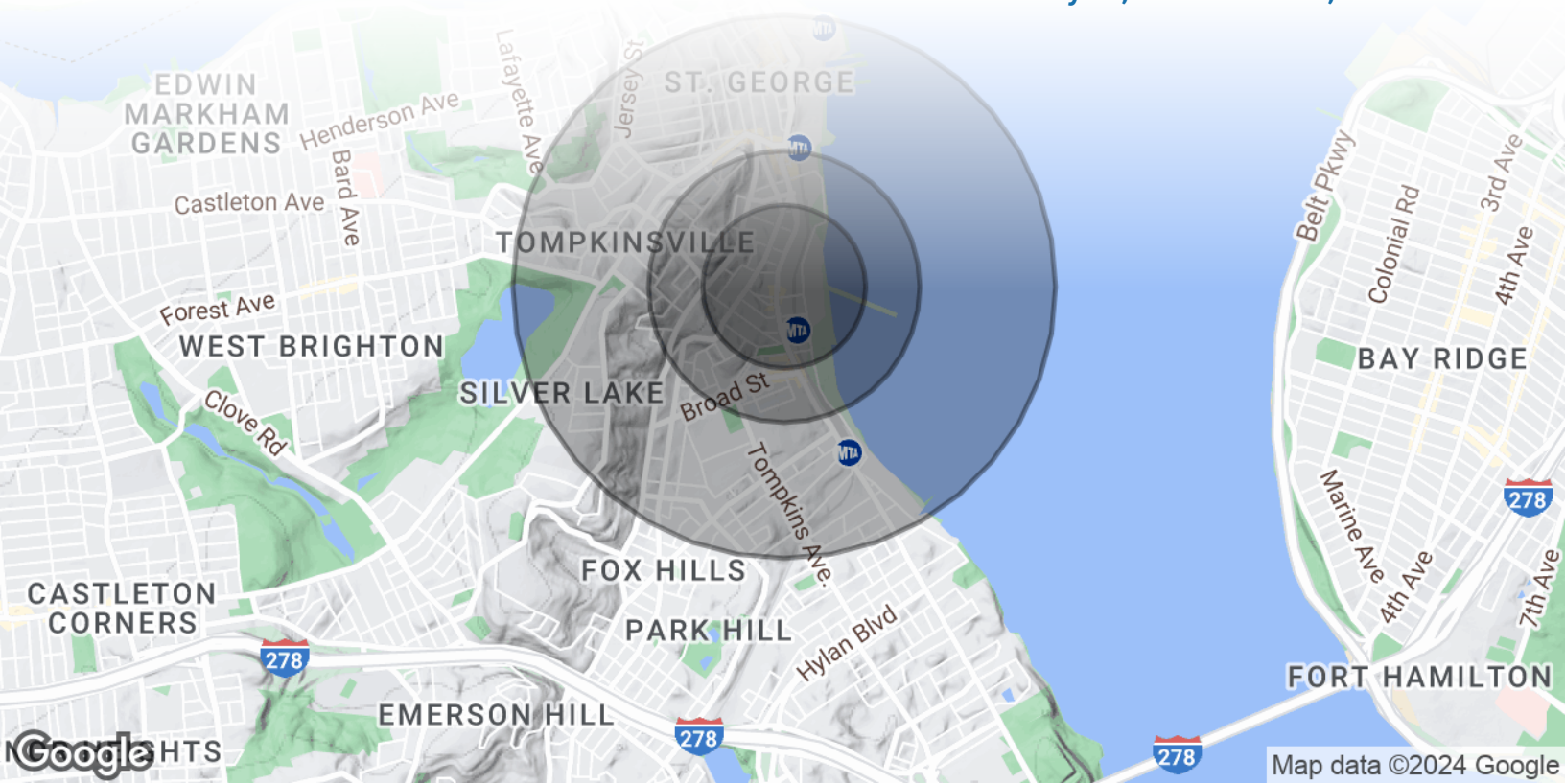
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,731	9,598	38,693
Average Age	39	39	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,464	3,478	13,179
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$98,342	\$94,238	\$90,923
Average House Value	\$601,260	\$659,169	\$686,384



38,693

People within 1 Mile



\$90,923

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK