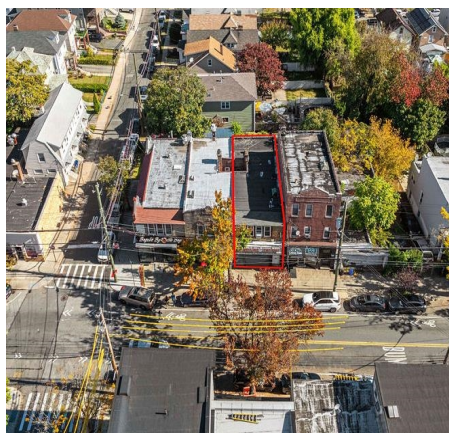
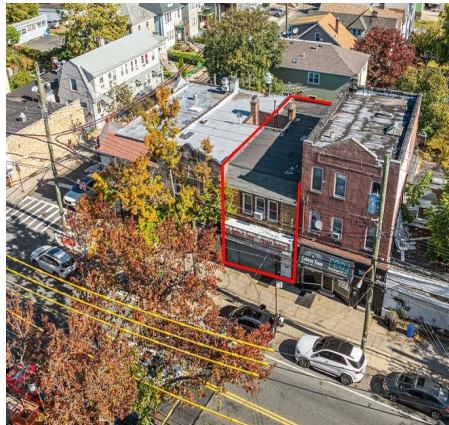


Storefront For Lease - 1235 Bay Street



1235 Bay St
Staten Island, NY 10305

Robert Nixon
Sales and Leasing Associate
(718) 866-8683
rob@prereal.com

Joseph Gallo
Sales and Leasing Associate
(919) 225-3601
joe@prereal.com



THE SPACE

Location 1235 Bay St
Staten Island, NY 10305

PROPERTY FEATURES

GROUND LEVEL SF	1,000
BASEMENT SF	900
GLA (SF)	2,016
BLOCK	2831
LOT	13

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,436	274,931	1,001,214

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,895	\$123,034	\$107,185

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,764	102,665	337,869

We're excited to offer a prime retail opportunity situated right on Bay Street, just off Hylan Boulevard. This prime location offers close to 1,000 SF of ground space along with 900 SF of basement space for storage. The space benefits from excellent visibility and consistent foot traffic, all while providing convenient access to major transportation options.

The space has been fully gutted and will be delivered as a vanilla box ready for a tenant build out.

Asking Price: \$3,000/month

