

HYLAN COMMONS

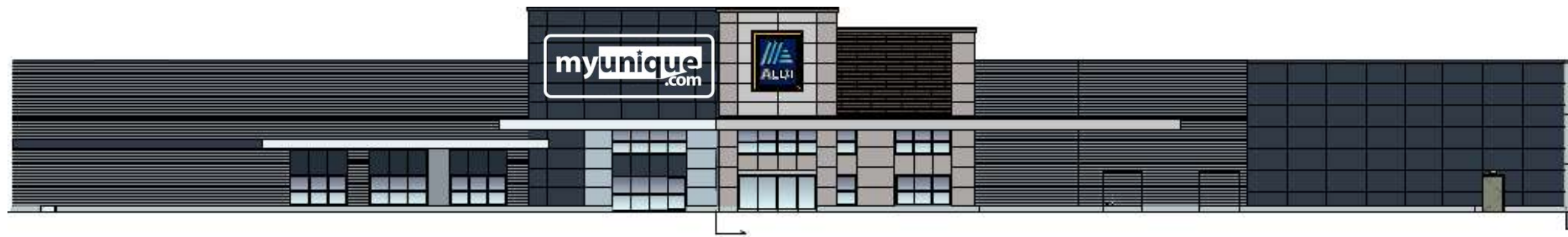


2530 Hylan Blvd, Staten Island, NY

Up to 17,000+ SF
with 138' of
frontage



STOREFRONT SIGNAGE OPPORTUNITY

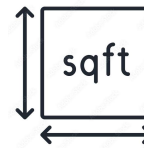


FULL NORTH (SIDE) ELEVATION

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



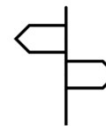
+/- 85,500 square feet



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

HYLAN COMMONS

2,800 SF Available



17,000+ sf with 138' of frontage



50,000+ VPD

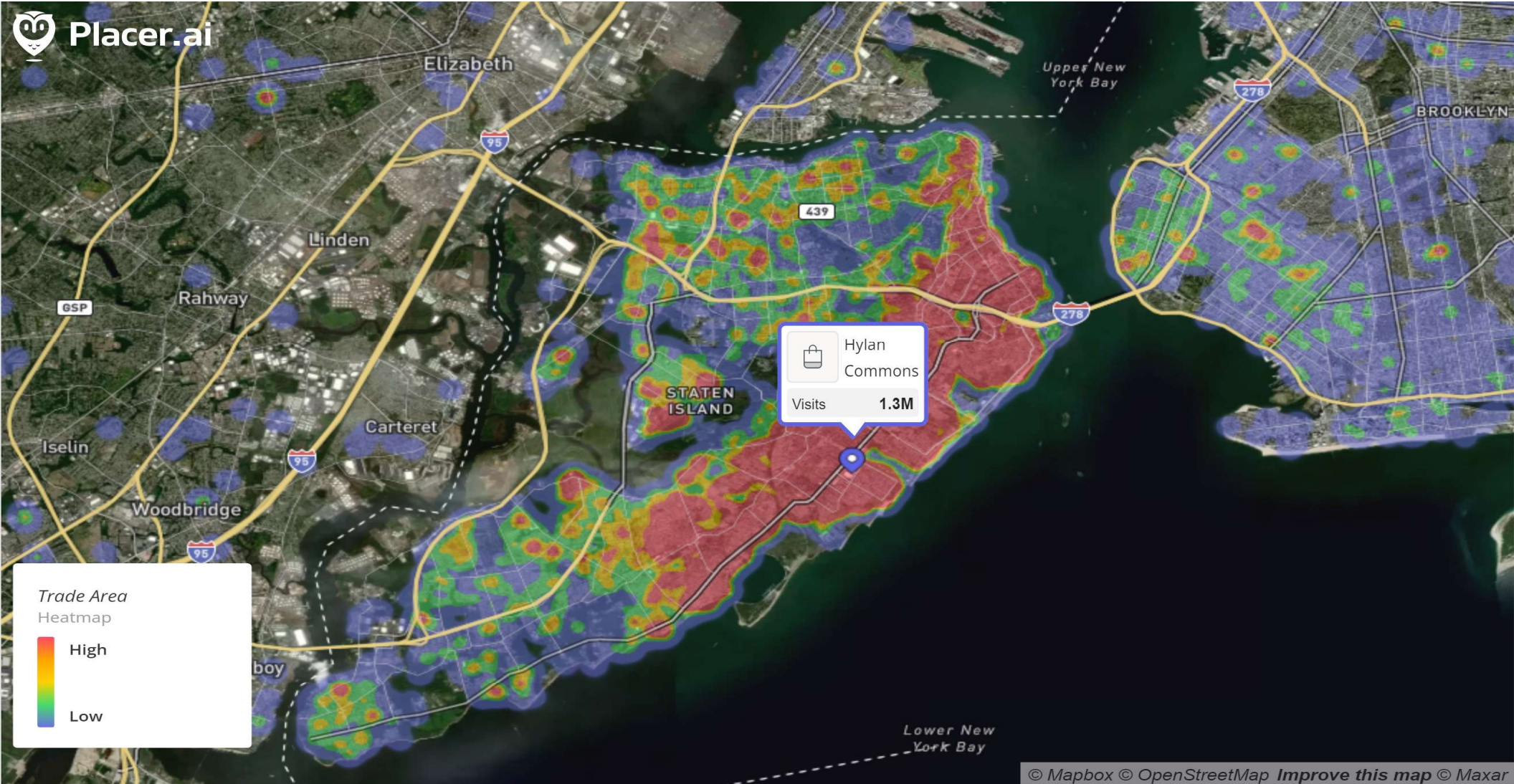
Google

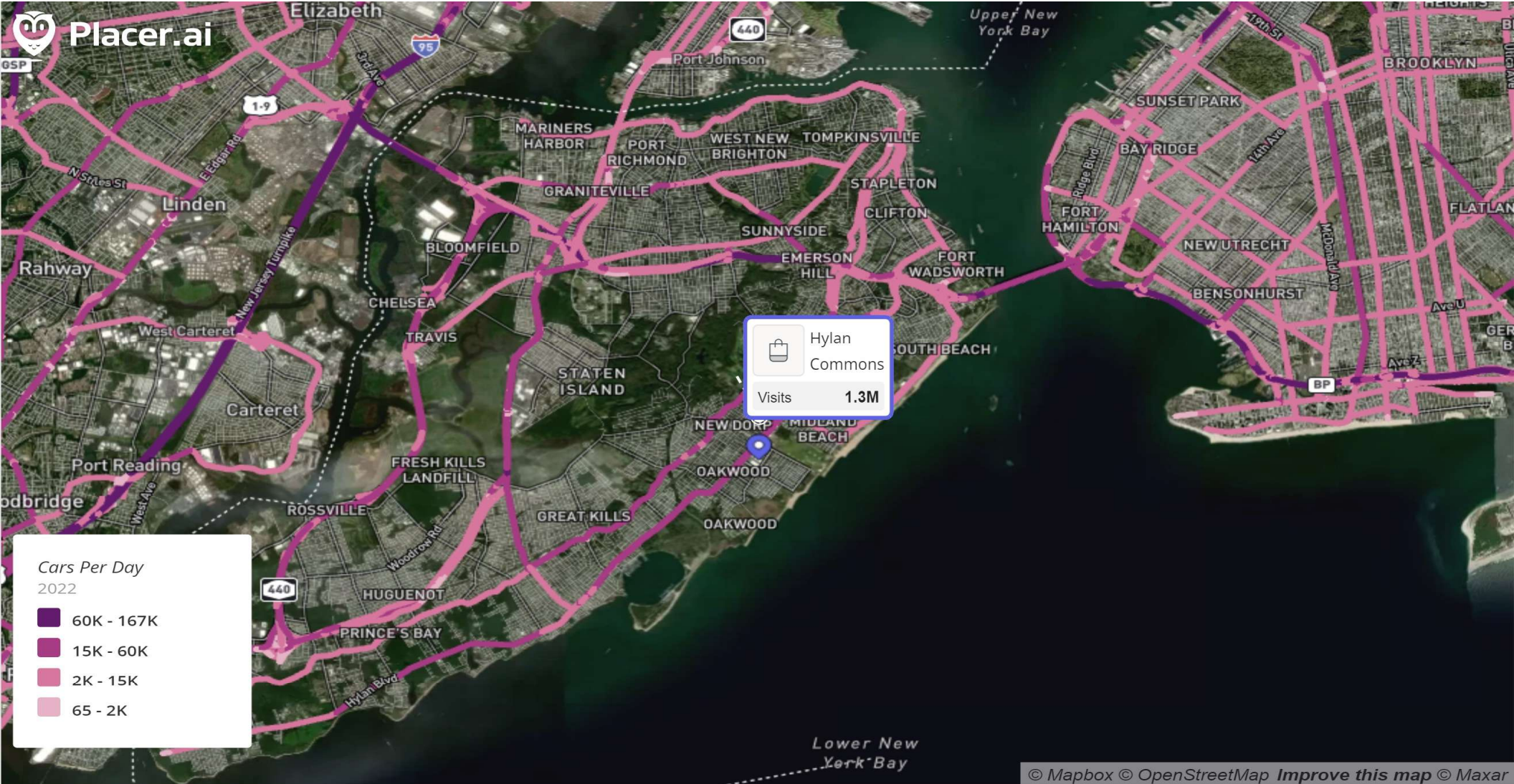
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Placer.ai Data





Hylan Commons | | Oct 1st, 2022 - Sep 30th, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)

MARKET MAP

New Dorp High
3,120 Students

Hylan Commons

- ALDI
- TJ-maxx
- SHAKE SHACK
- VEG
- VETERINARY EMERGENCY GROUP
- STARBUCKS COFFEE

- ShopRite
- LAIFITNESS
- ALAMO SEAFOODS CINEMA
- Durlington
- CVS
- ULTA BEAUTY
- Marshall's
- CHASE
- five BELOW
- PET SMART
- OLD NAVY
- Panera BREAD

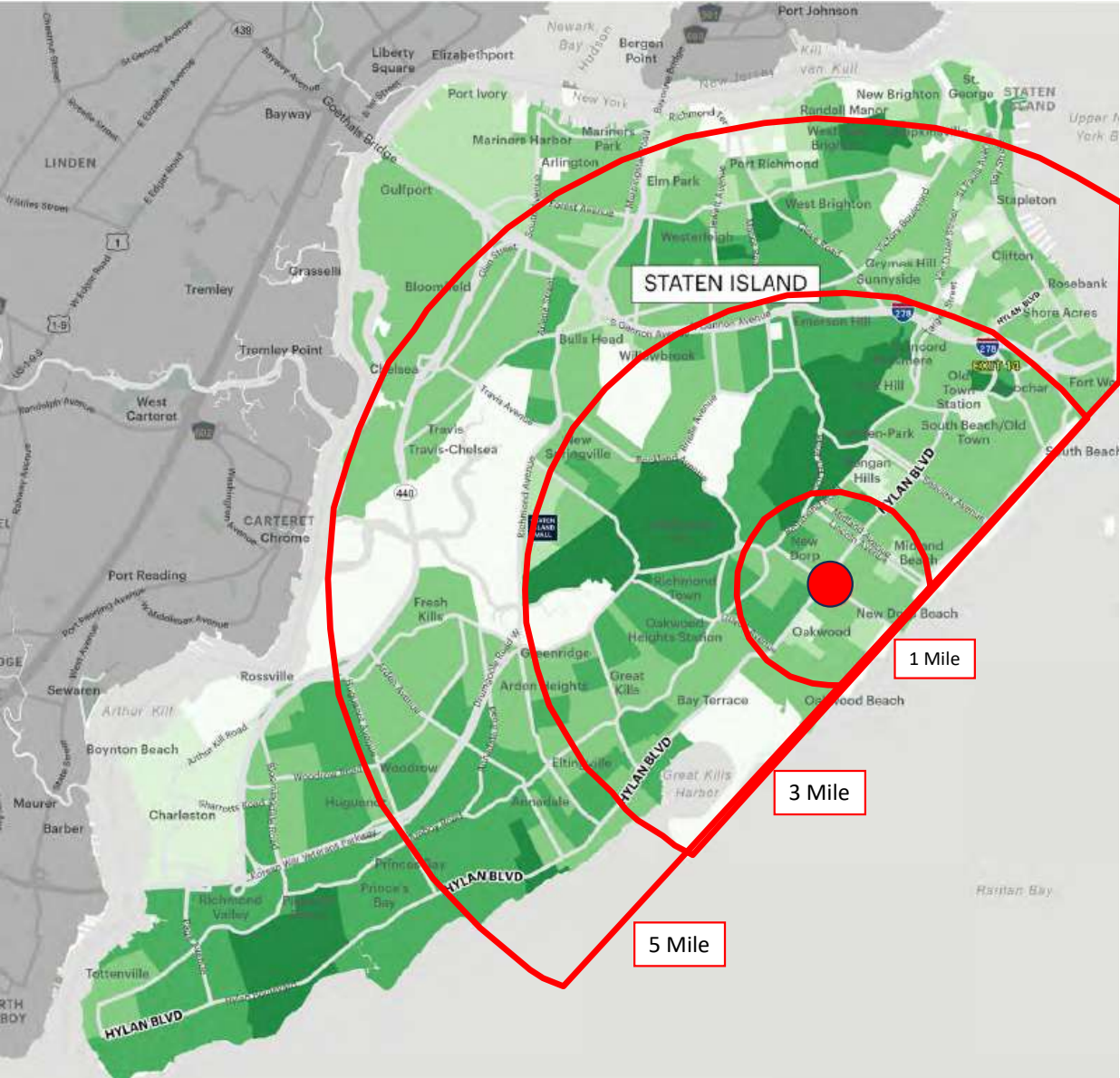
- Retro Fitness
- Vitamin Shoppe
- Chipotle Mexican Grill
- Citizens Bank
- AMERICA'S BEST CONTACTS & EYEGLASSES

Staten Island Tech
1,355 Students

- Stop & Shop
- HomeGoods
- CITYMD URGENT CARE
- BANK OF AMERICA
- DUNKIN'
- Santander
- FIVE GUYS BURGERS and FRIES
- GNC



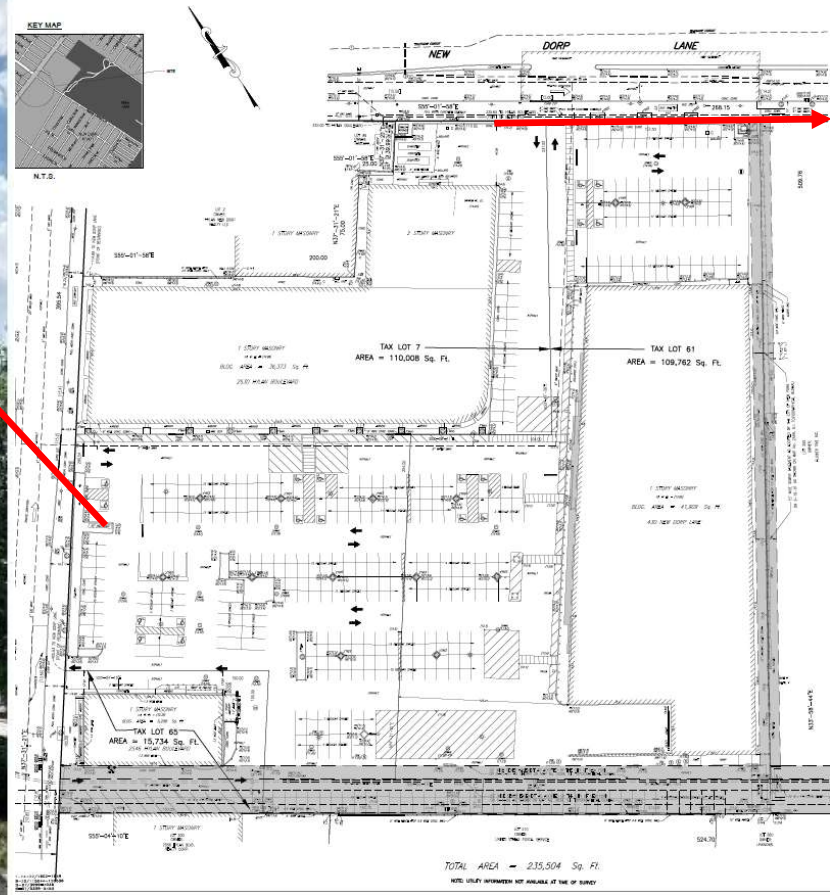
Demographics



	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

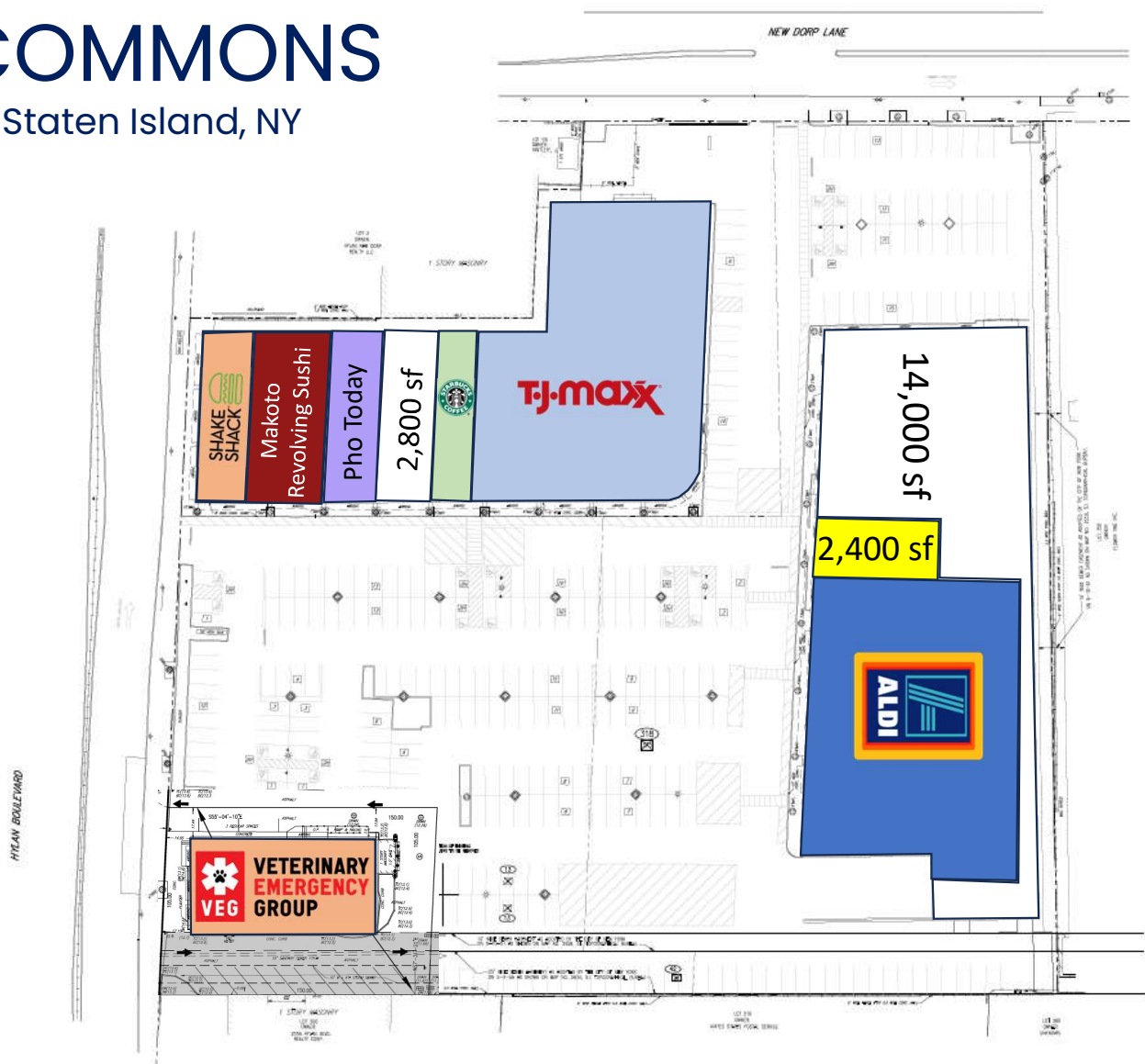
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PYLON SIGNAGE



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For more information
contact:
Andrew Fish
201.871.8800 x 221
afish@treecocenters.com