

HYLAN COMMONS

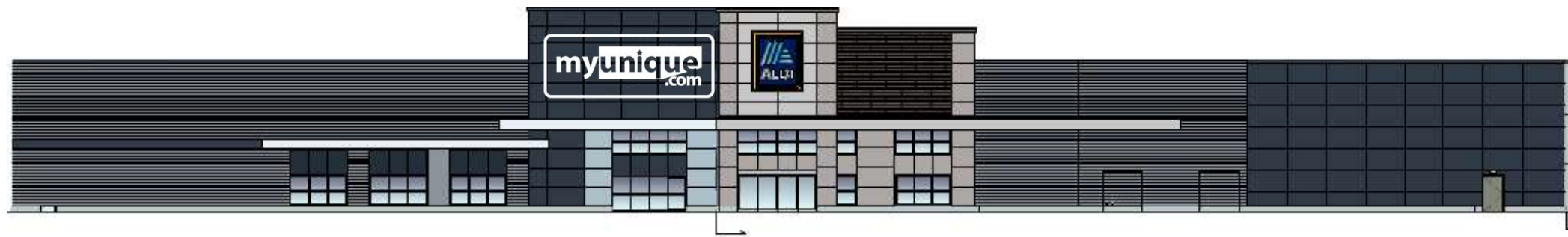


2530 Hylan Blvd, Staten Island, NY

20,500 SF
with 138' of
frontage



STOREFRONT SIGNAGE OPPORTUNITY



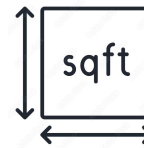
FULL NORTH (SIDE) ELEVATION



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



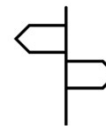
+/- 85,500 square feet



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



TJ-maxx

20,500 sf with 138' of frontage



50,000+ VPD



Google

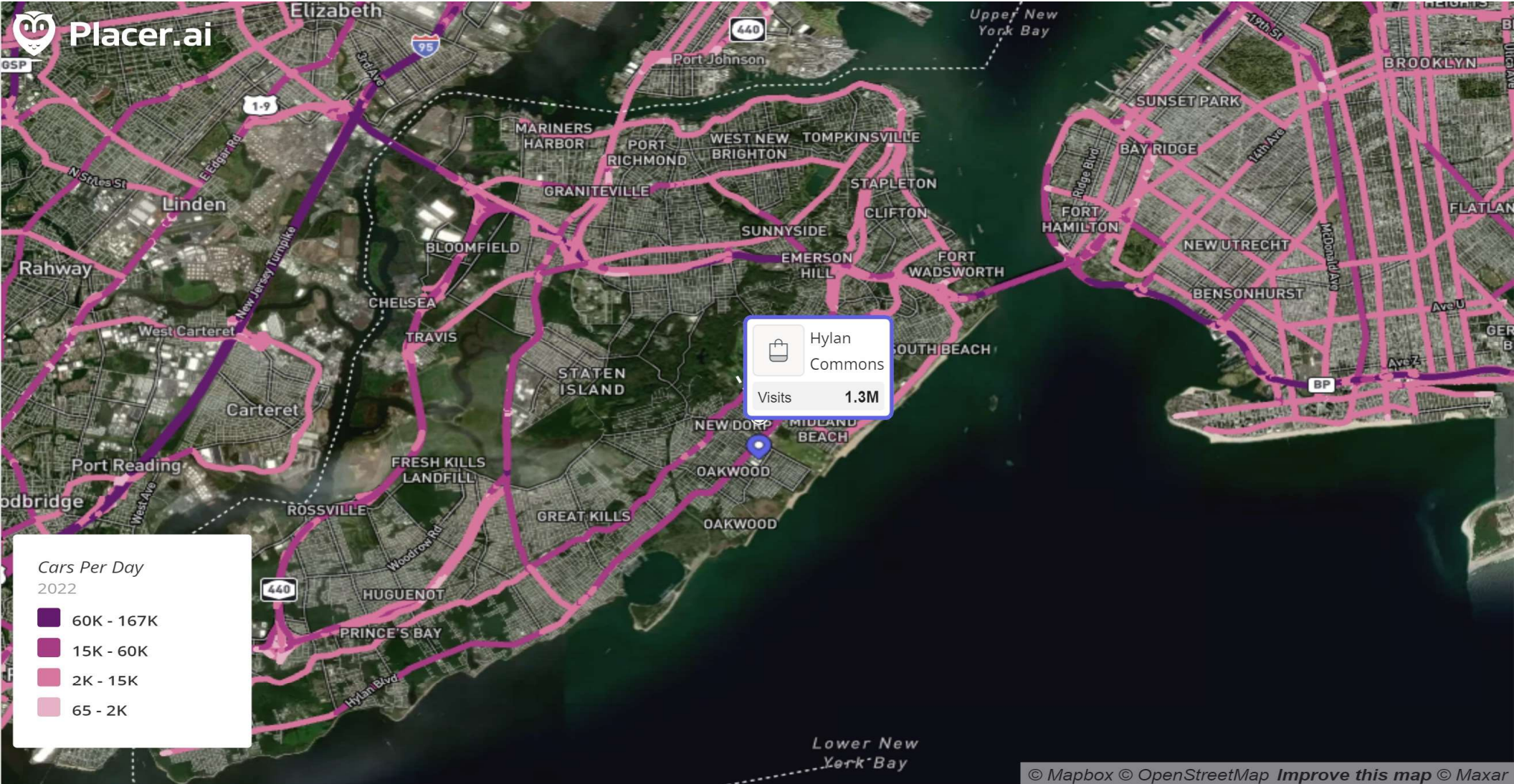
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2530 Hylan Blvd, Staten Island, NY

Placer.ai Data





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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
Starbucks
T.J. Maxx

ShopRite
LAIFITNESS
ALAMO SEAFOODS CINEMA
Durlington
CVS
ULTA BEAUTY
Marshalls
CHASE
five BELOW
PET SMART
OLD NAVY
Panera

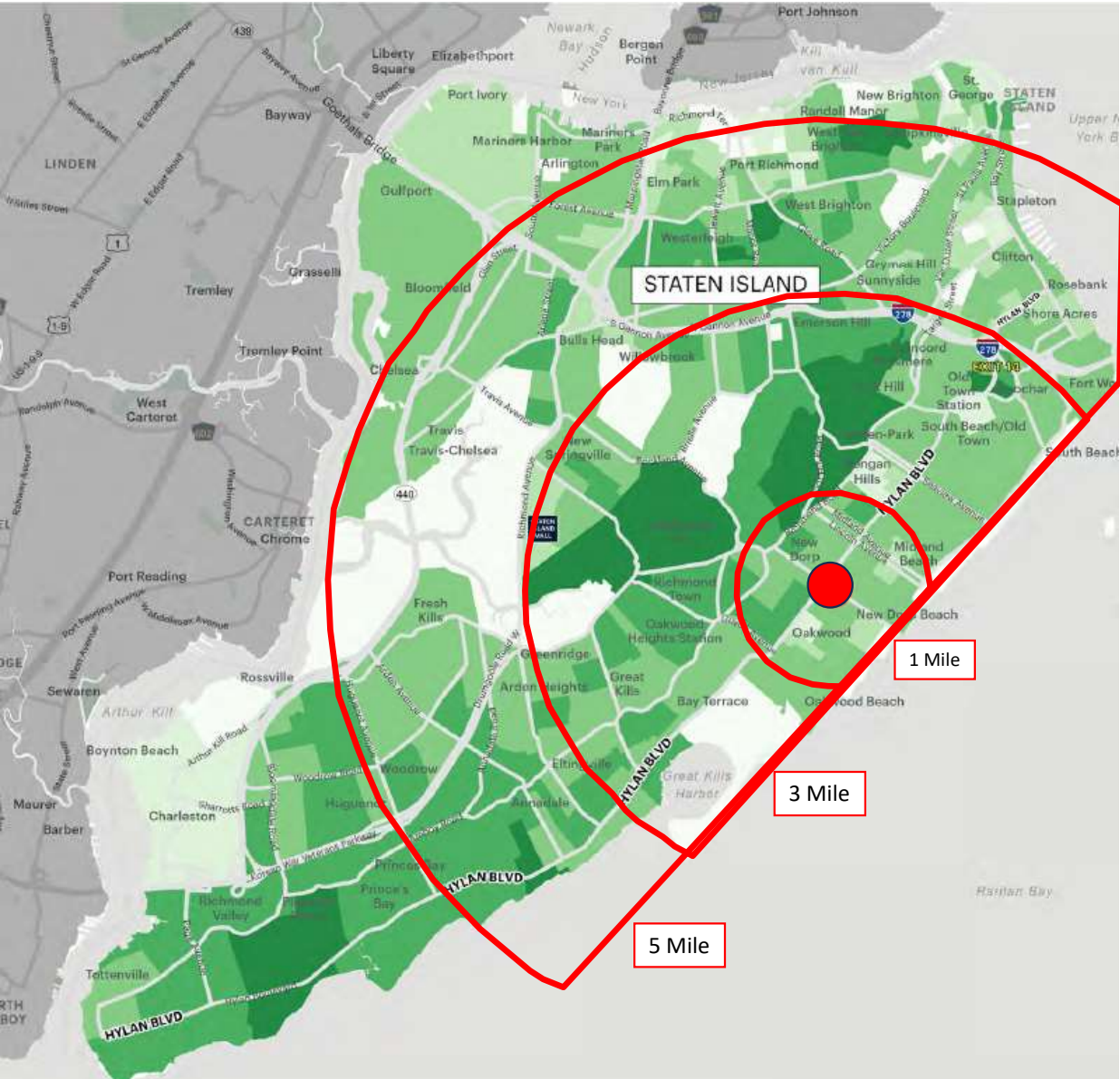
Retro Fitness
Vitamin Shoppe
Chipotle Mexican Grill
AMERICA'S BEST CONTACTS & EYEGLASSES
Citizens Bank

Staten Island Tech
1,355 Students

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



Demographics

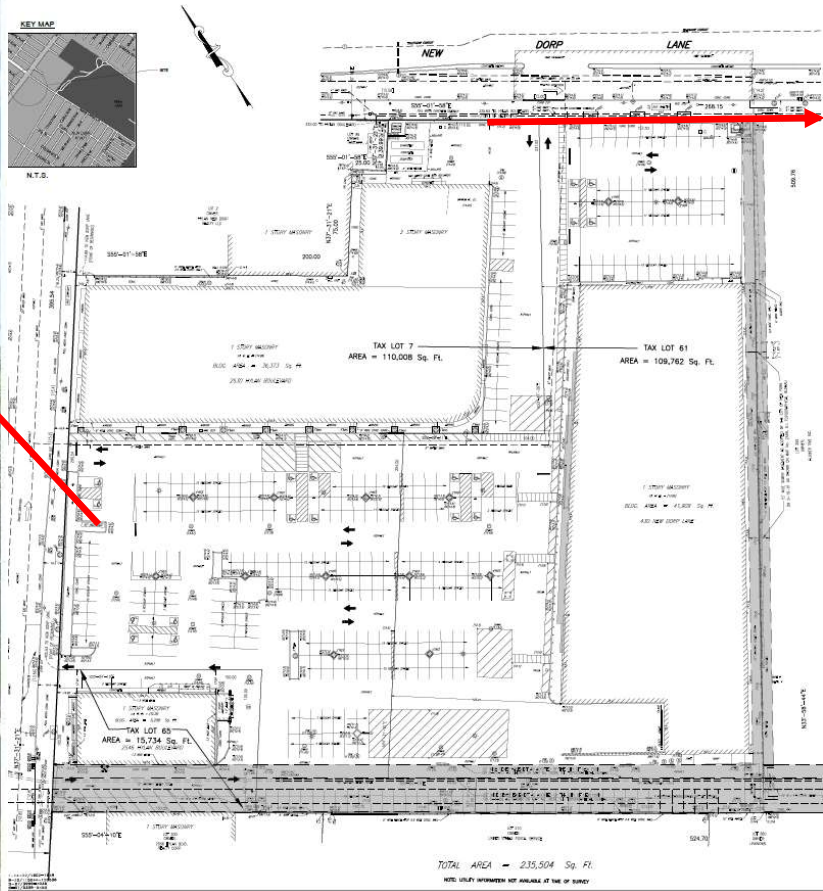


	Demos		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,937	163,656	410,960
Households	13,309	59,749	146,078
Avg. HH Income	\$112,824	\$128,112	\$123,975
Med. HH Income	\$94,237	\$102,544	\$99,965
Per Capita Income	\$42,192	\$46,919	\$44,206
% of HH earning > \$200,000	15.40%	18.50%	17.50%
% 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

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

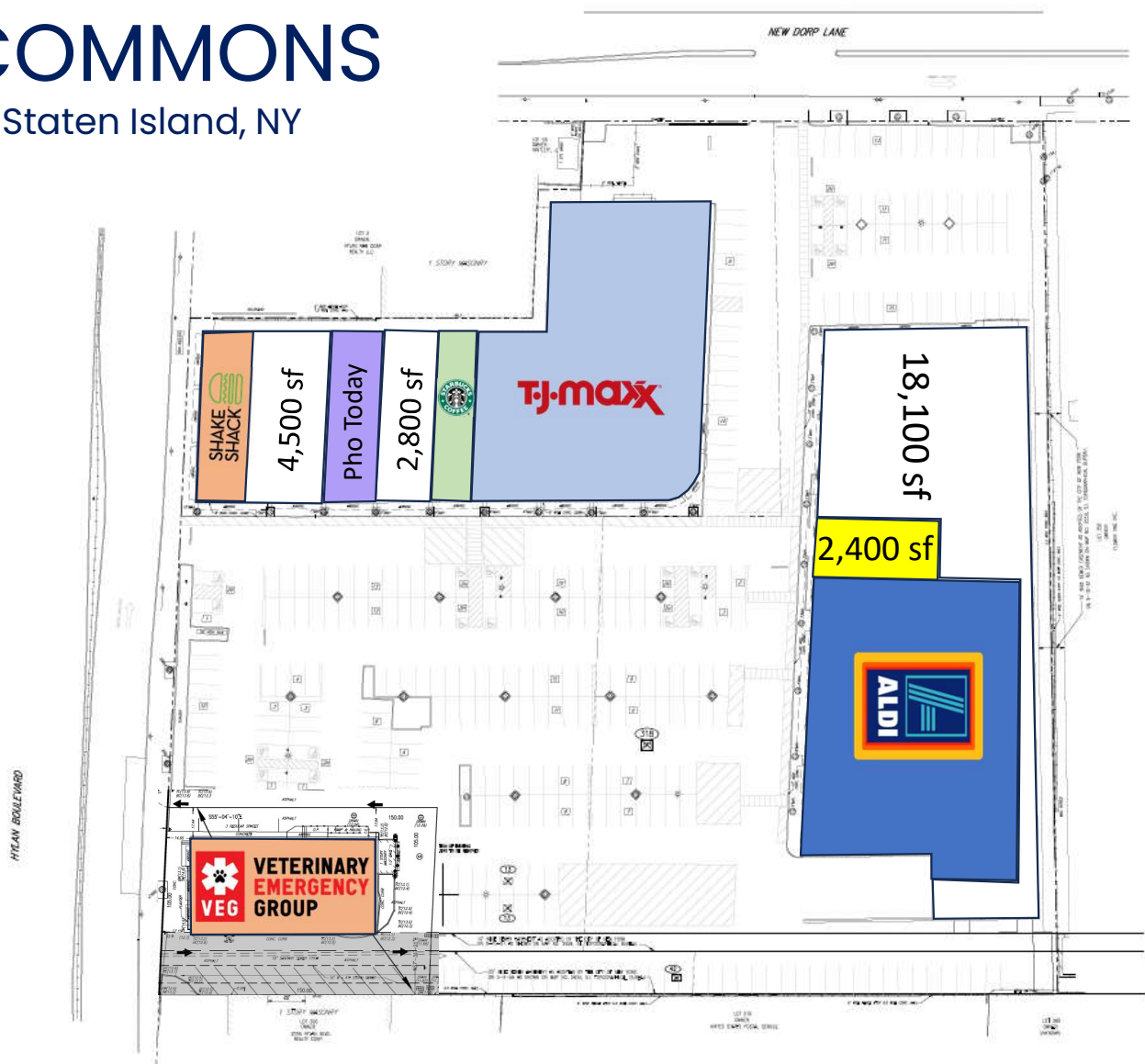


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For more information
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