

 OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

A photograph of a modern, multi-story office building with a glass facade. The building is viewed from a low angle, looking up. The sky is a clear, pale blue. In the foreground, there is a ground-floor area that appears to be a restaurant or cafe, with warm interior lighting visible through the glass. A street lamp is visible on the right side of the frame. A large yellow banner with black text is overlaid across the middle of the image.

# URBY

# Staten Island

# Prime Commercial Retail Spaces at Staten Island Urby

## **Unbeatable Location:**

Situated in the heart of North Shore Staten Island, Urby benefits from a strategic location with high foot traffic and excellent visibility. Its retail locations under the largest Staten Island Development ensures a steady flow of potential customers, providing your business with a built-in customer base.

## **Modern and Dynamic Design:**

The commercial retail spaces at Urby are designed to impress. With contemporary architecture and stylish facades, your storefront will stand out, capturing the attention of passersby and creating an inviting atmosphere for shoppers.

## **Diverse Demographics:**

Staten Island Urby attracts a diverse mix of residents, from young professionals and families to entrepreneurs and creatives. This diverse community guarantees a wide-ranging customer base, catering to various preferences and needs.

## **Ample Parking and Accessibility:**

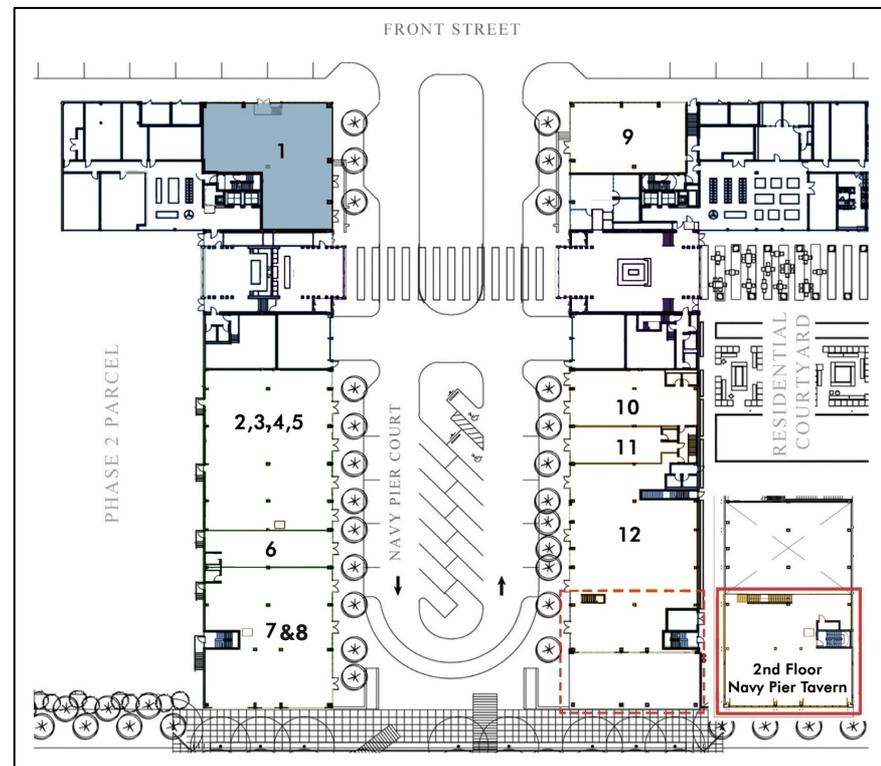
Your customers will appreciate the convenience of an ample 600 parking spaces available on-site. Additionally, Staten Island Urby is well-connected to major transportation routes, making it easily accessible for both local and out-of-town visitors.



# Available Space

## Retail Space 1 - End Cap Corner (3,344 SQ FT)

- **Highly Visible Location:** This premier retail space is strategically positioned along Front Street, offering unparalleled exposure to prime foot and vehicle traffic. As the first option visitors encounter when they come to Urby for shopping, your business will enjoy maximum visibility, ensuring a steady flow of potential customers.
- **Surrounded by 571 Residential Units:** Located at the base of a 4-story apartment building built in 2016, this retail space benefits from a captive audience of 571 residential units. The convenience of having a bustling community of potential customers within reach ensures a built-in customer base for your business.
- **End Cap Advantage:** Being situated at the end cap corner provides an abundance of natural light and prominent signage opportunities. This attention-grabbing position sets the stage for your business to stand out and make a lasting impression on shoppers.



## Tenant Roster

1 : 3,344 SF Available

2-5 : Wynnwood

6 : Beautie Bar

7-8 : Pastavino

9 : Seppes

10 : Staten Island Arts

11 : Sally's Smokehouse

12 : Navy Pier Tavern



# About Urby

Urby is revolutionizing big city rental housing via modern-design apartments, intelligent technology, high-end condo amenities, and affordable prices. And it's just getting started.

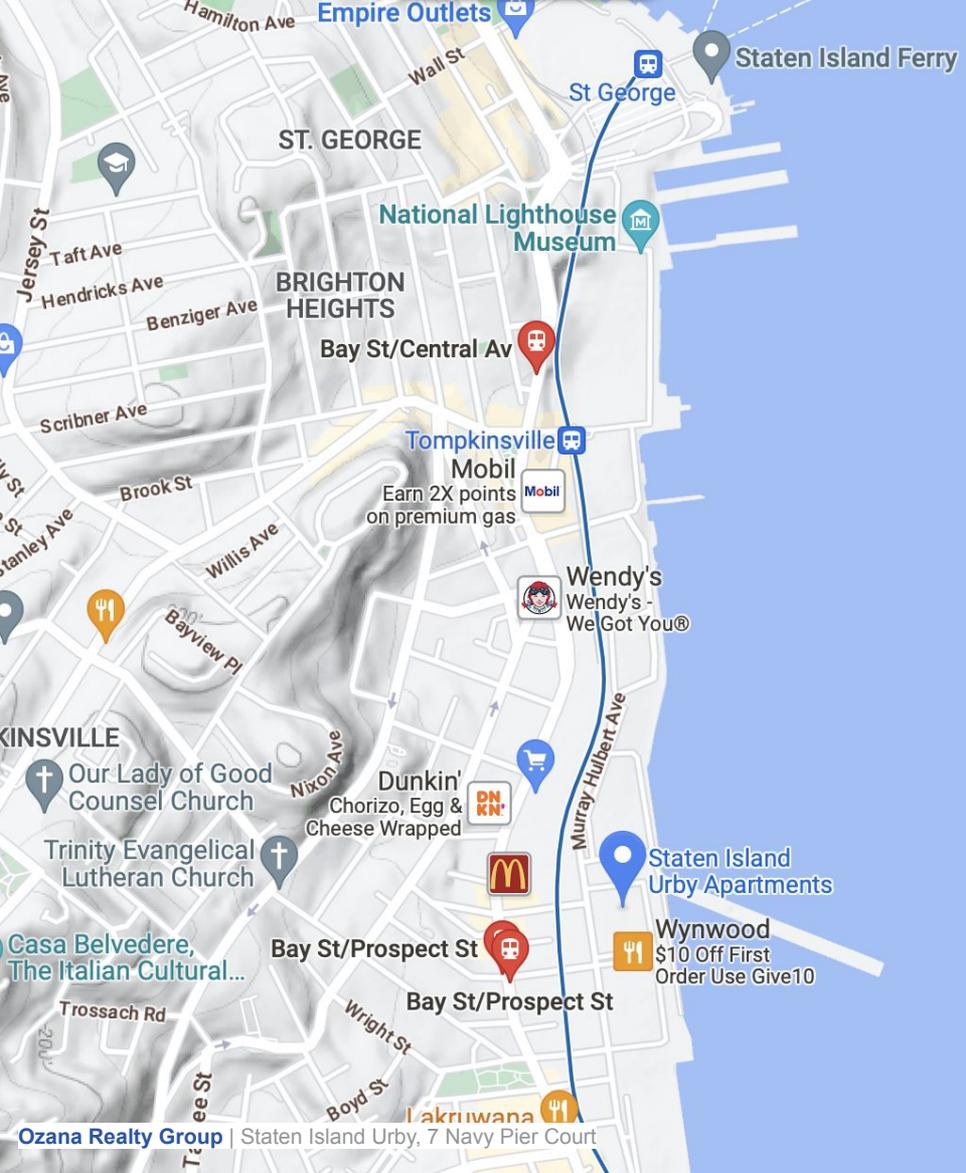
Designed inside and out by Dutch design firm Concrete, Urby launched New York-area properties in Jersey City, Staten Island, and Harrison, New Jersey (with Stamford, Connecticut on the horizon)—redefining urban living via socially accessible buildings conveniently located in city perimeters.

“Urby aims to reshape the apartment industry by combining fresh modern design with intimate collective spaces that are faithfully programmed for relaxed interaction, rejuvenation and fun,” says David Barry, CEO of Ironstate Development Company, the Hoboken based real estate development company behind Urby.

Urby is everything a typical rental building is not—offering 1-bedroom and 2-bedroom apartments, urban farms, communal kitchens, lobby cafés, saltwater pools, 24-hour door service, gyms, green spaces, and customized programs (gourmet cooking classes, tastings, etc.) that encourage social interaction and a sense of adventure for active people. The brand fills the need for quality apartment options in major cities while bringing condominium appeal to rental housing. Urby's model: no condo-style downpayment, modest financial commitment, and solve the housing crisis in thriving urban cores.

- Forbes





# Aerial Map

- ❖ Stapleton Train Station - 2 Min Walk
- ❖ Closest Bus Stop - 3 Min Walk
- ❖ St. George Ferry -
  - Car : 6 Mins
  - Train : 8 Mins
  - Bus : 10 Mins
  - Bike : 7 Mins
- ❖ Western Beef - 8 Min Walk
- ❖ Mcdonalds - 4 Min Walk
- ❖ Dunkin' - 9 Min Walk
- ❖ Exxon Mobil - 4 Min Drive
- ❖ Bay Street Landing -
  - Car : 3 Mins
  - Train : 9 Mins
  - Walk : 16 Mins
- ❖ Empire Outlets -
  - Car : 6 Mins
  - Train : 17 Mins
- ❖ National Lighthouse Museum -
  - Car : 6 Mins
  - Train : 12 Mins
  - Walk : 18 Mins
- ❖ FerryHawks Stadium -
  - Car : 7 Mins
  - Train : 18 Mins
  - Bus : 15 Mins



# A Growing Area

## Multiple Large Scale Developments | Grow Your Business with a Growing Community

Discover the Gateway to Growth in Staten Island's North Shore. With transformative developments like **River North**, **The Pearl**, and **Lighthouse Point**, and over 2,000+ apartments on the horizon, this dynamic region is attracting new residents, young professionals, families, and businesses seeking connectivity and urban charm. Strategically located with easy access to major transportation hubs and Manhattan, businesses have a first-mover advantage to thrive in this burgeoning community, creating a vibrant tapestry of enterprises to cater to diverse needs. Secure your place now and unlock the full potential of your business in this evolving landscape. Don't miss the chance to be part of the North Shore's exciting growth story and position your business for success in this thriving and dynamic environment



River North

Madison Capital



The Pearl

BFC Partners



Lighthouse Point

Triangle Equities

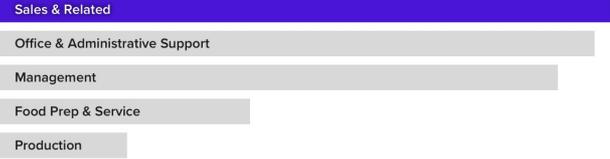
# Demographics

1- Mile Radius

## Number of Employees

10.1k

## Top Employment Categories



## Housing Occupancy Ratio

10:1

10:1 predicted by 2026



## Renter to Homeowner Ratio

2:1

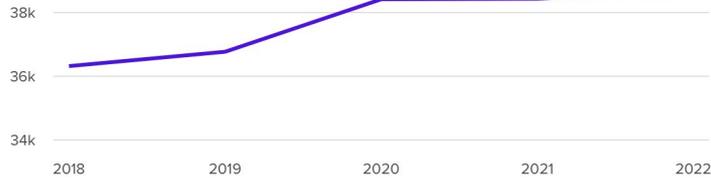
2:1 predicted by 2026



## Population

38.6k

0% Compared to 38.4k in 2021  
↑ 6% Compared to 36.3k in 2018



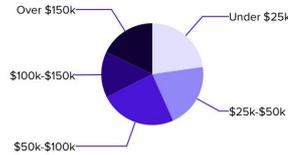
## Household Income

\$59.8k

Median Income

\$77.2k  
2026 Estimate

↑ 5%  
Growth Rate



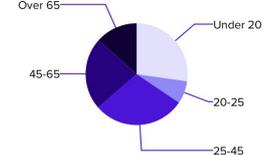
## Age Demographics

35

Median Age

36  
2026 Estimate

↑ 4%  
Growth Rate



— OZANA REALTY GROUP —

# URBY

## Contact and Leasing Guidance



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The retail space details, including but not limited to square footage, layout, dimensions, zoning designations, lease terms, and available amenities, are based on data from various sources, and they may be subject to errors, omissions, or changes without prior notice.

Prospective tenants are advised to conduct their own due diligence and verify all information independently. It is essential to consult with qualified professionals, such as commercial real estate agents, attorneys, architects, and relevant authorities, to obtain comprehensive and up-to-date information about the retail space, zoning regulations, building codes, permits, business licenses, and any other factors that may impact the suitability for the intended use.

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