

LEASING DECK

MEDICAL OFFICE FOR LEASE

2627 Hylan Blvd
STATEN ISLAND, NY 10306



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THE **NIXON**
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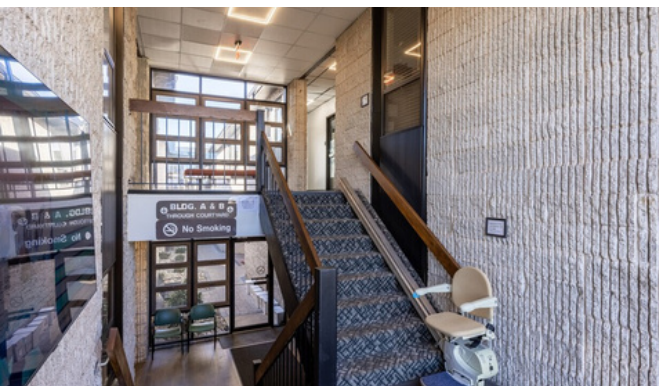
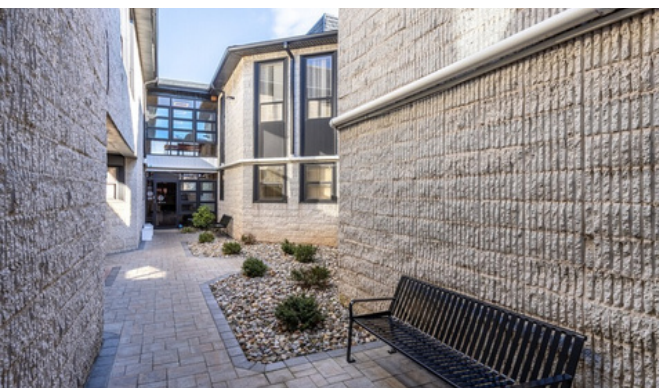


PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	2627 Hylan Blvd
GLA	7,738 SF
TYPE	Medical Building
SUITE 1 (957 SF)	\$2,750 NNN
SUITE 2 (900 SF)	\$2,650 NNN





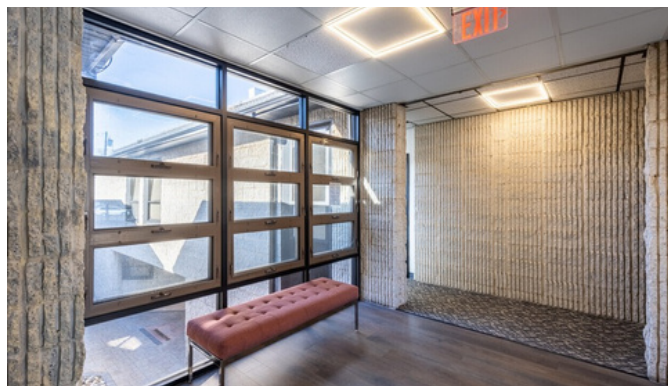
PROPERTY SUMMARY

PreReal Real Estate is proud to present two premier medical office suites available at the newly repositioned **Hylan Wellness Center**, one of Staten Island's most sought-after medical destinations.

- **Suite 1:** 957 SF – fully renovated, featuring three exam rooms with sinks, one private doctor's office, reception area, two bathrooms, and a comfortable waiting room.
- **Suite 2:** 900 SF – includes three medical suites, a doctor's office, reception, and waiting room.

The Hylan Wellness Center has recently undergone major upgrades, including a modernized lobby, refreshed exterior and common areas, and the addition of an outdoor courtyard for patient and tenant use.

Located directly off Hylan Boulevard, one of Staten Island's busiest corridors, the property offers street-to-street access, on-site parking, and full ADA compliance. The site sits across from a newly developed shopping center, surrounded by strong national and local retailers, and is easily accessible by all major local and express bus lines.



SUITE 1 - 957 SF



SUITE 2 - 900 SF



LOCATION SUMMARY



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
36,189	170,983	410,616



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$123,148	\$132,792	\$129,175



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
13,059	60,490	143,384



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