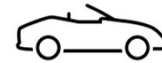


HYLAN COMMONS

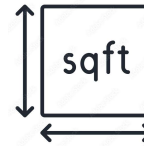


2530 Hylan Blvd, Staten Island, NY

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



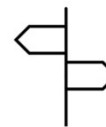
+/- 82,500 square feet



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

Available
21,000 SF of Floor Area +
Mezzanine
With over 275' of wrap
around frontage



MARKET MAP

New Dorp High
3,120 Students

Hylan Commons

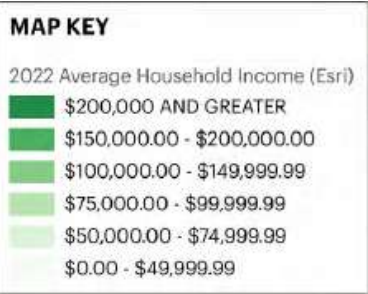
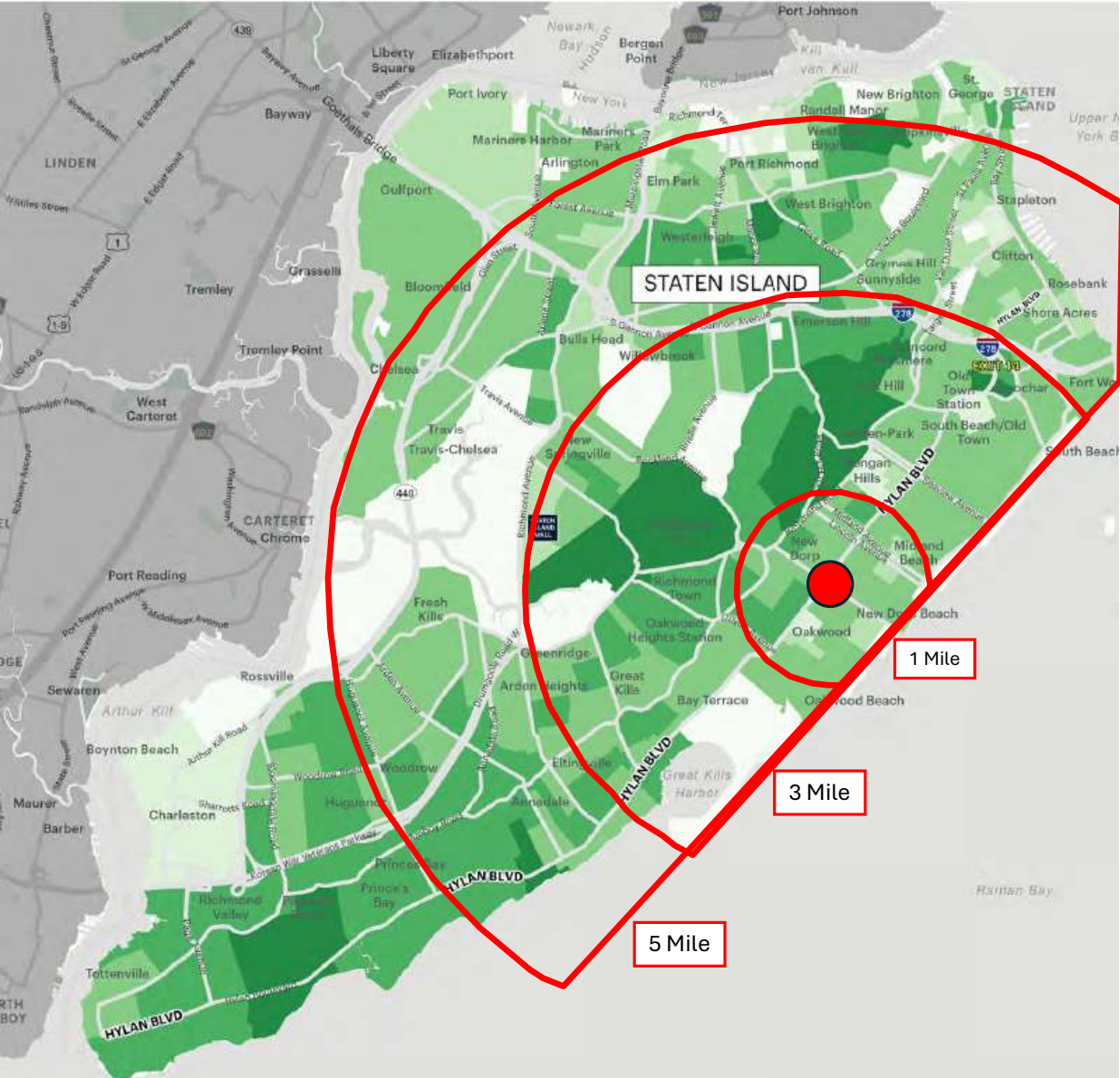


Staten Island Tech
1,355 Students



Google


Demographics

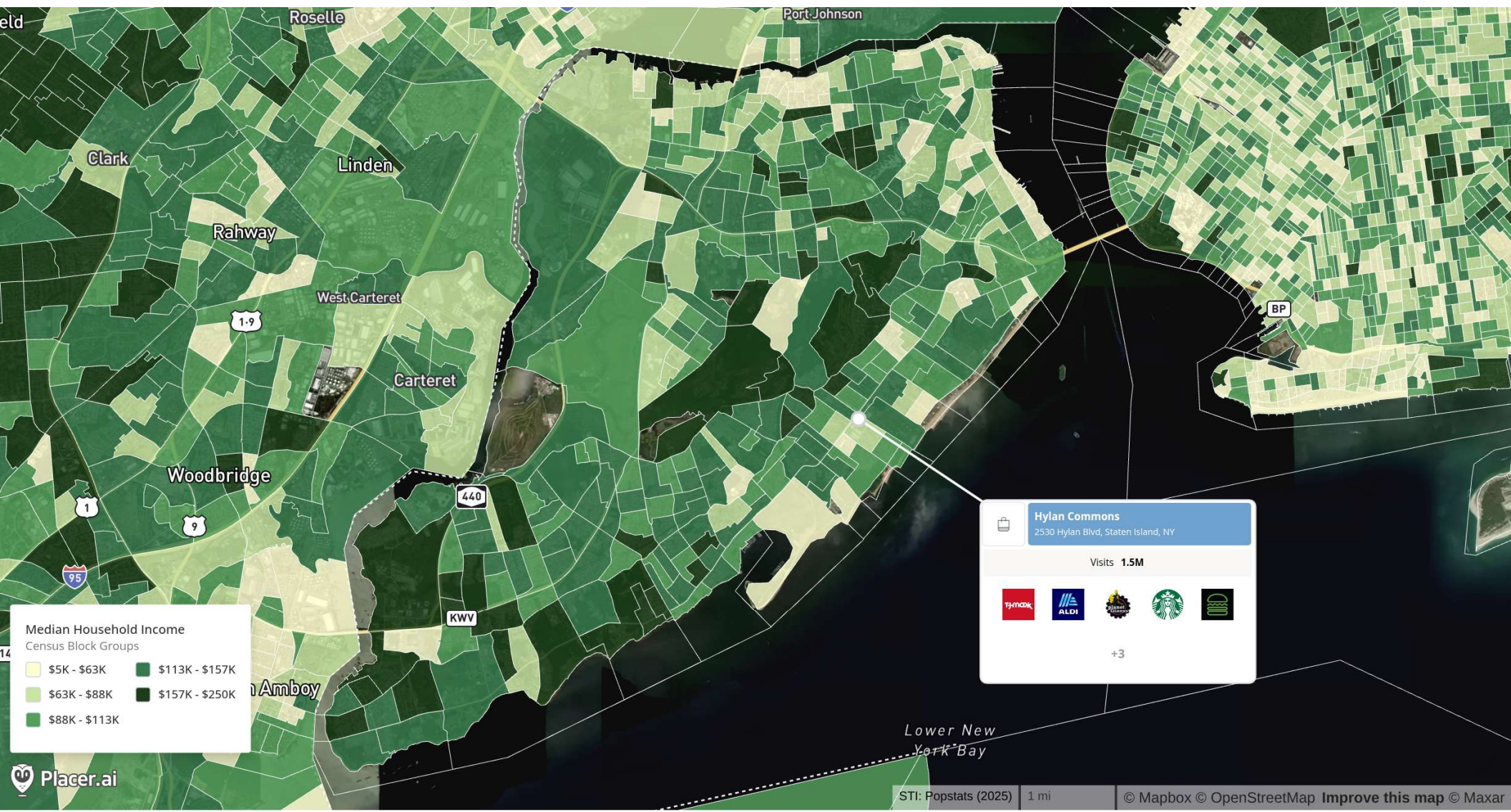


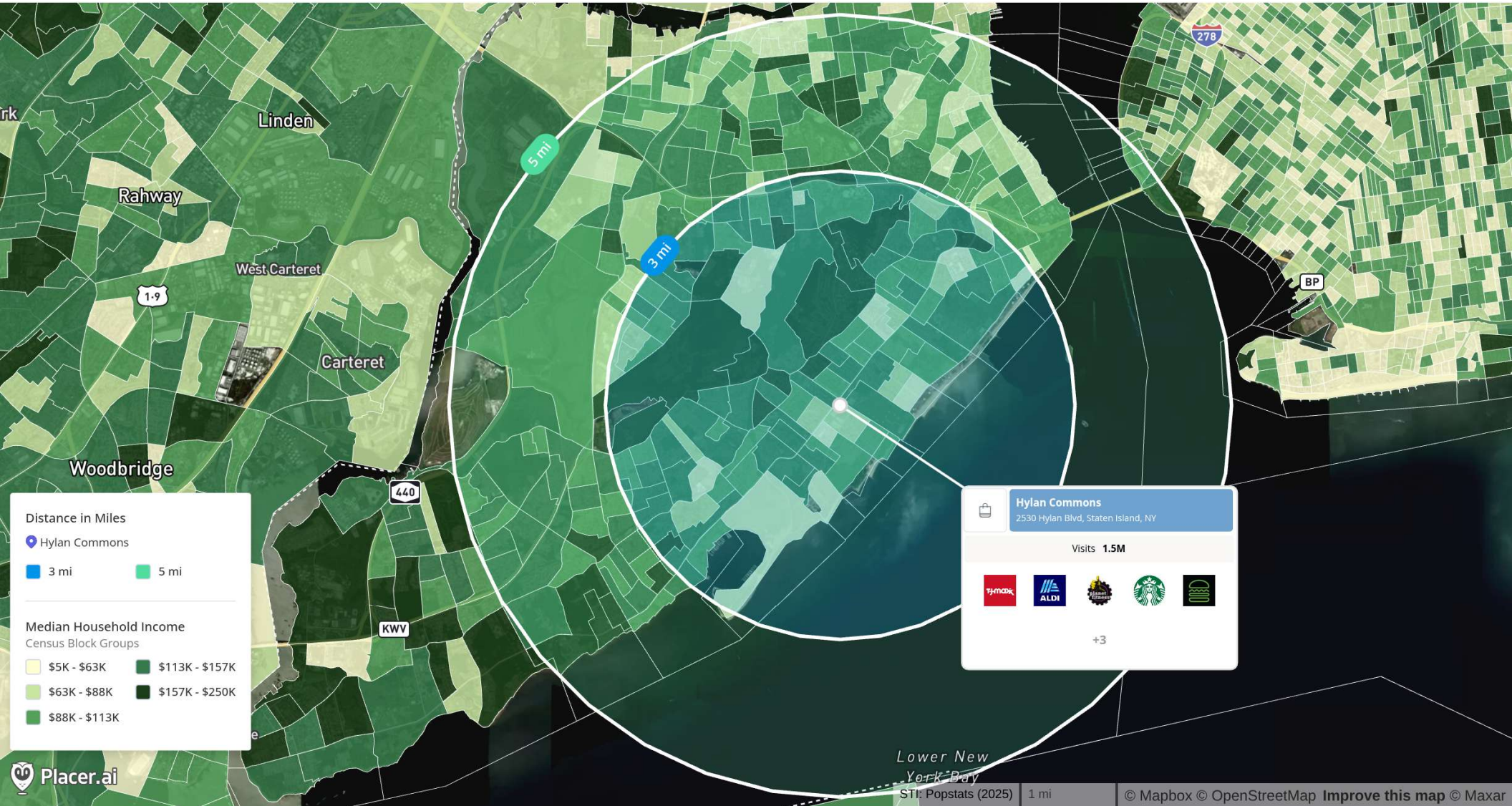
	Demos		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	34,937	163,656	410,960
Households	13,309	59,749	146,078
Avg. HH Income	\$112,824	\$128,112	\$123,975
Med. HH Income	\$94,237	\$102,544	\$99,965
Per Capita Income	\$42,192	\$46,919	\$44,206
% of HH earning > \$200,000	15.40%	18.50%	17.50%
%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

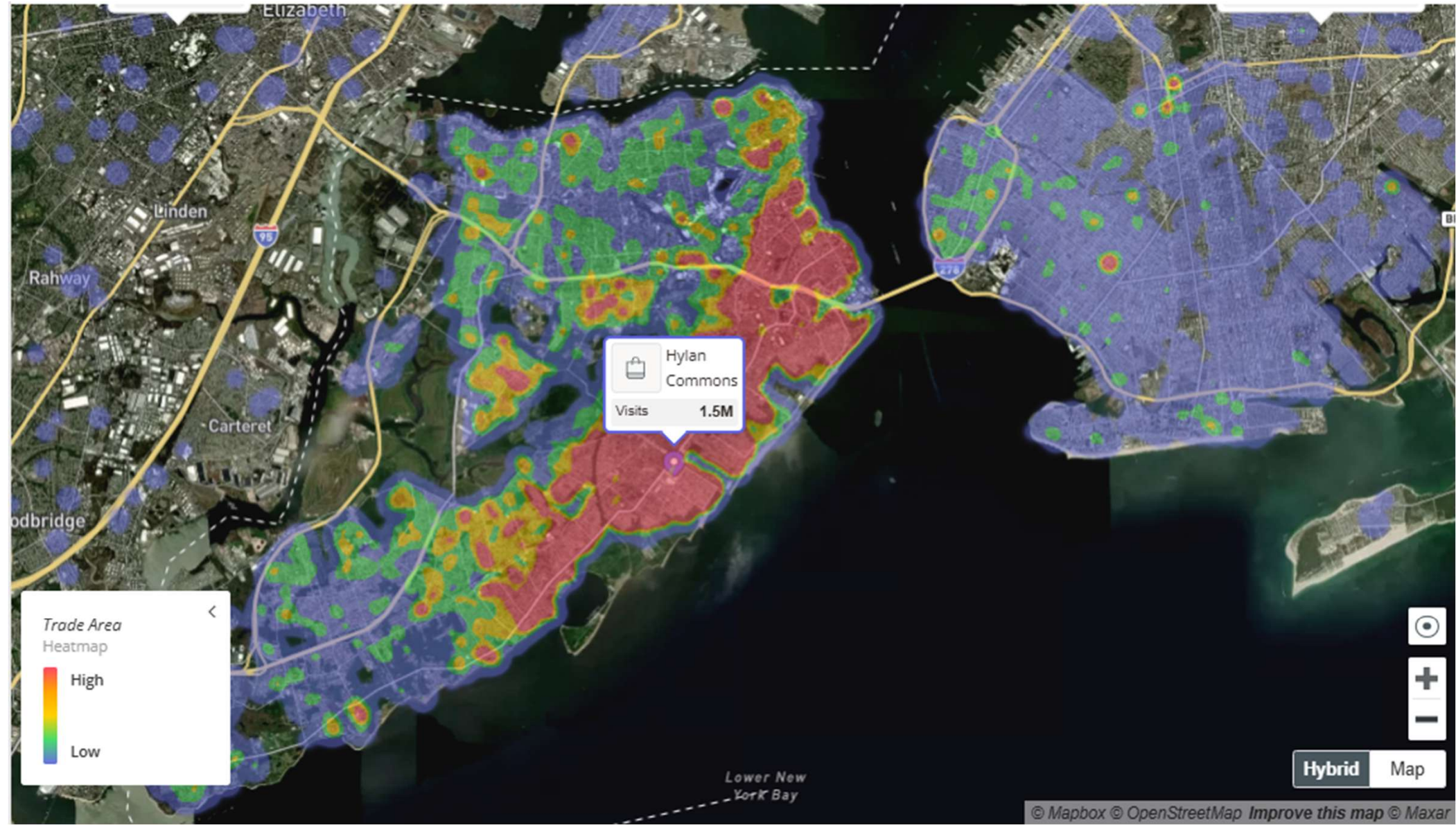
©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

Placer.ai Data

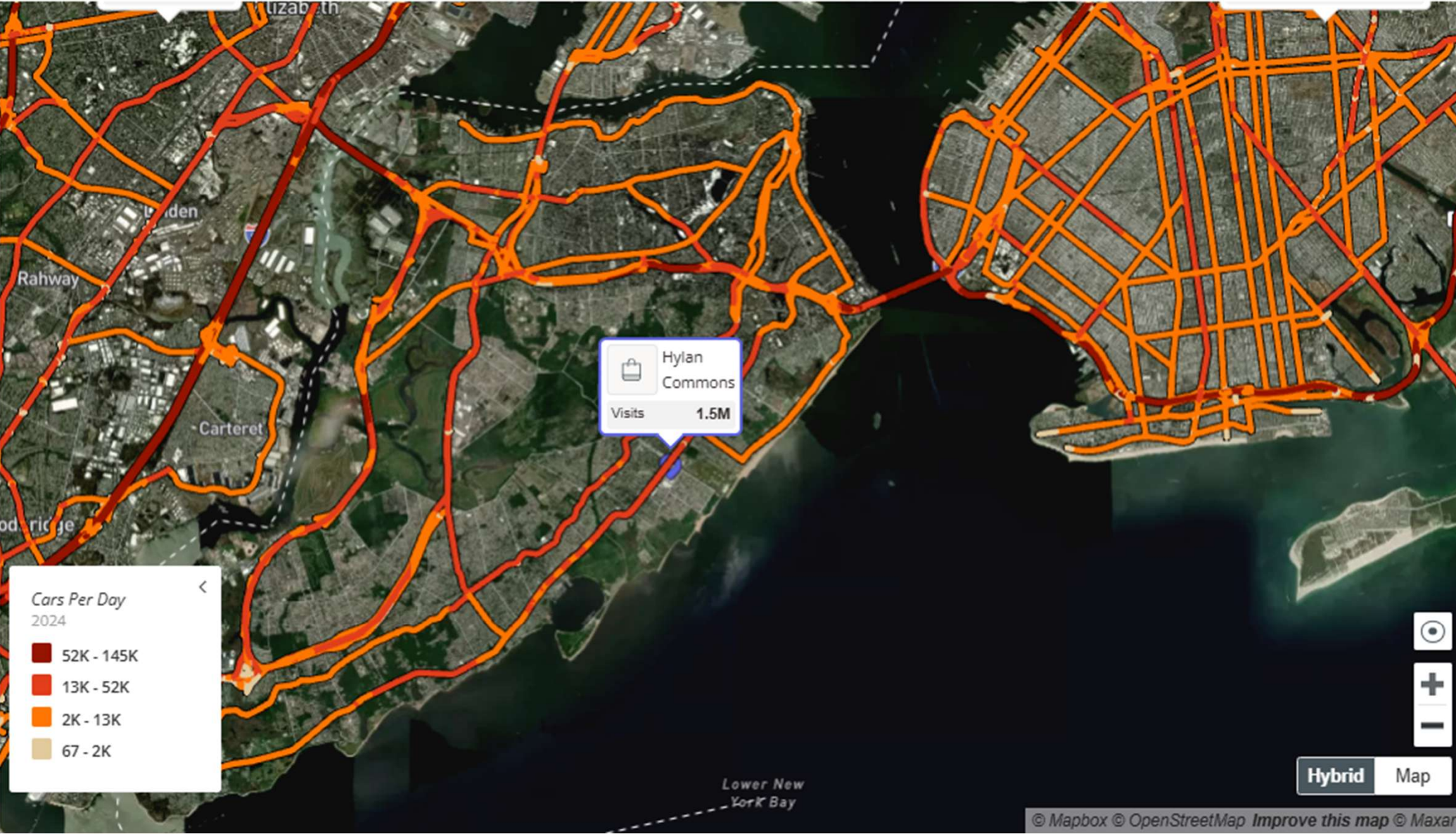
Metrics			
Hylan Commons Hylan Blvd, Staten Island, NY			
Visits	1.5M	Visit Frequency	5.62
Visits / sq ft	18.89	Avg. Dwell Time	40 Min
Size - sq ft	78.8K (GLA)	Visits YoY	+68%
Visitors	264.7K	Visits Yo2Y	+41%
May 1st, 2025 - Apr 30th, 2026 Data provided by Placer Labs Inc. (www.placer.ai)			



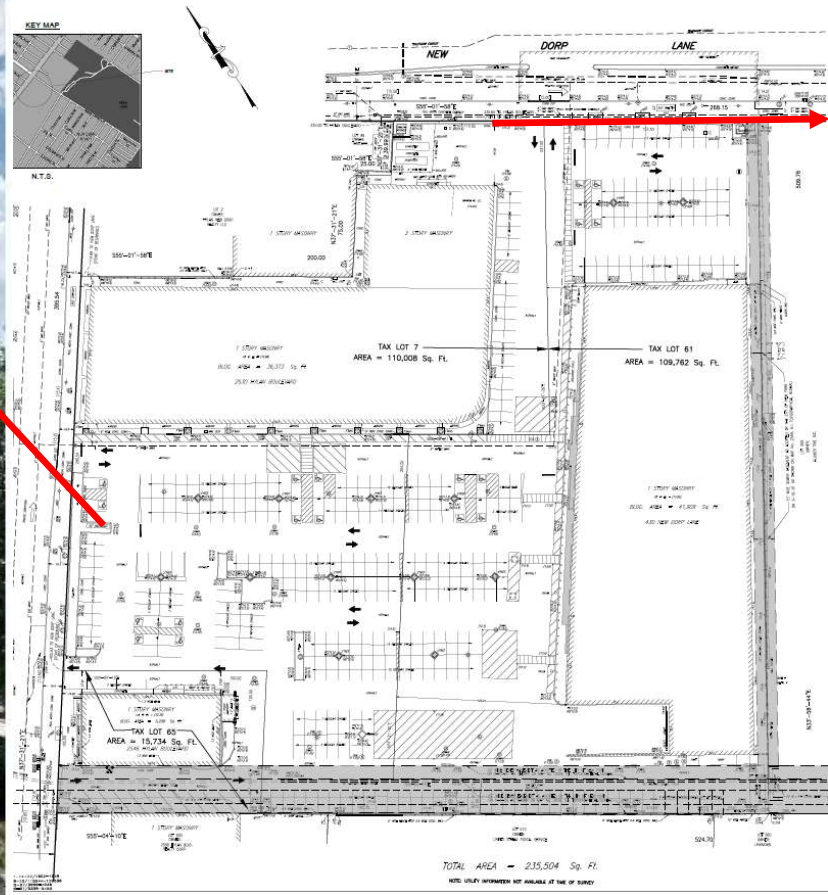








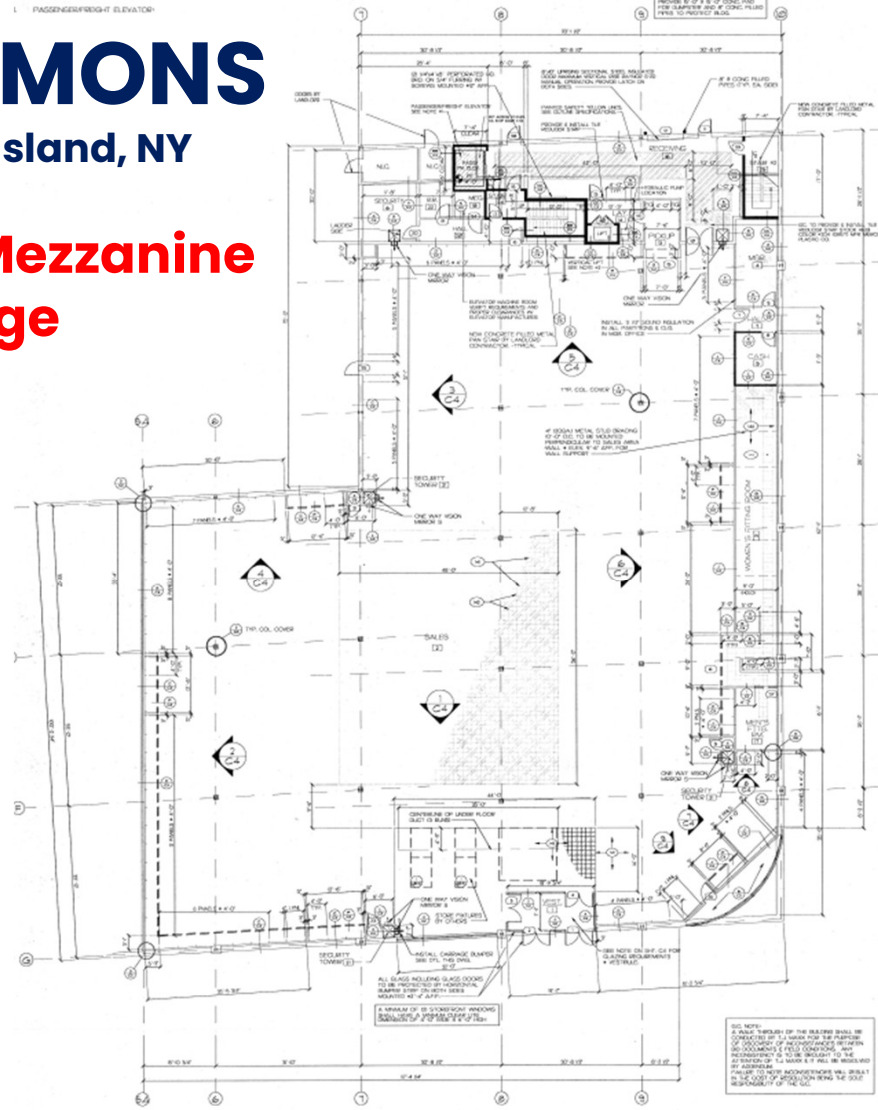
PYLON SIGNAGE



HYLAN COMMONS

2530 Hylan Blvd, Staten Island, NY

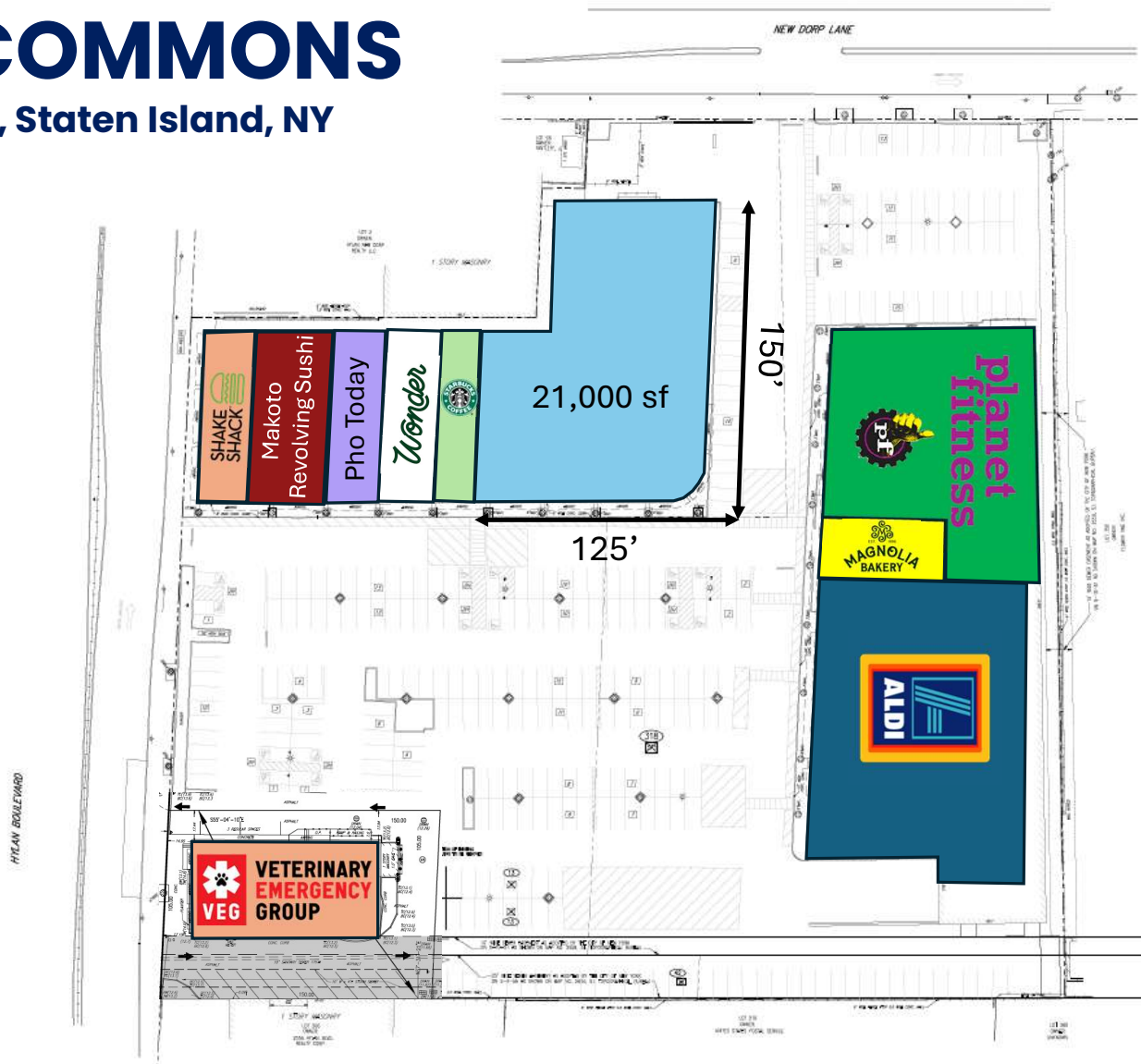
21,000 SF + 5,000 SF Mezzanine
275' of Frontage



GROUND FLOOR CONSTRUCTION PLAN
19-1-07

HYLAN COMMONS

2530 Hylan Blvd, Staten Island, NY





Wonder

STARBUCKS
COFFEE

T.J. maxx

planet fitness

ALDI





For more information
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afish@treecocenters.com