



Property Description

Prime street level storefront directly next to the Grasmere SIR station, offering ±912 SF at street level with a dedicated, highly visible façade. Ideal for retail, salon/barber, boutique fitness, or professional/medical use. The location benefits from constant commuter foot traffic and approximately 25,000 vehicles per day, delivering strong daily exposure. Delivered as-is with flexible terms and immediate availability.

Property Highlights

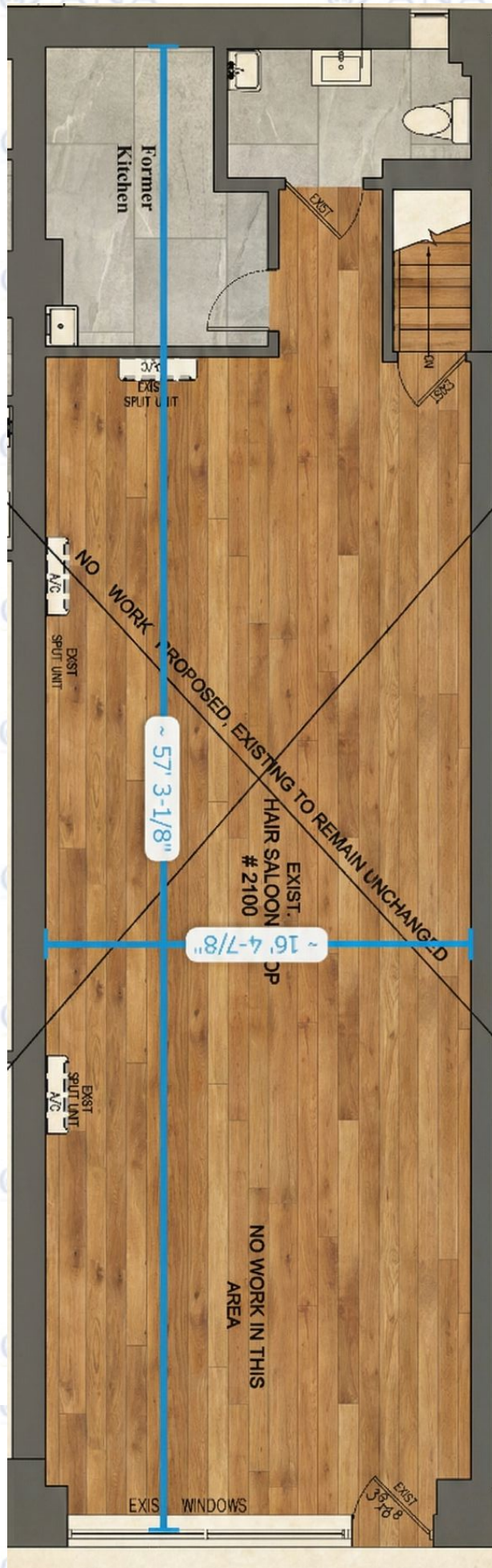
- 912 SF
- 10 Parking Spaces

Tenant Responsibilities

- \$1.82 PSF Taxes
- \$0.61 PSF Ins
- Trash Collection



First Level - 912 SF





2100 Clove Rd Staten Island NY, 10305 | 1776 SF | Retail

Ozana Realty Group | Contact : (347) 552 - 1207 | mike_raia@ozanarealty.com



Nearby Attractions

- Clove Lakes Park (~5 min.)**
Clove Lakes Park – a container of anory, landa pondgent bunchies and livndworts.
- Silver Lake Park (~5-7 min.)**
Silver Lake Park – a beautiful Hewymonnr, holde wings, and centonny park.
- Staten Island Zoo (~7-10 min.)**
Staten Island Zoo – a promous center after feor and nomm-on Staten Island Zoo.
- Fort Wadsworth (~6-8 min.)**
- FDR Boardwalk & South Beach (~6-8 min.)**
FDR Boardwalk & South Beach – a circrcled hoant, barownty, and alitesiwummers drive.
- Alice Austen House Museum (~5 min.)**
Alice Austen House Museum – an oul-on hon. ocation of Staten Museun in the city.
- Garibaldi-Meucci Museum**



Public Transportation Access

- Staten Island Railway (Grasmere Station)**
Staten Island Railway (Grasmere Station) | Grrmlem Clove Rd ⇌ Bay Ridge
- S53 Bus (Clove Rd ⇌ Bay Ridge)**
Staten Island Railway (Grasmere Station) | S53 Bus Clove Rd ⇌ Bay Ridge
- S78 Bus (Hylan Blvd trunk line)**
Staten Island W/on Blvd trunk line) – Stop: S78 Bus Clove Rd ⇌ Bay Ridge
- SIM1 / SIM1C Bus (Downtown/SoHo)**
Staten Island Railway (Grasmere Station) | SIM1 /SIM1C Bus Downtown/SoHo
- Maps for maps: [link](#) | [link for data](#)**



Local Shopping Centers



The Boulevard
2630-2670 Hylan Blvd
The Boulevard is a mirriqe shopping and extendind shopping carts ar fourocher enemia part centers.



Staten Island Mall
2655 Richmond Ave
Staten Island Mall is a breast mall compremies on, community mals, and uncenaesmarxet.



Empire Outlets
55 Richmond Terrace
Empire Outlets is a nochon-outlet excasemmanot to owners’s home & containe stolon outlets.



Demographic Overview

Within a 1-mile radius



Population:
~41,700



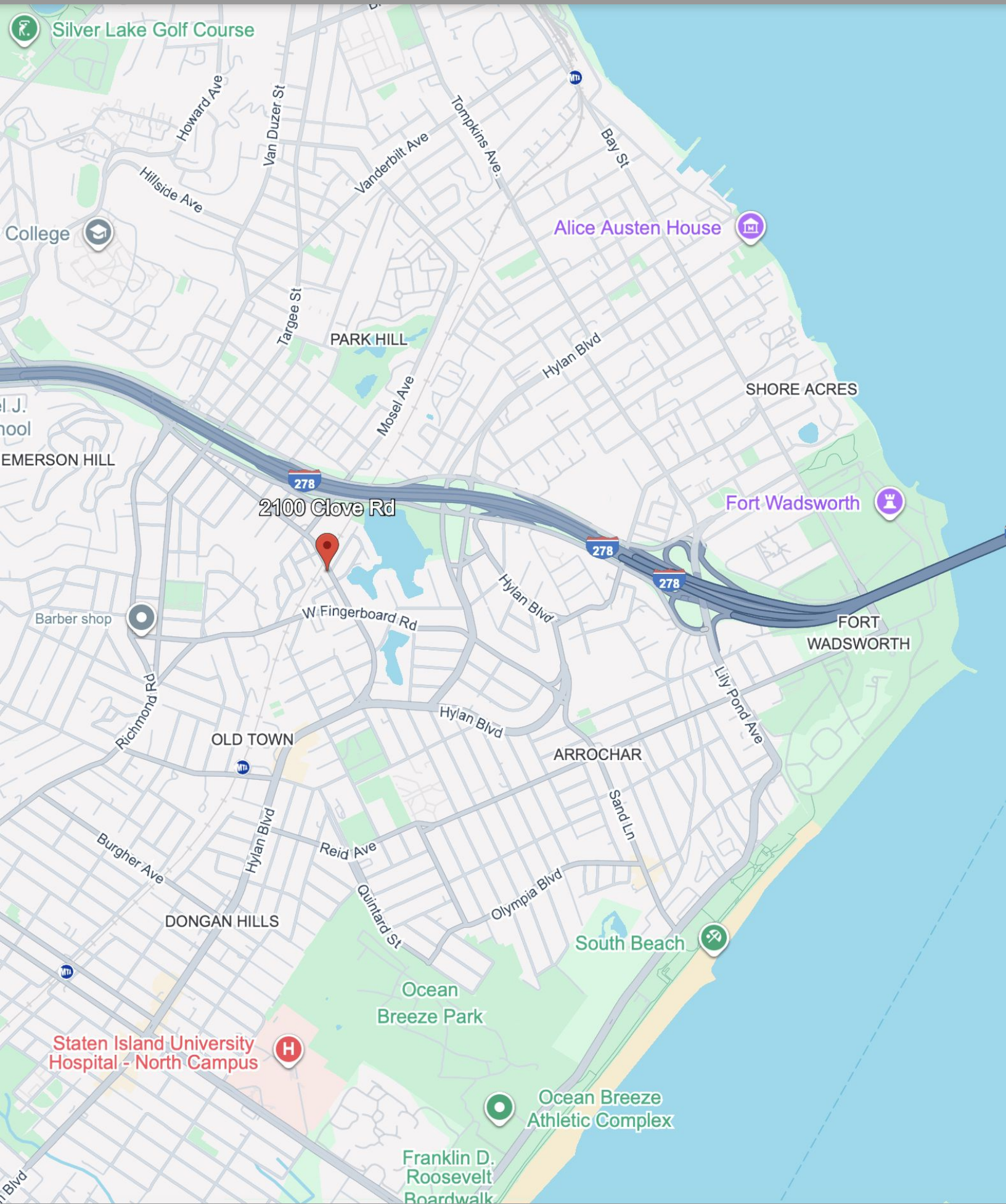
Median Household
Income:
\$104,000



Median Home
Value:
\$666,344



Average Age:
45 years



Advisory Team



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