



EDUCATION / DAYCARE / SCHOOL SPACE

STATEN ISLAND, NY

DONGAN HILLS

17-19 HYLAN BOULEVARD

SIZE

Ground Floor: 4,517 SF
2nd Floor: 7,598 SF
3rd Floor: 3,343 SF + 2,770 SF of
Outdoor Playground

ASKING RENT

Upon Request

POSSESSION

Q3 of 2025

Total: 15,458 SF + 2,770 SF of
Outdoor Playground

STATUS OF PREMISES

Under construction for daycare/
school

FRONTAGE

Over 195 FT on Hylan Blvd

PARKING

6-10 surface parking spots

NEIGHBORS

Cohen Children's Northwell Health, GoHealth Urgent Care, Walgreens, Orangetheory, Citizens, TD Bank, Citibank, NYU Langone Pediatric Urology Associates, Staten Island University Hospital

COMMENTS

- Building under construction for Daycare/School use, in the heart of Dongan Hills, Staten Island
- Surface parking in the rear of the building for roughly 6-10 cars
- Middle income strong family demographics
- Amazing visibility as the building is block-thru between Seaview Ave and Garretson Ave giving over 195 FT of frontage on the busy Hylan Blvd corridor
- Both corners of the building are at signalized traffic lights
- Right next to Staten Island Northwell University Hospital
- Elevatored Building with multiple means of egress
- 17 classrooms, multiple administrative offices and recreational rooms
- Dedicated kitchen located on the 2nd floor
- 2,770 SF of outdoor playground area on the 3rd floor terrace
- Perfect for any education use with capable buildouts available including build-to-suit for tenant needs

CONTACT EXCLUSIVE AGENT

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RIPCO
REAL ESTATE

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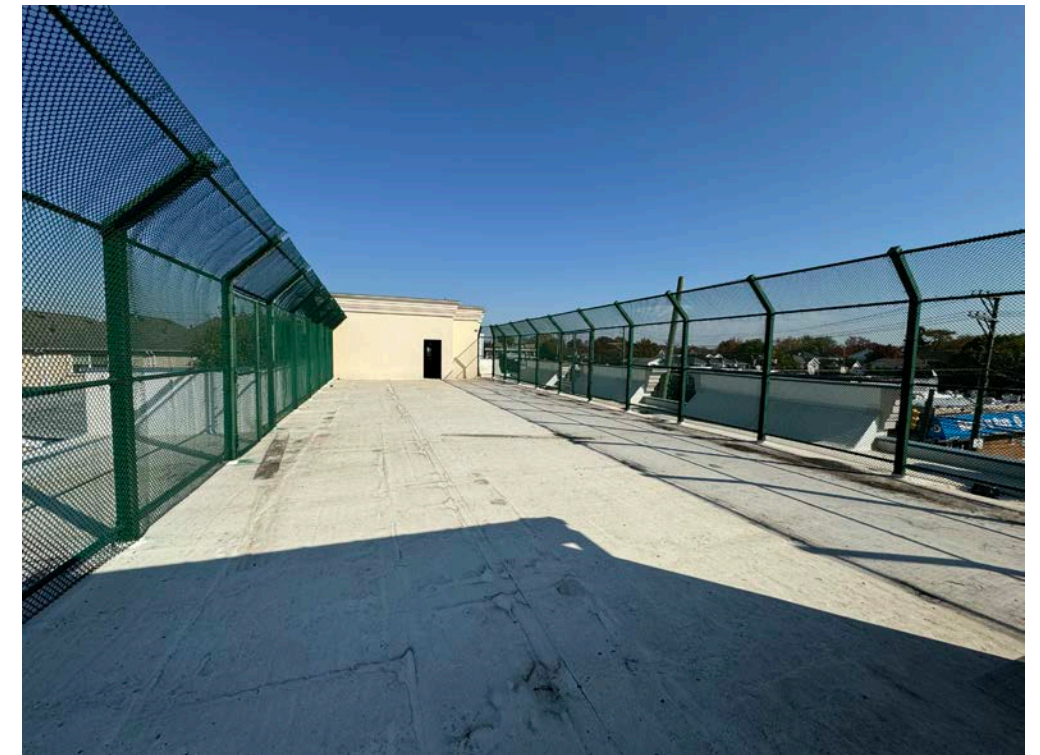
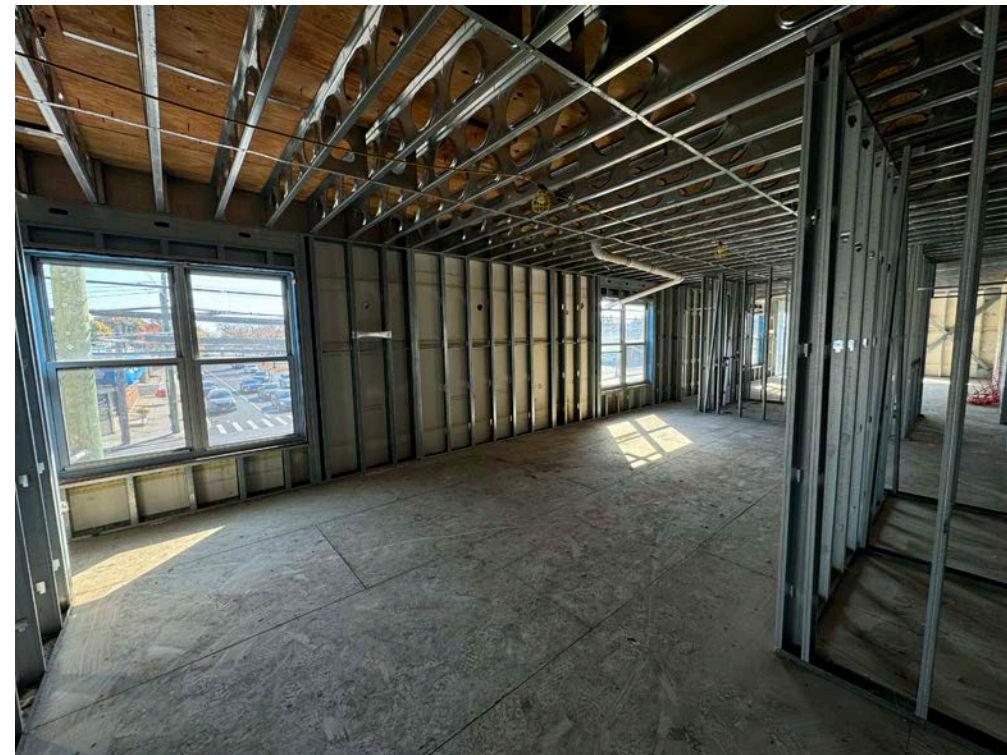
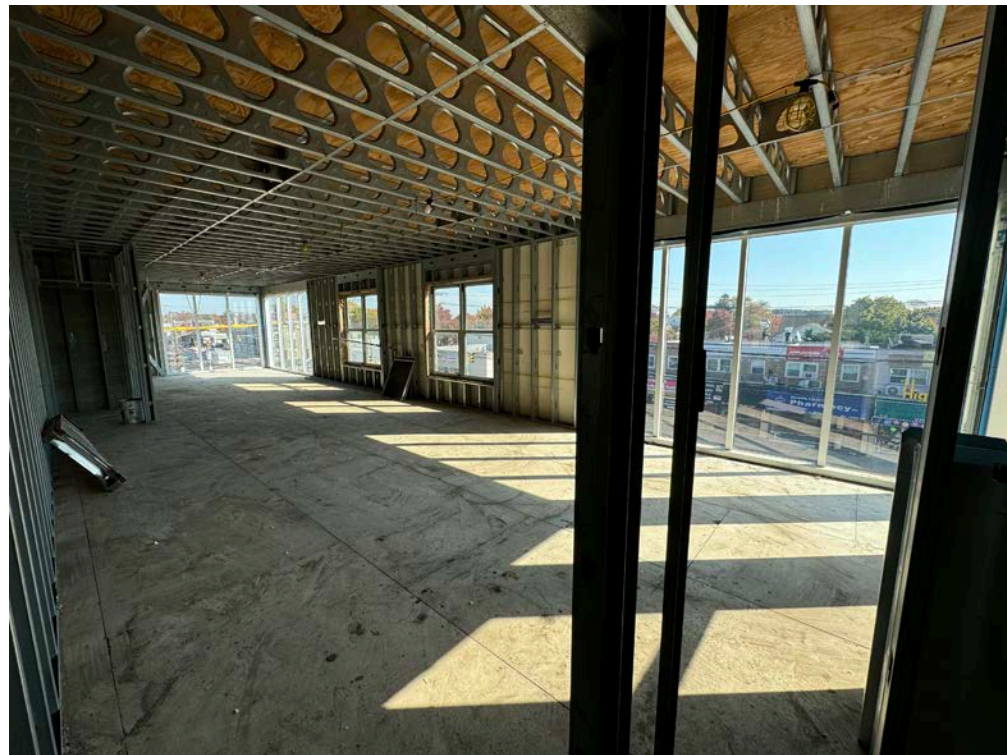
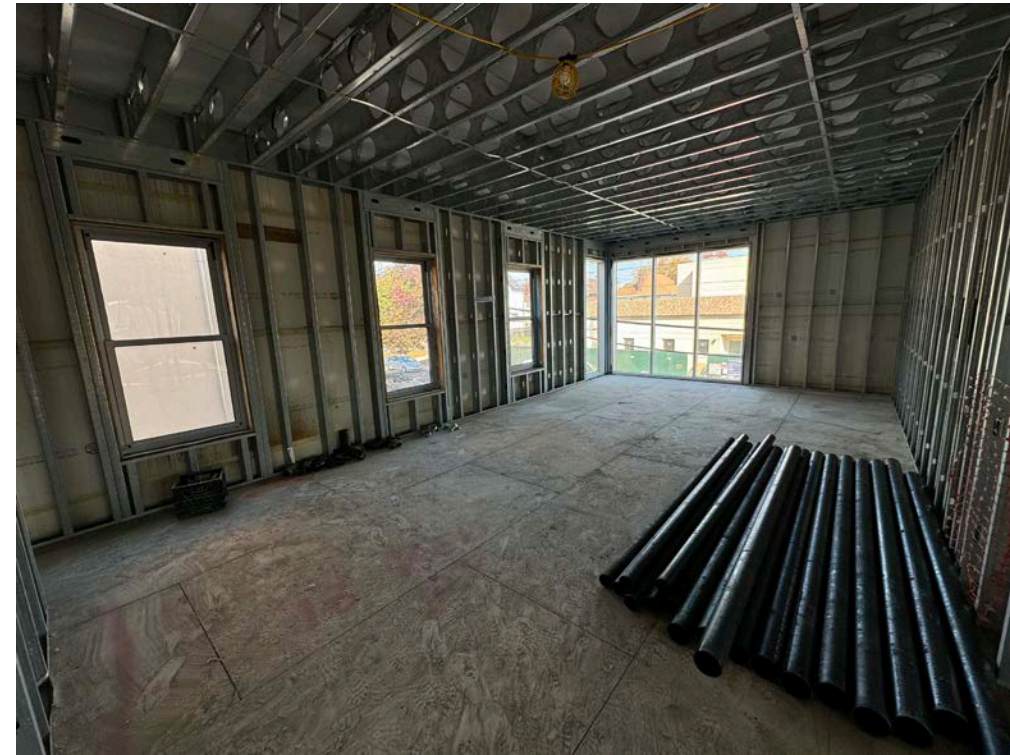
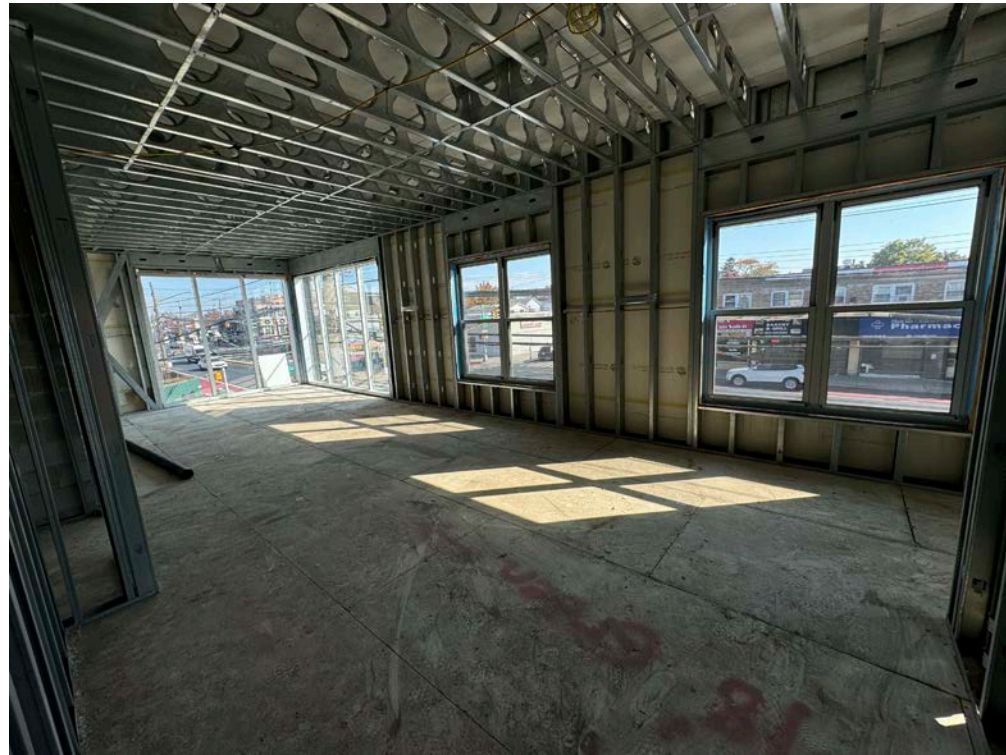
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXTERIOR PHOTOS



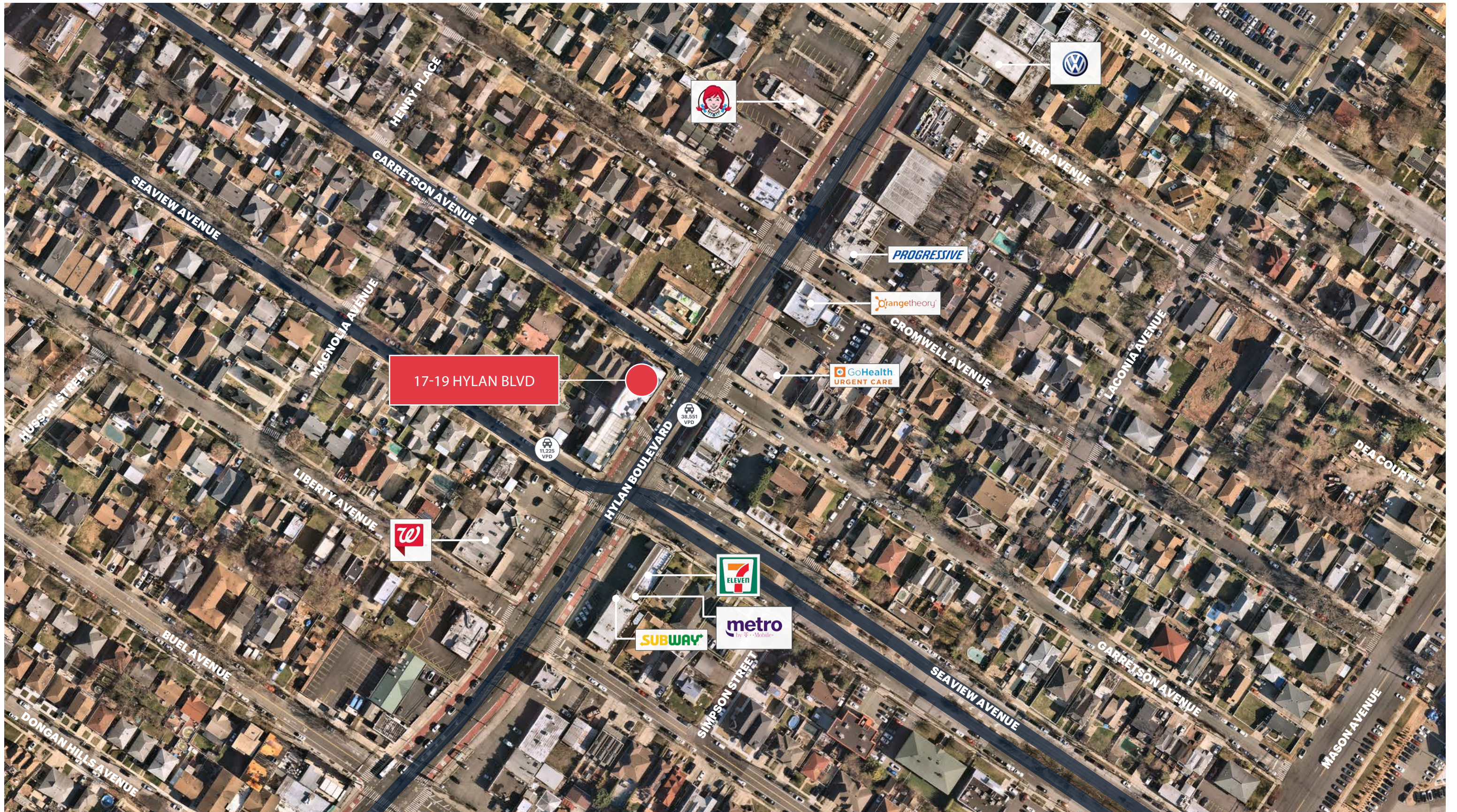
INTERIOR PHOTOS



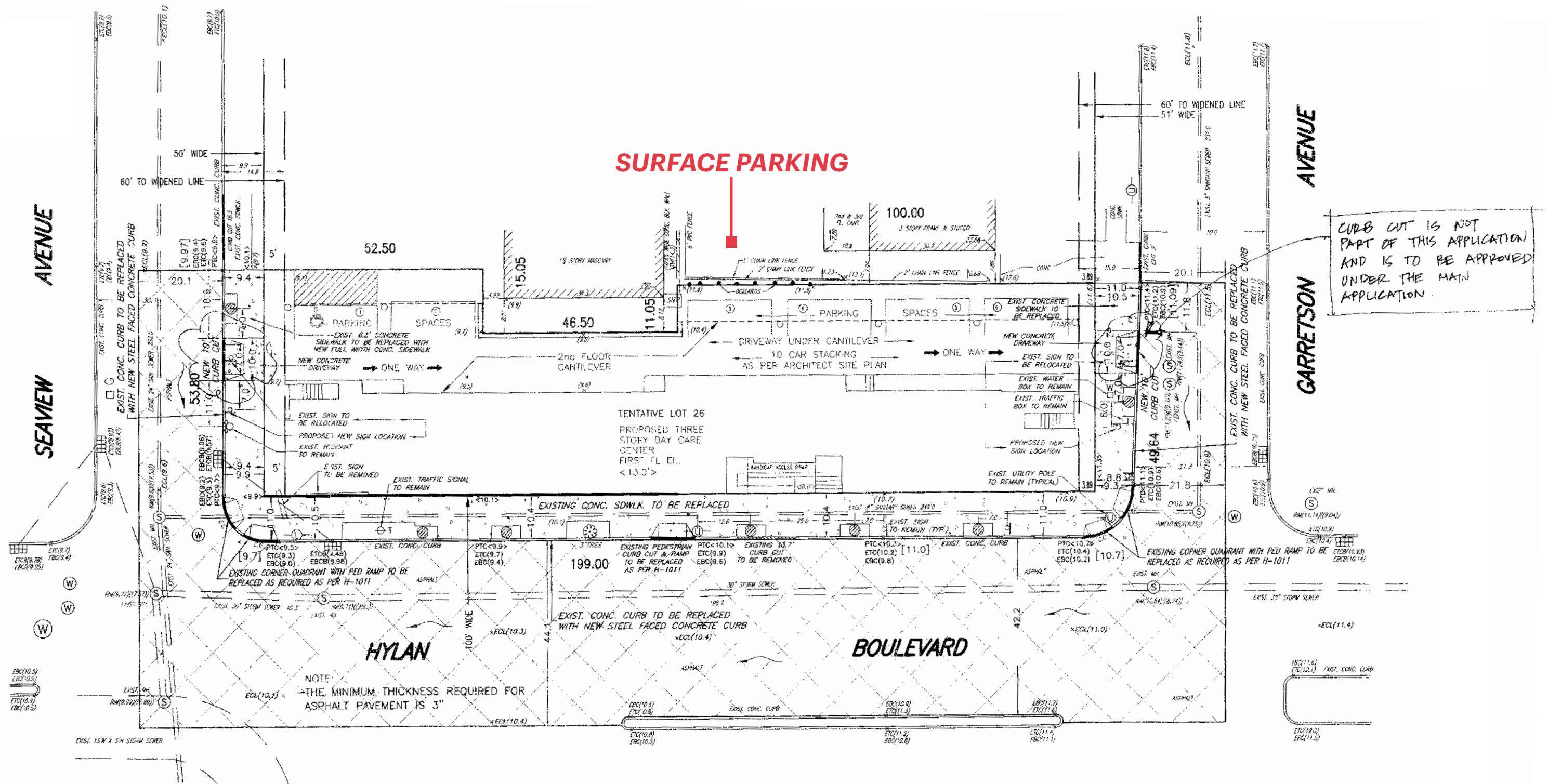
MARKET AERIAL



AERIAL

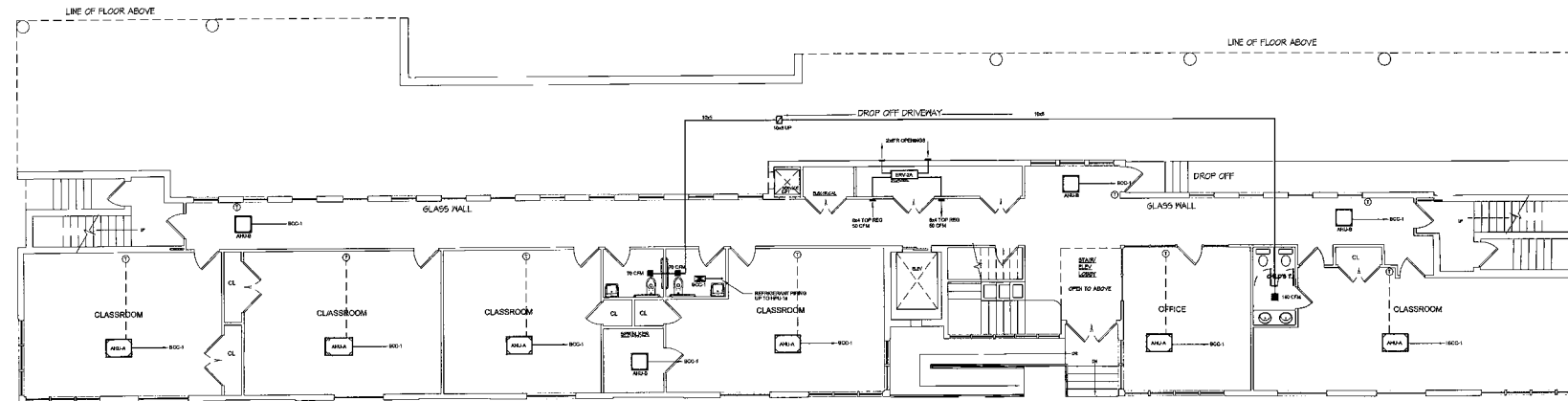


SURVEY + PARKING PLAN



CURB CUT IS NOT PART OF THIS APPLICATION AND IS TO BE APPROVED UNDER THE MAIN APPLICATION.

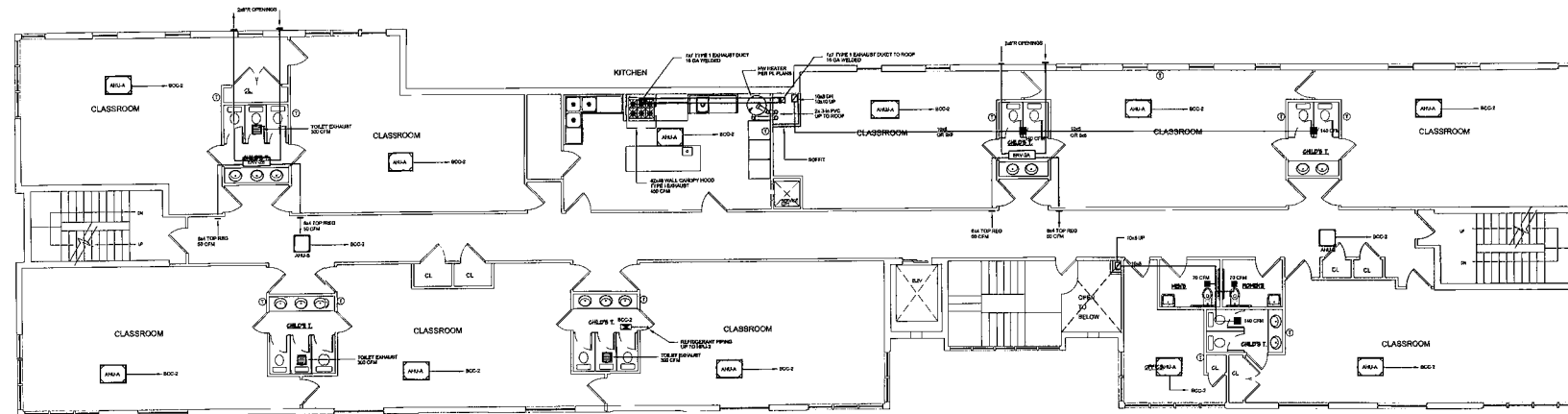
FLOOR PLAN



3500 SF

FIRST FLOOR PLAN

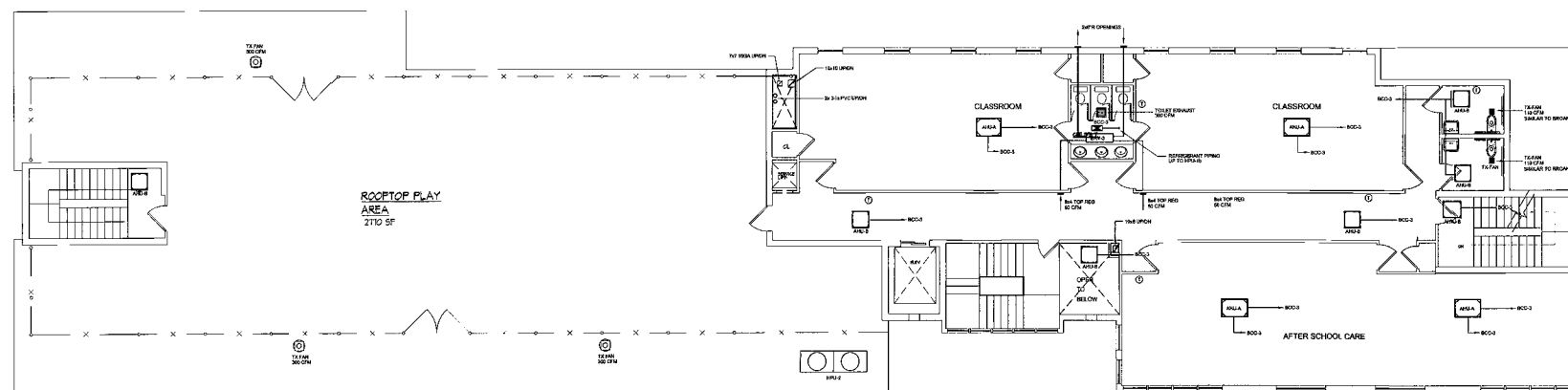
SCALE: 1/8"=1'-0"



6275 SF

SECOND FLOOR PLAN

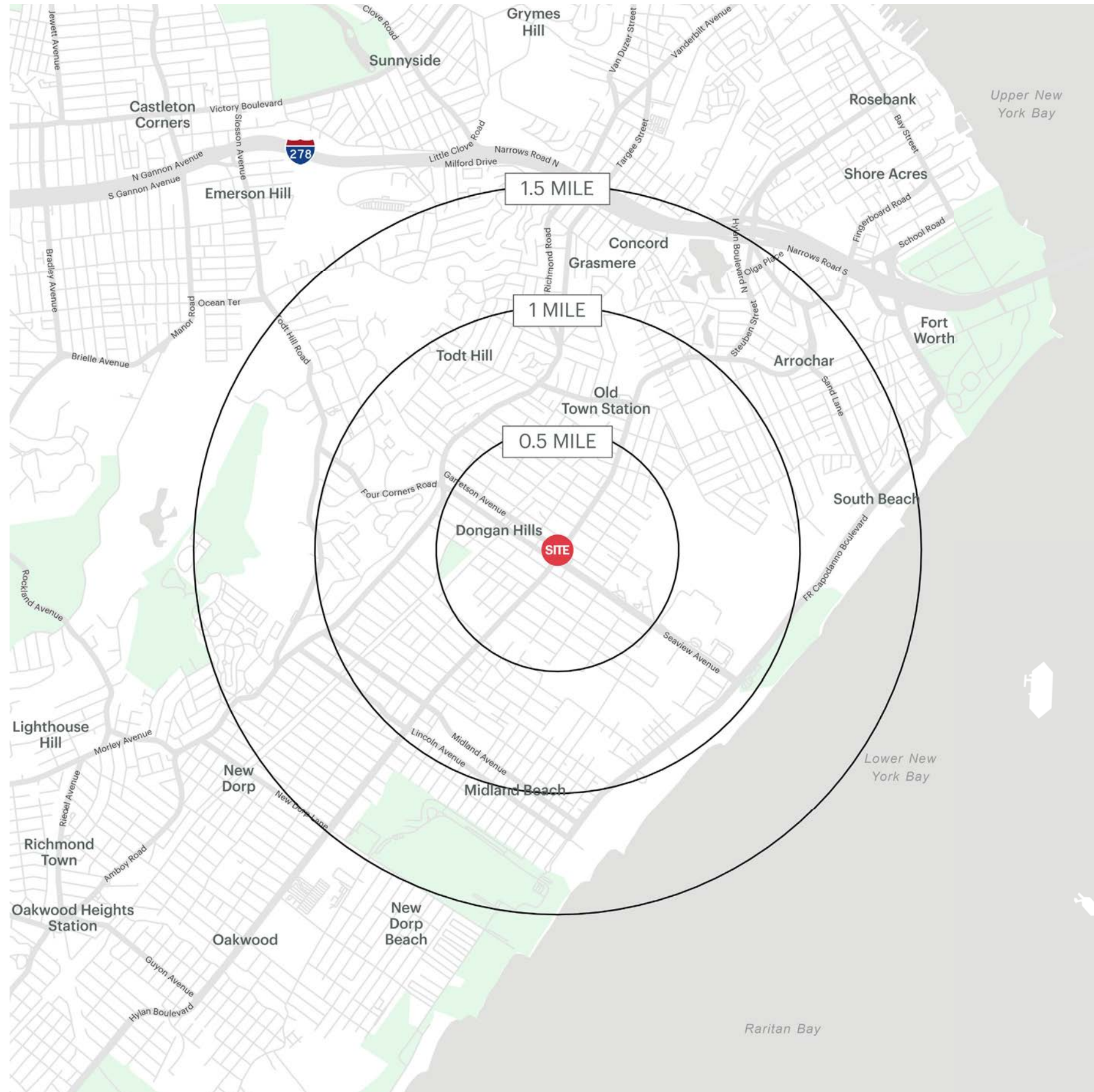
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"

AREA DEMOGRAPHICS



17-19 HYLAN BLVD STATEN ISLAND, NY

.5 MILE RADIUS

POPULATION

10,068

HOUSEHOLDS

3,623

AVERAGE HOUSEHOLD INCOME

\$105,684

MEDIAN HOUSEHOLD INCOME

\$85,583

COLLEGE GRADUATES (BACHELOR'S +)

2,560 - 24.8%

TOTAL BUSINESSES

352

TOTAL EMPLOYEES

3,321

DAYTIME POPULATION (W/ 16 YR +)

8,952

1 MILE RADIUS

POPULATION

35,100

HOUSEHOLDS

12,495

AVERAGE HOUSEHOLD INCOME

\$112,931

MEDIAN HOUSEHOLD INCOME

\$83,370

COLLEGE GRADUATES (BACHELOR'S +)

8,701 - 24.6%

TOTAL BUSINESSES

903

TOTAL EMPLOYEES

15,760

DAYTIME POPULATION (W/ 16 YR +)

35,653

1.5 MILE RADIUS

POPULATION

57,492

HOUSEHOLDS

20,105

AVERAGE HOUSEHOLD INCOME

\$122,498

MEDIAN HOUSEHOLD INCOME

\$86,495

COLLEGE GRADUATES (BACHELOR'S +)

15,165 - 25.0%

TOTAL BUSINESSES

1,525

TOTAL EMPLOYEES

21,357

DAYTIME POPULATION (W/ 16 YR +)

53,957

AREA DEMOGRAPHICS

