



EXCLUSIVE OFFERING
MEMORANDUM

HIGH-VISIBILITY
COMMERCIAL BUILDING

1190 HYLAN BLVD
STATEN ISLAND, NY 10305

ROB NIXON
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ASKING PRICE:
\$1,395,000

 **PREREAL**TM
PRENDAMANO REAL ESTATE

PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	1190 Hylan Blvd, Staten Island
LOCATION	Corner of Hylan Boulevard and Naughton Avenue, Dongan Hills
ASKING PRICE	\$1,395,000
LOT SIZE	2,568 SF (20' X 128')
BLOCK & LOT	3235-21
ZONING	R3-2
TAX	\$16,292



PROPERTY OVERVIEW

Presented for sale is a rarely available two-story commercial building at 1190 Hylan Boulevard, one of Staten Island's most sought-after retail and professional corridors. This impressive 3,000 SF stucco building spans two levels with direct street-to-street access, offering exceptional visibility and a prominent presence on Hylan Boulevard with parking in the rear.

The layout offers true flexibility. Occupy the entire building as an owner-user, or occupy one floor and lease the other to offset carrying costs. With a Certificate of Occupancy in place and central air and forced air heating throughout, the building is move-in ready for a wide range of commercial uses. Situated on a 20 ft × 128 ft lot (2,568 SF) in the heart of Dongan Hills, the property sits minutes from the Verrazzano-Narrows Bridge, the Staten Island Expressway, and the Staten Island Railway's Dongan Hills station, providing seamless access across the borough and into Brooklyn.

For an owner-user or investor, 1190 Hylan Boulevard represents a rare opportunity to own a quality commercial asset on one of Staten Island's premier commercial strips and build equity instead of paying rent.



NEIGHBORHOOD MOMENTUM

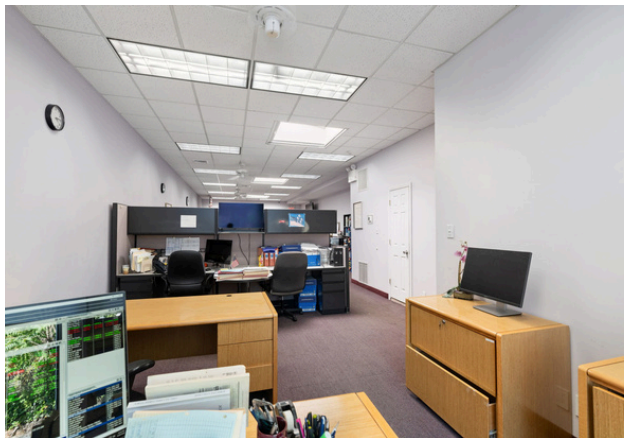
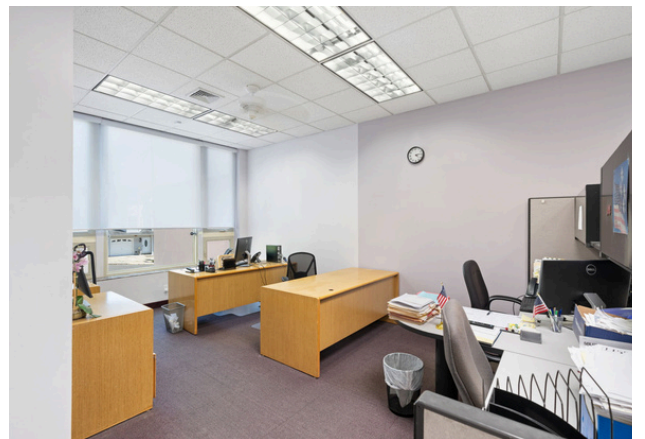
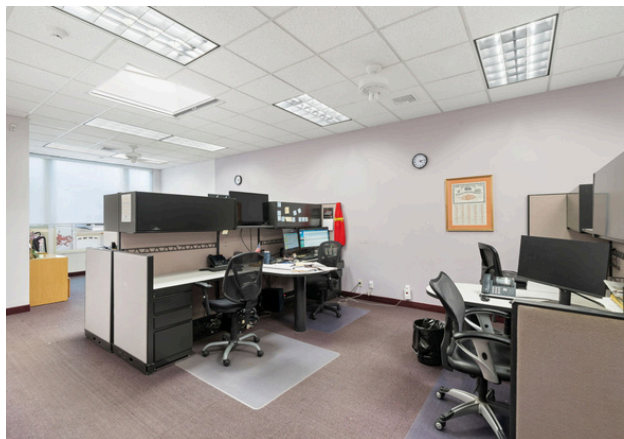
Hylan Boulevard is Staten Island's backbone commercial corridor, running the length of the East Shore and serving as the borough's most trafficked retail and professional strip. The corridor draws consistent vehicle and foot traffic year-round, anchored by national tenants, medical offices, restaurants, and service businesses that reflect the dense, high-income residential neighborhoods surrounding it.

Dongan Hills is home to over 36,000 residents with a median income of \$73,378, forming a strong and stable consumer base directly surrounding the property. The neighborhood is served by three main transport routes, Hylan Boulevard, the Staten Island Railway, and Richmond Road, and is less than 5 minutes from the Staten Island Expressway and less than 10 minutes to the Verrazzano-Narrows Bridge.

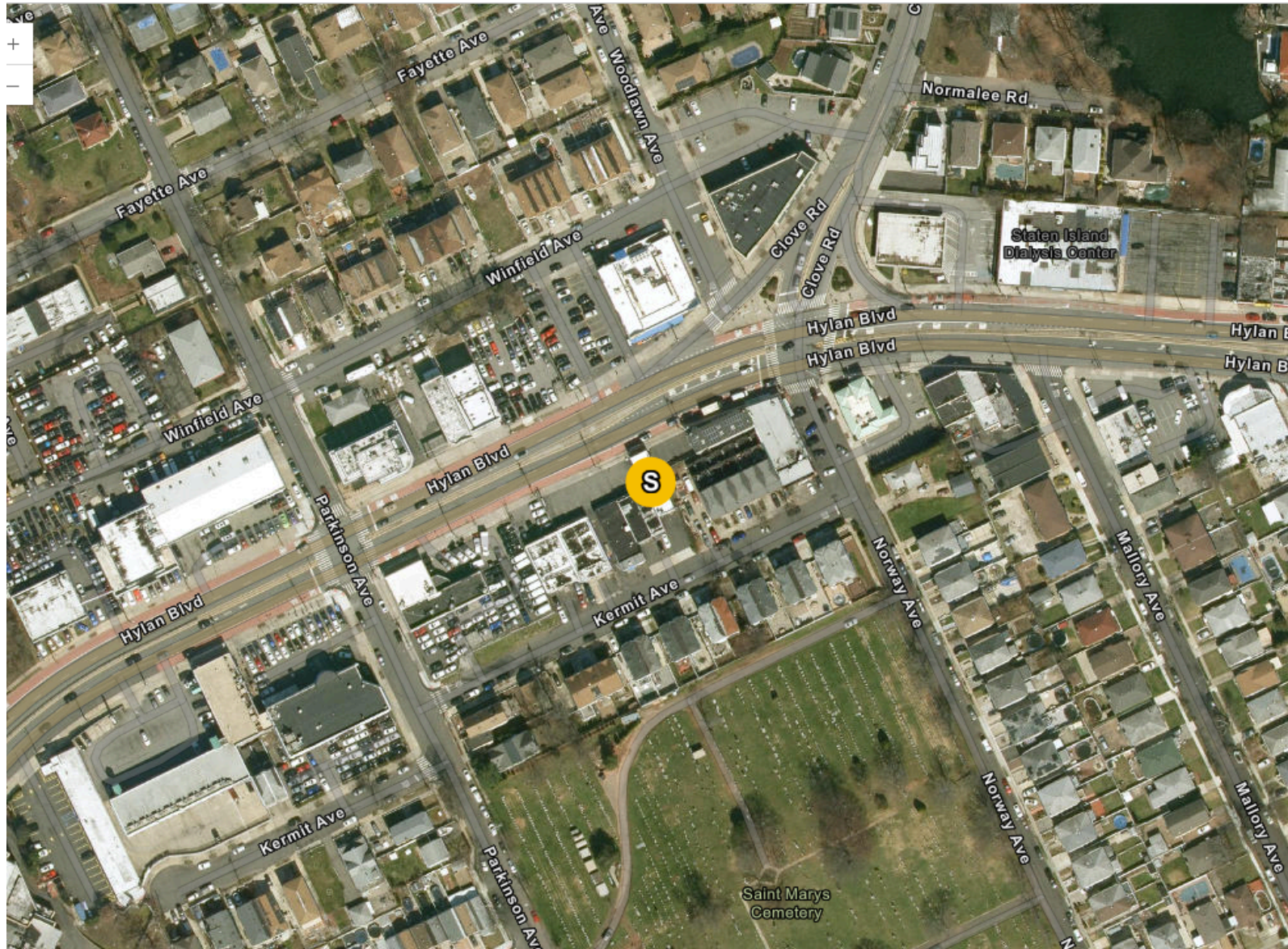
Hylan Boulevard offers the broadest transit access on the East Shore, with express bus routes SIM1, SIM1c, SIM7, SIM10, and SIM11, plus the S79-SBS select bus to Bay Ridge, Brooklyn, making it one of the most connected commercial corridors in the borough. Staten Island University Hospital, one of the borough's largest employers and medical anchors, is located nearby, driving consistent daytime traffic and demand for professional and medical office uses along the corridor.

Kimco Realty's \$180 million Boulevard project at 2600 Hylan Boulevard is bringing 50 national and local retailers to a 440,000 SF redeveloped shopping complex, further reinforcing Hylan Boulevard's position as Staten Island's dominant commercial destination. The corridor is not emerging. It is established, resilient, and deepening.





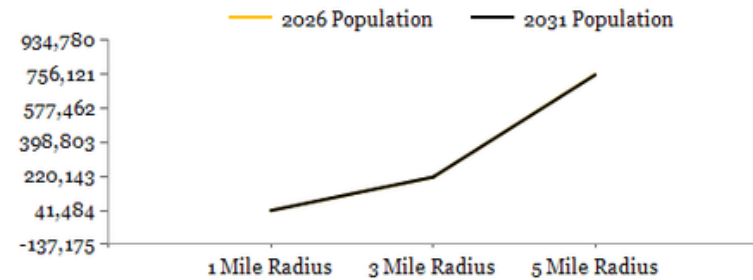
LOCATION SUMMARY



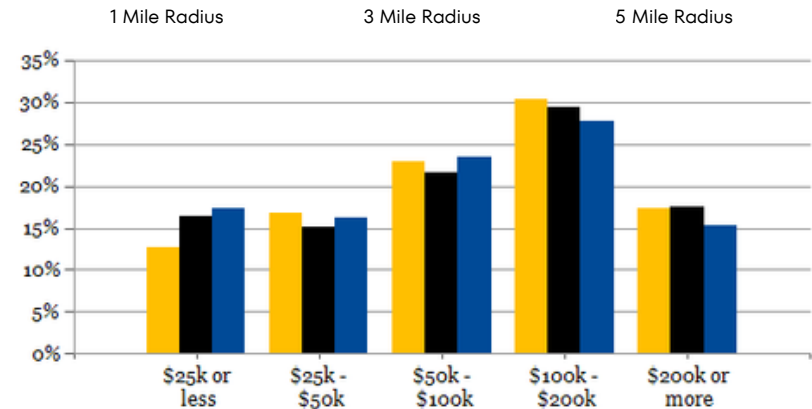
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,990	192,318	677,721
2010 Population	39,512	202,224	704,963
2026 Population	41,484	216,641	756,121
2031 Population	41,692	217,291	752,946
2026 African American	2,368	24,048	62,664
2026 American Indian	202	1,545	7,484
2026 Asian	10,335	39,343	198,742
2026 Hispanic	6,718	43,066	162,192
2026 Other Race	3,424	21,863	90,299
2026 White	22,471	112,377	338,695
2026 Multiracial	2,653	17,355	57,927
2026-2031: Population: Growth Rate	0.50%	0.30%	-0.40%

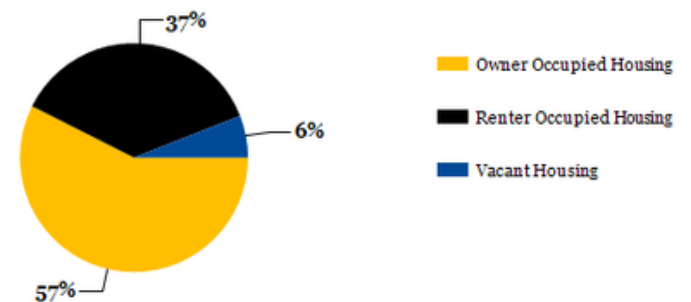
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,114	8,254	28,415
\$15,000-\$24,999	713	4,657	17,806
\$25,000-\$34,999	966	4,653	17,208
\$35,000-\$49,999	1,434	7,148	26,191
\$50,000-\$74,999	1,712	8,540	34,057
\$75,000-\$99,999	1,581	8,403	28,571
\$100,000-\$149,999	2,835	14,591	45,823
\$150,000-\$199,999	1,511	8,510	27,833
\$200,000 or greater	2,497	13,732	40,732
Median HH Income	\$93,509	\$91,503	\$82,071
Average HH Income	\$124,878	\$122,241	\$114,039



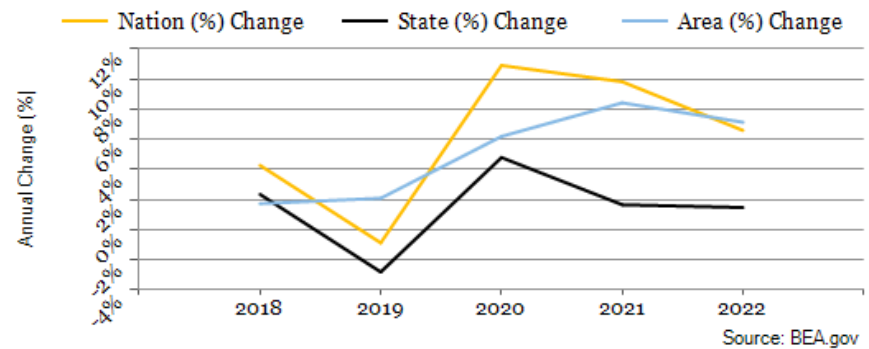
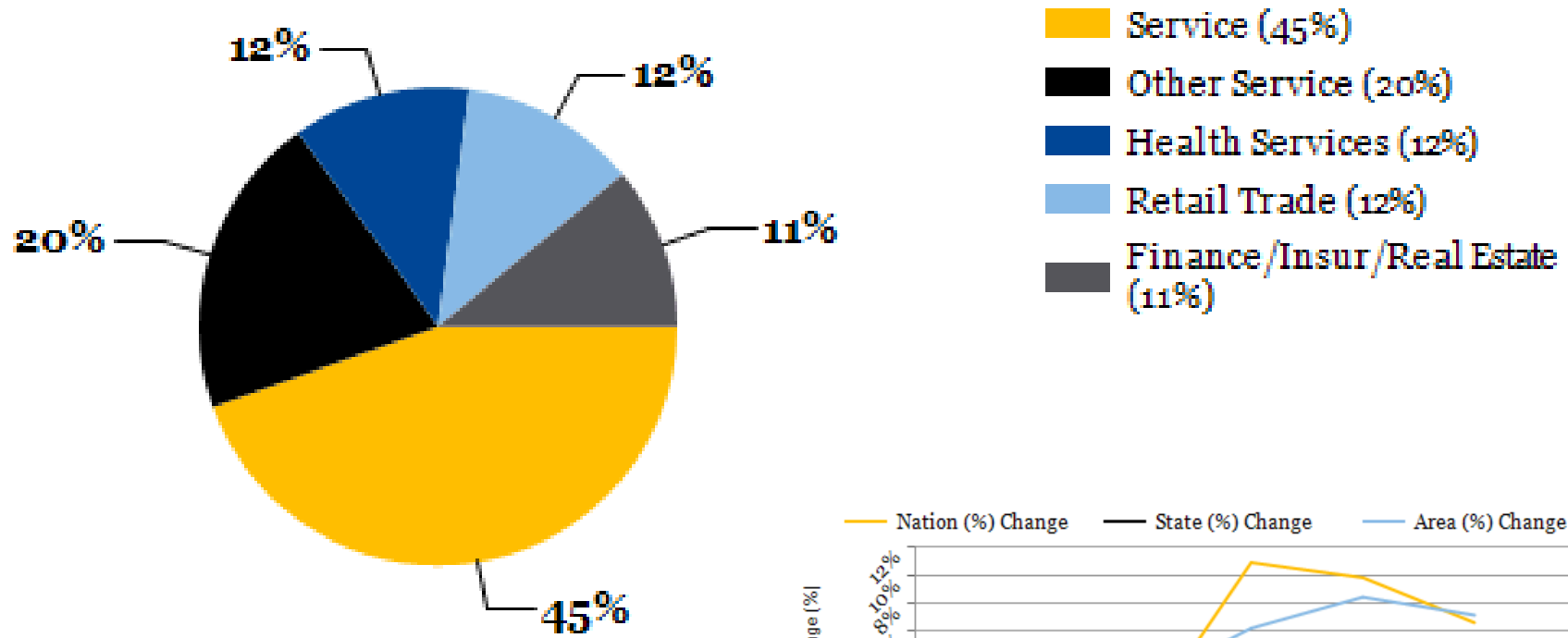
2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



MAJOR INDUSTRIES BY EMPLOYEE COUNT





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SALES AND LEASING ASSOCIATE

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