



The Boulevard

Staten Island, NY

New York-Newark-Jersey City (NY-NJ-PA)



Tom Pira
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AERIAL



GROSS LEASABLE AREA (GLA)

409,624 SF

PARKING SPACES

1,507

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DENSITY AERIAL

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Available Potentially Available



8/21/23

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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Mattress Firm (new)	3,900	22 Urban Planet	11,146	40 Available	1,224
2 Available	2,450	23 PetSmart	23,871	41 Hawaii Poke Bowl	800
3 Available	2,725	24 LA Fitness	37,583	42 Menchies	950
4 Goldfish Swim	6,633	25 Applebee's	6,124	44 Sterling Optical (new)	1,000
5 Five Below	9,206	26 Sea Bar	5,300	45 Michael Jewelry	675
9 Reliance Wine & Liquor	4,378	27 The Boulevard Cafe	1,600	46 Bath & Body Works	3,279
10 GameStop	1,977	28 Greek Xpress	1,676	48 Tropical Smoothie Cafe	1,400
11 Astor Barbers	1,468	29 Panera Bread	4,495	49 Diamond Braces	2,924
12 Corniche Cleaners	1,420	30 Patrizia's Restaurant	7,136	50 Siam Thai Eatery	3,011
13 Municipal Credit Union	3,990	31 New China	6,472	52 Sese Nail Spa	2,800
14 New York Man	3,617	32 Old Navy	15,535	53 Available	1,291
15 JD Sports	1,520	34 Burlington	31,630	54 Quest Diagnostics	2,081
16 Wingstop	1,146	35 Alamo Drafthouse Cinema	45,485	55 Available	1,510
17 JPMorgan Chase Bank	5,135	36 New York Man	2,455	55A The Joint Chiropractic	1,085
18 Available (Former Restaurant)	4,800	36A The Good Feet Store	3,553	69 Spectrum	4,048
19 ShopRite	67,868	37 CVS	13,044	70 N4 at Redux-Studios	981
20 Ulta	10,714	38 On a Roll	1,304	71 Sola Salon Studios	6,578
21 Marshalls	21,522	39 European Wax Center	1,674		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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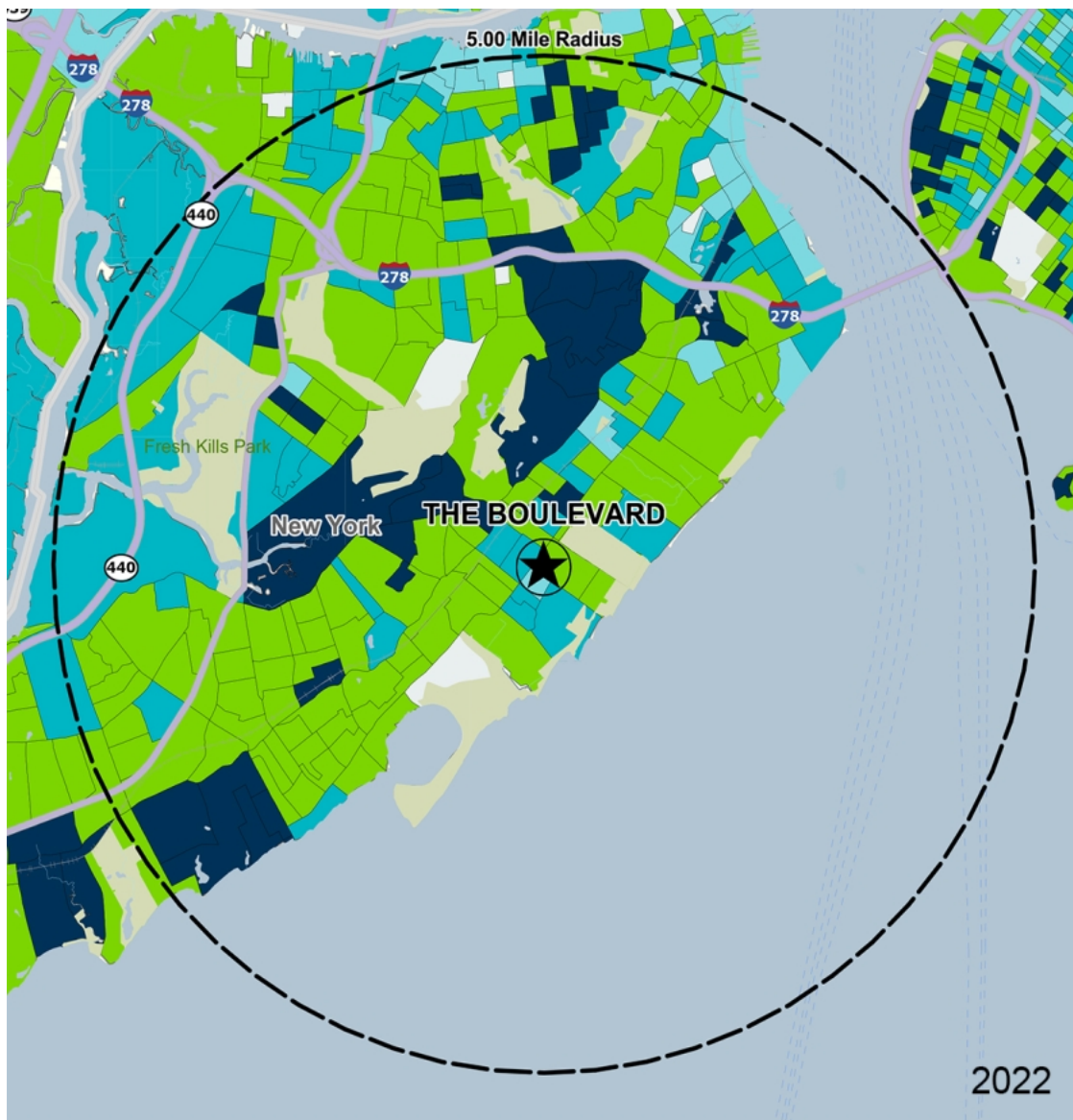




COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	33,995	158,925	392,104
Daytime Pop	33,044	128,807	338,414
Households	13,047	58,089	139,627
Average HH Income	\$107,951	\$118,486	\$114,670
Median HH Income	\$86,562	\$92,908	\$91,156
Per Capita Income	\$41,491	\$43,783	\$41,280

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Hylan Blvd. & Beach Ave., Staten Island, NY



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