



# The Boulevard

Staten Island, NY

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



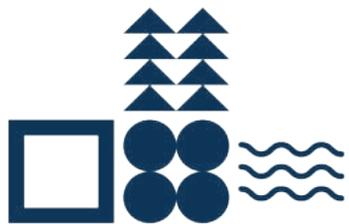
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As of 10/16/24

AERIAL



GROSS LEASABLE AREA (GLA)

409,624 SF

PARKING SPACES

1,507

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DENSITY AERIAL



### Property Overview

The Boulevard on Staten Island is an 400,000-square-foot+ open-air center, with a multi-level “main street” format. The dynamic retailer lineup for this grocery-anchored Kimco Signature Series redevelopment includes ShopRite, Alamo Drafthouse, Marshalls, Ulta and PetSmart.

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Available Potentially Available



LEVEL 1



LEVEL 2



5/14/24

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Mattress Firm (new)	3,900	23 PetSmart	23,871	41 Hawaii Poke Bowl	800
2 Apple Bank	2,450	24 LA Fitness	37,583	42 Menchies	950
3 Available	2,725	25 Applebee's	6,124	44 Sterling Optical (new)	1,000
4 Goldfish Swim	6,633	26 Sea Bar	5,300	45 Michael Jewelry	675
5 Five Below	9,206	27 The Boulevard Cafe	1,600	46 Bath & Body Works	3,279
9 Reliance Wine & Liquor	4,378	28 Greek Xpress	1,676	48 Tropical Smoothie Cafe	1,400
10 GameStop	1,977	29 Panera Bread	4,495	49 Diamond Braces	2,924
11 Astor Barbers	1,468	30 Patrizia's Restaurant	7,136	50 Siam Thai Eatery	3,011
12 Corniche Cleaners	1,420	31 New China	6,472	52 Sese Nail Spa	2,800
13 Municipal Credit Union	3,990	32 Old Navy	15,535	53 Available	1,291
15 JD Sports	5,137	34 Burlington	31,630	54 Quest Diagnostics	2,081
16 Wingstop	1,146	35 Alamo Drafthouse Cinema	45,485	55 Beach Bum Tanning	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		
22 Urban Planet	11,146	40 Metro Plus Health Plan	1,224		

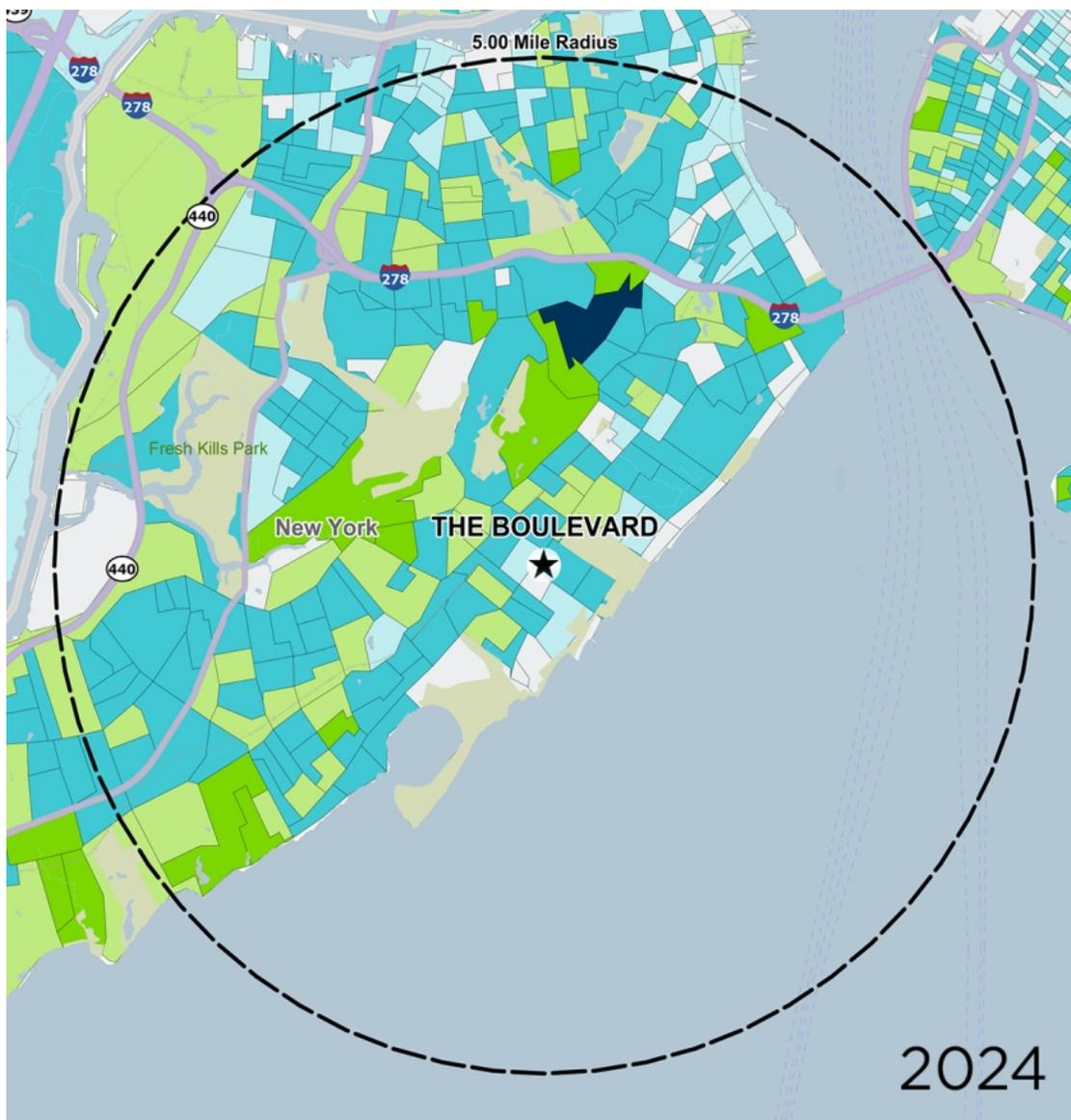
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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.



COMPETITION MAP

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by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	34,432	162,666	398,543
Daytime Pop	32,559	131,945	341,121
Households	12,444	57,649	139,082
Average HH Income	\$125,939	\$130,979	\$126,701
Median HH Income	\$99,095	\$102,173	\$100,962
Per Capita Income	\$45,689	\$46,858	\$44,628

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



# The Boulevard

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



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