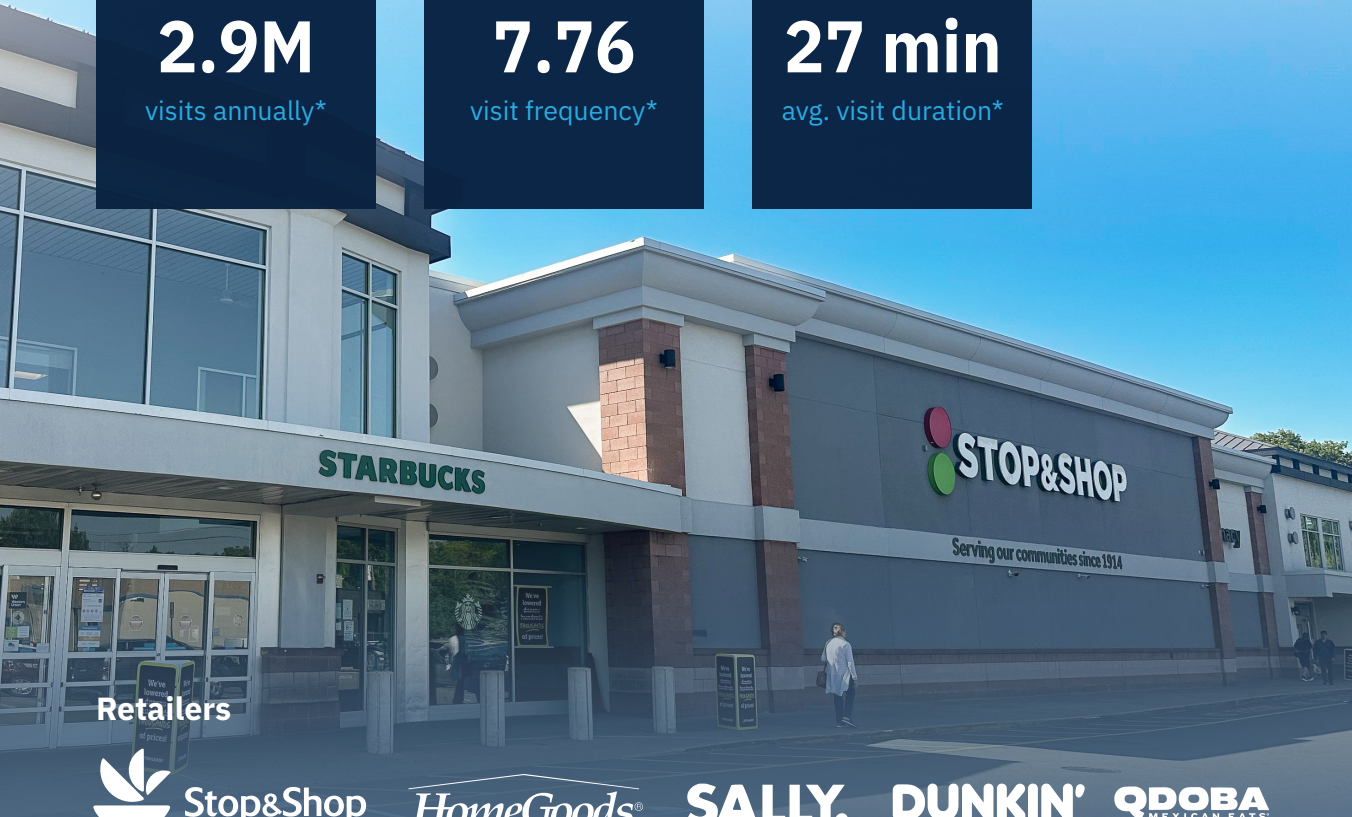


\*Source: Placer.ai (Foot Traffic/Location Analytics)

**2.9M**  
visits annually\*

**7.76**  
visit frequency\*

**27 min**  
avg. visit duration\*



**LEVIN**  
MANAGEMENT

RETAIL

# Tysens Park Shopping Center

2712 Hylan Blvd. | Staten Island, NY 10306

Available Spaces

2,765 SF

Retailers



## Property Highlights

- 154,000 SF grocery-anchored shopping center on Staten Island's premier Hylan Boulevard retail corridor
- Approximately 2.9 million annual visits according to Placer.ai
- Anchored by Stop & Shop and HomeGoods
- Prime location with 36,000+ vehicles per day
- Strong national tenants including Dunkin', Wendy's, Club Pilates, CITYMD, and Paris Baguette
- Dense and affluent trade area with 166,000+ residents and \$140,000+ average household incomes within 3 miles
- Average Daily Traffic: 28,232 VPD Hylan Boulevard

E.J. Moawad | 908.226.5266 | emoawad@levinmgt.com

## 5-Mile Demographics

**398,011**  
POPULATION

**140,360**  
HOUSEHOLDS

**\$142,670**  
AVERAGE HH INCOME

**217,418**  
DAYTIME POPULATION

levinmgt.com | 70 YEARS

# Tysens Park Shopping Center

2712 HYLAN BLVD. | STATEN ISLAND, NY 10306

## SITE PLAN



Tenant Roster		SF
1	Stop & Shop	60,340
1B-C	Window Rama	4,435
1A	Qdoba	2,334
1D	Available (Storage)	1,931
2	Laundromat	1,350
3	Cohen Fashion Optical	1,350
4	Dream Nails	1,440
5	UPS Store	1,350
6-7	Paris Baguette	2,880
8-9	East Bistro	3,960
10	Convenience Store	1,800
11	Snipes	8,117
12	Happy Feet <i>Coming Soon!</i>	1,800
13	Delis Dry Cleaners	1,350
14B	Sally Beauty Supply	1,830
14A	Salon Allure <i>Now Open!</i>	1,880
15	HomeGoods	30,304
16	SPEAR	1,620
17	Jersey Mike's	1,350
18-19B	Rumble Fitness	2,610
19A-20	Available	2,765
21A	Dunkin'	1,750
21	Club Pilates	2,110
B1	CityMD	4,111
B2	Santander Bank	3,061
C	Wendy's	2,800
D	Northfield Bank	3,400

# Tysens Park Shopping Center

2712 HYLAN BLVD. | STATEN ISLAND, NY 10306

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MANAGEMENT

## GALLERY



# Tysens Park Shopping Center

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## DEMOGRAPHICS

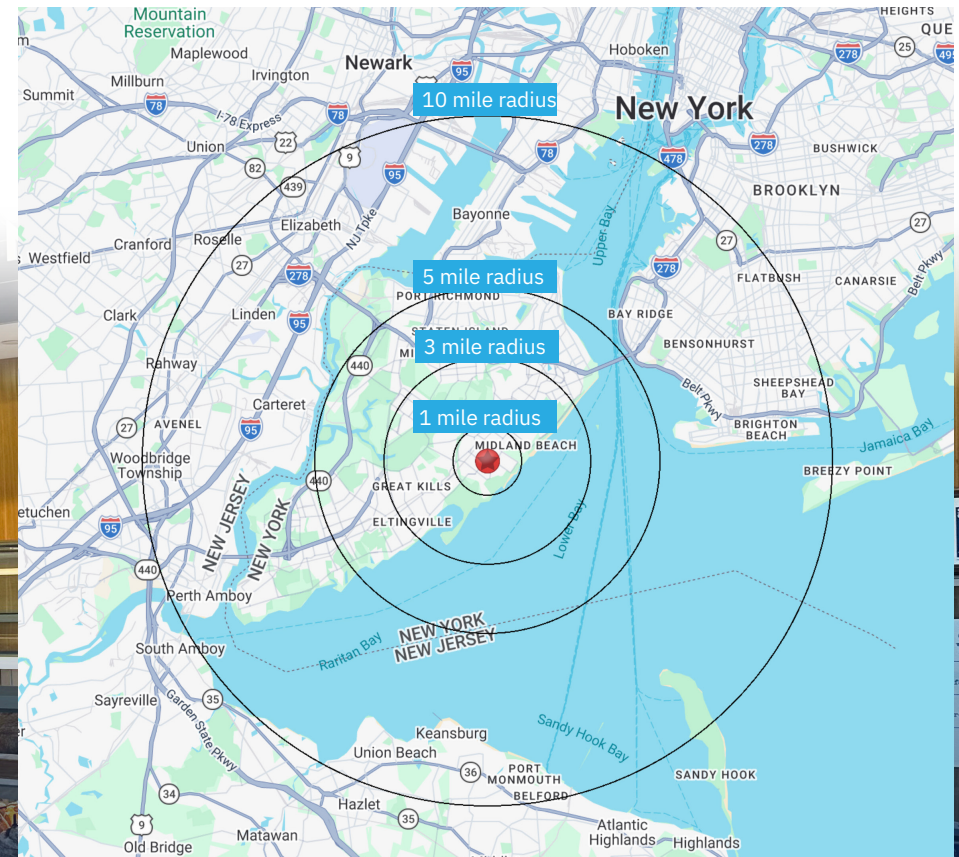
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	32,144	162,271	2.13M
Households	11,755	58,301	140,360
Average Household Income	\$138,449	\$146,829	\$142,670
Projected Average Household Income (2030)	\$137,907	\$146,163	\$122,541
Median Household Income	\$107,588	\$109,911	\$106,846
Total Businesses	1046	4,516	11,022
Total Employees	5,734	33,504	83,219
Daytime Population	16,749	88,915	217,418
Total Annual Household Expenditure	\$1.4B	\$7.08B	\$16.96B
HH Income \$200K or more	2,178	11,840	27,706
College Degree + (Bachelor Degree or Higher)	7,992	43,825	104,411

Source: sitesusa.com

**2.9M**  
visits annually\*

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visit frequency\*

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avg. visit duration\*



# Tysens Park Shopping Center

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CLOSE AERIAL



# Tysens Park Shopping Center

2712 HYLAN BLVD. | STATEN ISLAND, NY 10306

## MARKET AERIAL





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**Our Vision, *Stronger*.**

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levinmgt.com | 70 YEARS

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