

113390

THE BOULEVARD

HYLAN BLVD. & BEACH AVE., STATEN ISLAND, NY

MANAGED BY AN AFFILIATE OF
KIMCO
REALTY

GLA: 413,670 SF **PARKING SPACES: 1,507** **MSA: New York-Newark-Jersey City (NY-NJ-PA)** **WEB LINK: kimcorealty.com/113390**

DEMOGRAPHICS



2021 ESTIMATES

POPULATION

DAYTIME POPULATION

HOUSEHOLDS

AVG. HH INCOME

MED. HH INCOME

PER CAPITA INCOME

1 MILE	34,886	33,018	13,505	\$102,607	\$81,791	\$39,777
3 MILE	160,275	128,955	58,723	\$112,751	\$90,013	\$41,713
5 MILE	394,598	340,057	140,662	\$108,511	\$87,069	\$39,062
10 MILE	2,195,370	1,927,584	783,405	\$97,598	\$71,172	\$35,065

LEASING REPRESENTATIVE

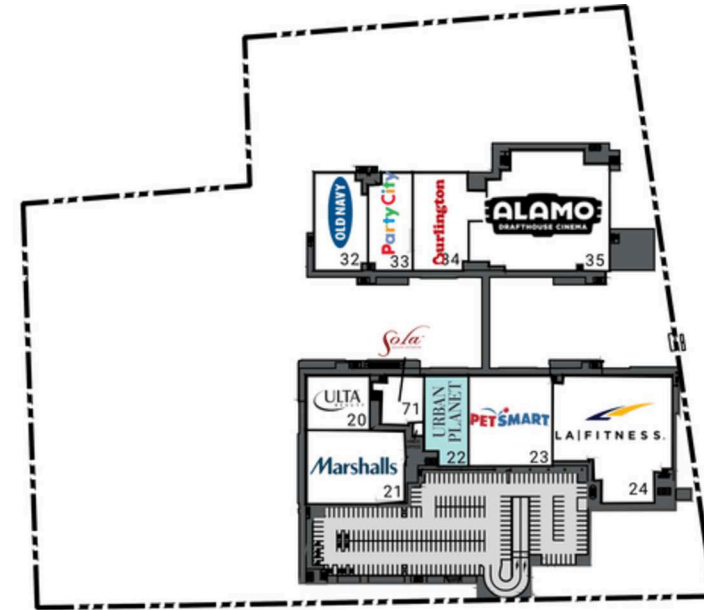
TOM PIRA(516) 869-2516 | tpira@kimcorealty.com

THE BOULEVARD

HYLAN BLVD. & BEACH AVE., STATEN ISLAND, NY



LEVEL 1



LEVEL 2



■ Availability ■ Potential Availability

TENANT		TENANT		TENANT		TENANT		TENANT						
1	Mattress Firm (new)	3,900	15	Available	1,520	26	Sea Bar	5,300	37	CVS	13,044	50	Available (Former Restaurant)	3,011
2	Available	2,559	16	Wingstop	1,146	27	Available (Former Restaurant)	1,600	38	On a Roll	1,304	52	Sese Nail Spa	2,800
3	Available	2,725	17	JPMorgan Chase Bank	5,135	28	Greek Xpress	1,676	39	European Wax Center	1,674	53	Available	1,291
4	Goldfish Swim	6,633	18	Lobo Loco	4,800	29	Panera Bread	4,495	40	Available (In Negotiation)	1,224	54	Quest Diagnostics	2,081
5	Five Below	9,206	19	ShopRite	67,868	30	Patrizia's Restaurant	7,136	41	Hawaii Poke Bowl	800	55	Available (In Negotiation)	1,510
9	Reliance Wine & Liquor	4,378	20	Ulta	10,714	31	New China	6,472	42	Menchies	950	55A	Available	1,085
10	GameStop	1,977	21	Marshalls	21,522	32	Old Navy	15,535	44	Sterling Optical (new)	1,000	69	Spectrum	4,048
11	Astor Barbers	1,468	22	Urban Planet	11,146	33	Party City	12,426	45	Michael Jewelry	675	70	N4 at Redux-Studios	981
12	Corniche Cleaners	1,420	23	PetSmart	23,871	34	Burlington	18,530	46	Bath & Body Works	3,279	71	Sola Salon Studios	6,578
13	Municipal Credit Union	3,990	24	LA Fitness	37,583	35	Alamo Draft House Cinema	45,485	48	Tropical Smoothie Cafe	1,400			
14	New York Man	3,617	25	Applebee's	6,124	36	Available (In Negotiation)	6,008	49	Diamond Braces	2,924			

LEASING REPRESENTATIVE

TOM PIRA

(516) 869-2516 | tpira@kimcorealty.com

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.