

# 2271 Hylan Blvd - For Lease or Sale

Dongan Hills - Staten Island, NY 10303

Retail Space For Lease or Sale



Retail Leasing



**Location:** Between Greeley Ave & Prescott Ave

**Block-Lot:** 3615-0005

**Lot Size:** 33,418 SF (approx)

**Lot Dimensions:** 258' x 134' (approx)

**Retail Space:** 15,000 SF (approx)

**Retail Lower Level:** 14,000 SF (approx)

**Ceiling Heights:** 15' - 18'

**Zoning:** C2-1/R3-2

**Real Estate Taxes:** \$51,096 (09/10)

**Asking Price:** Upon Request

## PUBLIC TRANSPORTATION

Area serviced by 2 local bus lines and 4 express lines including:  
Local: S78, S79      Express: 1, 2, 3, 9

## NEIGHBORING TENANTS

Hylan Commons, Hylan Plaza, Shop Rite, Walgreens, Moe's Southwest Grille, UA Theatre, Richmond County Savings Bank, TD Bank, Dunkin Donuts, Baskin Robbins, Bank of America

## FEATURES

- Block through property with access from 3 streets
- Available as a turnkey operation of a family-run specialty market open for over 35 years with all licenses in place
- Large walk-in refrigerators
- Large overhead door provides easy loading from Greeley Ave
- Long-term ground lease opportunity
- Over 18,000 SF of on-site parking

**For Further Information, Please Contact Exclusive Leasing Team:**

Timothy D. King  
Principal  
(718) 687-4210

Eric G. Altschul  
Associate Director  
(718) 687-4213

Ryan P. Condren  
Associate Director  
(718) 687-4212

**WWW.CPEXRE.COM**

**CPEX Real Estate | 350 Livingston St, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822**

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.