

113390

THE BOULEVARD

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

MANAGED BY AN AFFILIATE OF

KIMCO
REALTY









GLA: 409,624 SF

PARKING SPACES: 1,507

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

WEB LINK: kimcorealty.com/113390

DEMOGRAPHICS

2022 ESTIMATES	 POPULATION	 DAYTIME POPULATION	 HOUSEHOLDS	 AVG. HH INCOME	 MED. HH INCOME	 PER CAPITA INCOME
1 MILE	33,995	33,044	13,047	\$107,951	\$86,562	\$41,491
3 MILE	158,925	128,807	58,089	\$118,486	\$92,908	\$43,783
5 MILE	392,104	338,414	139,627	\$114,670	\$91,156	\$41,280
10 MILE	2,114,910	1,897,358	752,650	\$102,400	\$74,665	\$36,772

LEASING REPRESENTATIVE

TOM PIRA

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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	36A	The Good Feet Store	3,553	49	Diamond Braces	2,924
2	Available	2,559	16	Wingstop	1,146	27	The Boulevard Cafe	1,600	37	CVS	13,044	50	Siam Thai Eatery	3,011
3	Available	2,725	17	JPMorgan Chase Bank	5,135	28	Greek Xpress	1,676	38	On a Roll	1,304	52	Sese Nail Spa	2,800
4	Goldfish Swim	6,633	18	Lobo Loco	4,800	29	Panera Bread	4,495	39	European Wax Center	1,674	53	Available	1,291
5	Five Below	9,206	19	ShopRite	67,868	30	Patrizia's Restaurant	7,136	40	Available (In Negotiation)	1,224	54	Quest Diagnostics	2,081
9	Reliance Wine & Liquor	4,378	20	Ulta	10,714	31	New China	6,472	41	Hawaii Poke Bowl	800	55	Available (In Negotiation)	1,510
10	GameStop	1,977	21	Marshalls	21,522	32	Old Navy	15,535	42	Menchie's	950	55A	The Joint Chiropractic	1,085
11	Astor Barbers	1,468	22	Urban Planet	11,146	33	Party City	12,426	44	Sterling Optical (new)	1,000	69	Spectrum	4,048
12	Corniche Cleaners	1,420	23	PetSmart	23,871	34	Burlington	18,530	45	Michael Jewelry	675	70	N4 at Redux-Studios	981
13	Municipal Credit Union	3,990	24	LA Fitness	37,583	35	Alamo Draft House Cinema	45,485	46	Bath & Body Works	3,279	71	Sola Salon Studios	6,578
14	New York Man	3,617	25	Applebee's	6,124	36	Available (In Negotiation)	2,455	48	Tropical Smoothie Cafe	1,400			

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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.