

# 230 Bay Street

Stapleton • Staten Island, NY 10301

EXISTING RETAIL

**4,000 SF**

BUILDABLE

**18,000 SF**

ZONING

**R6/C2-3**

Bay Street Corridor

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02 EXECUTIVE SUMMARY

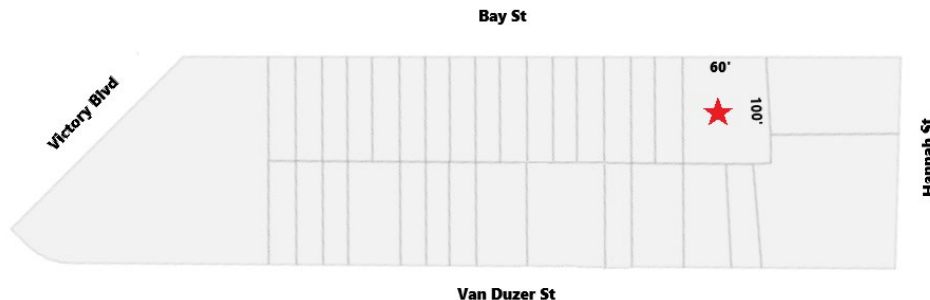
## A 4,000 SF Retail Building on Staten Island’s Bay Street Corridor — delivered vacant, with 18,000 SF of as-of-right ZFA.

Sector Property Group has been exclusively retained to arrange the sale of **230 Bay Street**, a development site and vacant freestanding commercial building located along the Bay Street Corridor, between Hannah & Minthorne Streets, in the **Stapleton** neighborhood of Staten Island.

The property is zoned R6 / C2-3 within the Special Bay Street Corridor District (Subdistrict D1) and supports up to **18,000 SF of zoning floor area at 3.0 FAR** under Mandatory Inclusionary Housing, with no parking required.

A developer may construct a mixed-income residential building of up to 75 feet with active ground-floor retail, and may qualify for the 485-x real property tax abatement program. **The site also supports up to 28,800 SF of community facility ZFA** at 4.8 FAR, broadening the eligible buyer and use profile beyond residential development. The **existing 4,000 SF brick building — a former Rent-A-Center** — offers approximately 50 feet of Bay Street frontage, five on-site parking spaces, two curb cuts, a loading dock, and full HVAC in place.

The property sits directly across from the Tompkinsville Staten Island Railway station, providing riders an immediate connection to the St. George Ferry Terminal and a 25-minute ride to Lower Manhattan. New construction including Urby, Lighthouse Point, and The Pearl have delivered within blocks of the site, establishing 230 Bay Street as a well-positioned opportunity within one of New York City's most actively supported growth corridors.



ASKING PRICE

**\$2,000,000**

LOT AREA

**6,000** SF

BUILDABLE ZFA

**18,000** SF

PRICE | BUILDABLE SF

**\$111** /BSF

## 03 INVESTMENT HIGHLIGHTS

# Why 230 Bay Street.

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**Development Potential**

18,000 SF ZFA at 3.0 FAR under BSC Subdistrict D1, supporting up to 75 feet of mixed-income residential with ground-floor retail and no parking required. The site also supports up to 28,800 SF of community facility ZFA at 4.8 FAR, making it eligible for healthcare, educational, non-profit, or institutional development at meaningful scale.

**485-x Tax Abatement**

Up to 35 years of real property tax savings for qualifying rental developments at this scale, with no prevailing wage obligation, materially improving long-term project economics.

**Vacant Possession**

Delivered vacant at closing with no existing tenants, enabling a buyer to move directly into demolition and redevelopment on day one.

**Built-In Optionality**

Existing 4,000 SF building available for immediate end-user occupancy or interim lease income while pursuing development — full HVAC, two curb cuts, loading dock, and five on-site parking spaces in place.

**Opportunity Zone**

Federally designated, offering qualifying investors capital gains tax deferral and potential elimination on exit.

**Unmatched Transit Access**

Directly across from the Tompkinsville SIR station — with the Hannah Street entrance at the lot line — and a 25-minute connection to Lower Manhattan via the St. George Ferry Terminal.

**Active Growth Corridor**

2,000+ new residential units delivered within blocks — including Urby, Lighthouse Point, and The Pearl — anchoring sustained demand for ground-floor retail and services along Bay Street.

04 PROPERTY DETAILS

# Property Details.

**PROPERTY INFORMATION**

ADDRESS	230 Bay Street
NEIGHBORHOOD	Stapleton
BOROUGH	Staten Island, NY 10301
BLOCK / LOT	498 / 74
LOT DIMENSIONS	60' × 100'
LOT AREA	6,000 SF
FRONTAGE	50' on Bay Street
EXISTING BUILDING	4,000 SF · 1-Story Brick
YEAR BUILT	1931
PARKING	5 Spaces On-Site
CURB CUTS	Two (2)
DELIVERY	Vacant at Closing

**ASSESSMENT & TAXES (FY 2024/25)**

TAX CLASS	4 (Commercial)
ASSESSED VALUE	\$303,660
ANNUAL REAL ESTATE TAX	\$32,941

**ZONING & DEVELOPMENT**

ZONING	R6 / C2-3
SPECIAL DISTRICT	Bay Street Corridor (BSC)
SUBDISTRICT	D1
FAR (AS OF RIGHT)	2.5
FAR (MIH)	3.0
ZFA (AS OF RIGHT)	15,000 SF
ZFA (MIH)	<b>18,000 SF</b>
CF FAR	4.8
CF ZFA (BUILDABLE)	28,800 SF
MAX BUILDING HEIGHT	75 ft
PARKING REQUIRED	None · OTZ
MIH DESIGNATION	Yes · §135-042

**TAX & INVESTMENT PROGRAMS**

485-X ABATEMENT	Eligible · up to 35 yrs
OPPORTUNITY ZONE	Yes · Federal Designation
TRANSIT ZONE	Outer Transit Zone (SIR)

05 BUILDING & FRONTAGE

# Building & Frontage.



VIEW FROM BAY STREET



AERIAL · OVERHEAD

## EXISTING IMPROVEMENTS

One-story brick	±4,000 SF
Bay Street frontage	50 ft
Parking spaces	5+
Curb cuts	2
Loading dock	Yes
HVAC	In Place

06 INTERIOR & IMPROVEMENTS

# Interior.

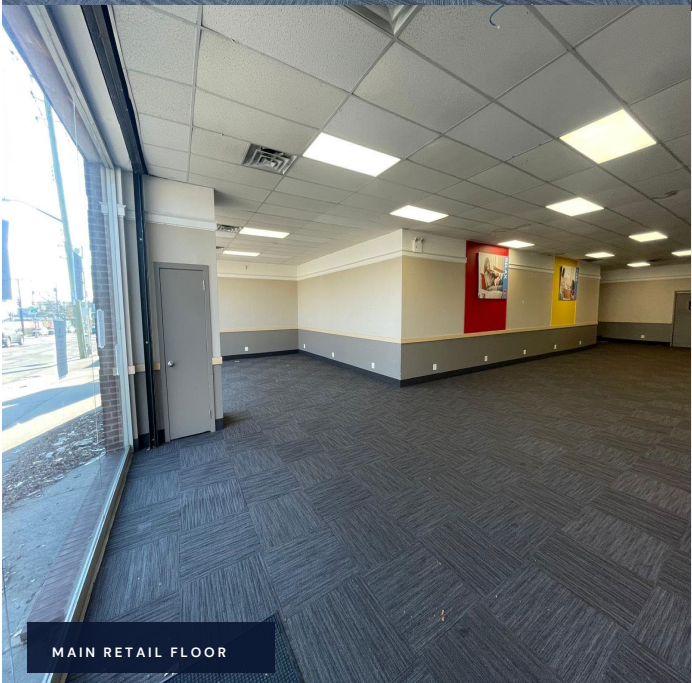
The existing structure offers an open retail floor plate with full HVAC, two means of egress, a loading dock, and clear-span ceilings. Delivered vacant at closing.



MAIN RETAIL FLOOR



SERVICE COUNTER



MAIN RETAIL FLOOR



REAR · LOADING

07 EXISTING FLOOR PLAN

# Floor Plan.

The existing 4,000 SF one-story brick structure occupies the rear of the lot, with approximately 2,000 SF of paved on-site parking fronting Bay Street. Lot dimensions are 60' x 100', with 50' of frontage on Bay Street.



LOT AREA

**6,000 SF**

BUILDING GBA

**4,000 SF**

BAY ST BUILDING FRONTAGE

**50' - 11½"**

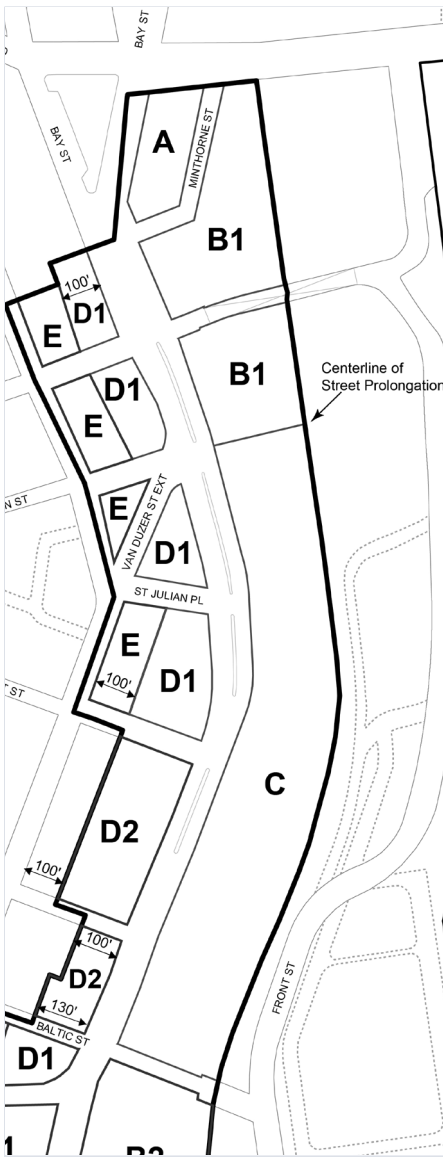
PARKING SPACES

**5 On-Site**

08 REGULATORY OVERLAY

# Zoning & MIH Maps

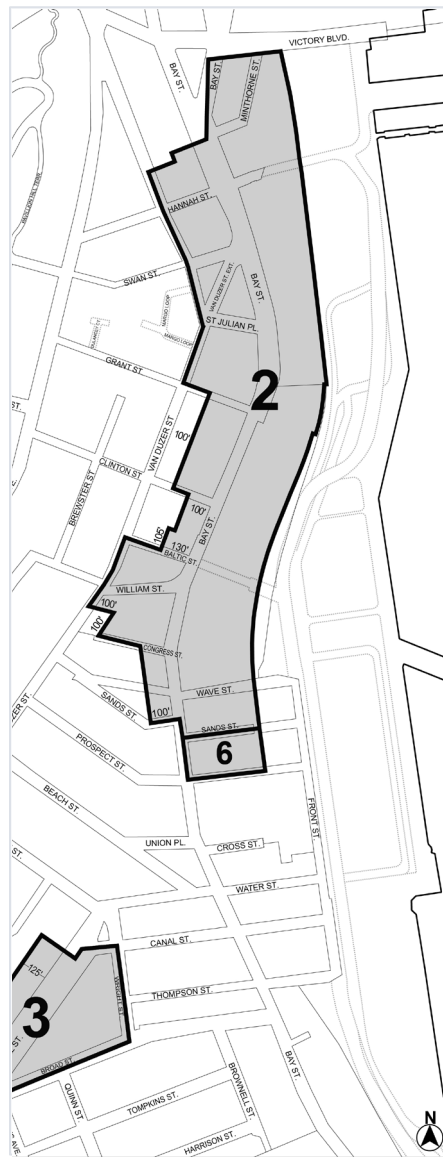
The site falls within the Special Bay Street Corridor District (BSC) Subdistrict D1, with the entire BSC designated as a Mandatory Inclusionary Housing area under NYC ZR §135-042.



MAP 1

### BSC Subdistricts & Subareas

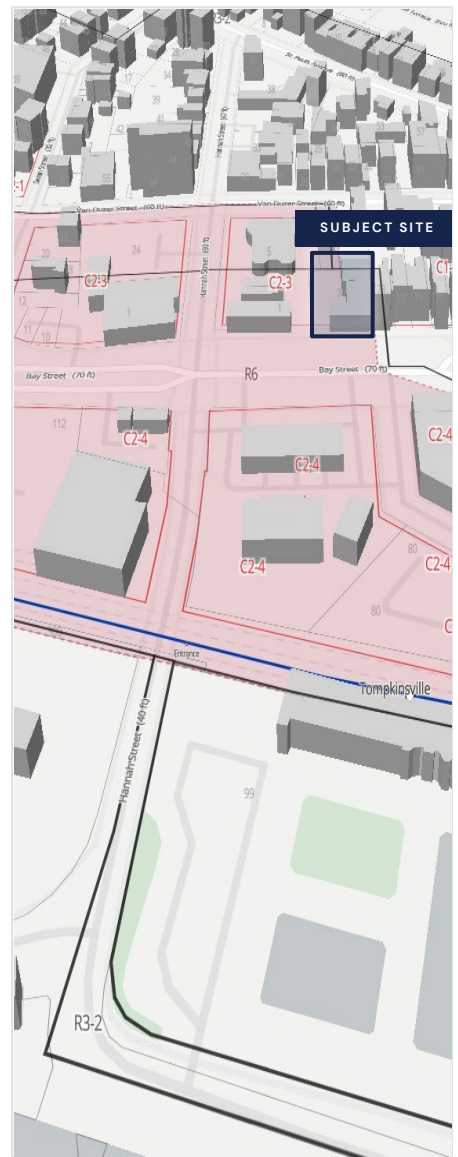
Subject site located within Subdistrict D1, governing FAR, height, streetwall, and active-use requirements per §135-21.



MAP 2

### Mandatory Inclusionary Housing Area

Subject site located within MIH Area 2 — MIH Program Option 1 and Deep Affordability Option apply.



MAP 3

### Zoning Classification

Subject site zoned R6 / C2-3 within the Special Bay Street Corridor District. Source: NYC ZoLa.

09 THREE PATHS FORWARD

# Acquisition Scenarios.

230 Bay Street is delivered vacant and structured to support multiple ownership strategies — from full-scale development to interim leasing or owner-occupancy. Each path is supported by the site's zoning, condition, and location.

**01** SCENARIO

## Develop

Mixed-use rental, ground-floor retail.

Build to **18,000 SF MIH mixed-use rental** at 3.0 FAR with active ground-floor retail under Bay Street Corridor Subdistrict D1. As-of-right entitlement, no rezoning required.

**STRATEGY**

- Demolish existing 4,000 SF brick structure
- Mixed-income residential per MIH Option 1
- 485-x abatement up to 35 years
- OZ capital gains deferral available

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<b>BUILDABLE ZFA</b>	<b>FAR</b>
<b>18,000 SF</b>	<b>3.0 (MIH)</b>
<b>MAX HEIGHT</b>	<b>PARKING REQ'D</b>
<b>75 ft</b>	<b>None · OTZ</b>
<b>TAX PROGRAM</b>	<b>FEDERAL</b>
<b>485-x</b>	<b>Opp. Zone</b>

**02** SCENARIO

## Lease & Hold

Income while a development plan matures.

The existing **4,000 SF vacant building and former Rent-A-Center** is available for immediate lease to an end-user or tenant, generating income while a development strategy is finalized or capital is raised.

**STRATEGY**

- Lease as-is with HVAC and parking in place
- Retail, service, or showroom tenants
- Pursue entitlements during lease term
- Convert to development at lease expiry

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<b>BUILDING GLA</b>	<b>BAY ST FRONTAGE</b>
<b>4,000 SF</b>	<b>50'</b>
<b>PARKING</b>	<b>CURB CUTS</b>
<b>5 On-Site</b>	<b>Two (2)</b>
<b>HVAC</b>	<b>LOADING</b>
<b>In Place</b>	<b>Dock</b>

**03** SCENARIO

## Owner-Occupant / Community Facility

Healthcare, education, non-profit, institutional.

Delivered vacant with full HVAC, loading dock, and 50' of Bay Street frontage directly across from Tompkinsville SIR. Site supports up to **28,800 SF of CF ZFA at 4.8 FAR**.

**STRATEGY**

- Occupy 4,000 SF building immediately
- Or build to 28,800 SF CF facility
- Direct SIR, Bus, SI Ferry access for staff and visitors
- Loading + parking support institutional ops

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<b>CF BUILDABLE</b>	<b>CF FAR</b>
<b>28,800 SF</b>	<b>4.8</b>
<b>EXISTING GBA</b>	<b>LOADING</b>
<b>4,000 SF</b>	<b>Dock In Place</b>
<b>TRANSIT</b>	<b>PARKING</b>
<b>SIR - 0.1 Mi.</b>	<b>5 On-Site</b>

# The Market.

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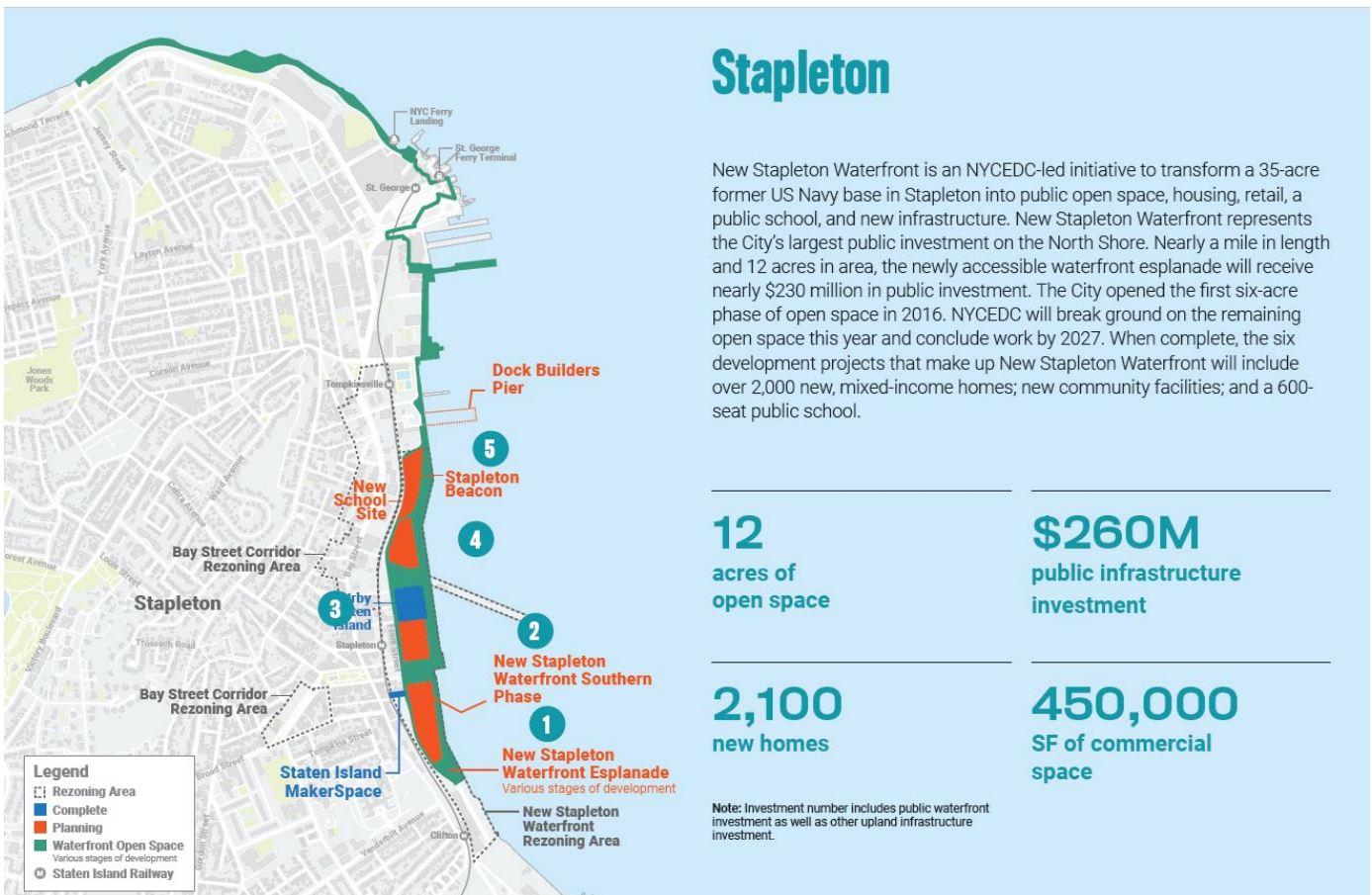
230 Bay Street sits at the center of a rapidly transforming waterfront corridor connecting Stapleton to St. George.

11 MARKET OVERVIEW

# Stapleton & the North Shore.

Stapleton anchors the eastern edge of Staten Island's North Shore — a stretch of waterfront neighborhoods undergoing the most coordinated public-private redevelopment effort in the borough's history.

The 2019 **Bay Street Corridor Rezoning** created the Special Bay Street Corridor District (BSC), unlocking mid-rise mixed-use development along a previously low-density stretch between Victory Boulevard and the Stapleton SIR station. The rezoning paired new FAR and height with Mandatory Inclusionary Housing, ground-floor active-use requirements, and streetscape investment. The **North Shore Action Plan**, launched by NYC EDC, layers \$400M+ of waterfront and infrastructure investment on top of the rezoning — including esplanade extensions, the Stapleton Waterfront, and capital improvements at the St. George Ferry Terminal. Within walking distance of the site: **Urby** (571 units), **Lighthouse Point** (115 units + retail + hotel), and **The Pearl** — together delivering more than 2,000 new residences and establishing a clear comparable set for a developer underwriting 230 Bay Street.



12 NEARBY DEVELOPMENT


# New Development Within Blocks.

A growing comparable set of recently delivered and in-progress projects underwrites demand for both ground-floor retail and new mid-rise residential at 230 Bay Street.

DELIVERED · 2017 0.4 mi

## Urby Staten Island

7 Navy Pier Court · Stapleton Waterfront




UNITS TYPE

**571** **Multifamily Rental**

DELIVERED · 2018 0.6 mi

## Lighthouse Point

St. George · Adjacent to Ferry Terminal




UNITS TYPE

**115** **MF + Retail + Hotel**

DELIVERED · 2024 0.3 mi

## The Pearl

Bay Street · Stapleton



TYPE MIX

**Mixed-Use** **Resi + Retail**

AVAILABLE Subject

## 230 Bay Street

Stapleton · BSC Subdistrict D1

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BUILDABLE TYPE

**18,000 SF** **Mixed-Use**

13 POPULATION & DEMOGRAPHICS

# Trade Area Snapshot.

Radius rings centered on 230 Bay Street. Forecast figures reflect 2030 projections.

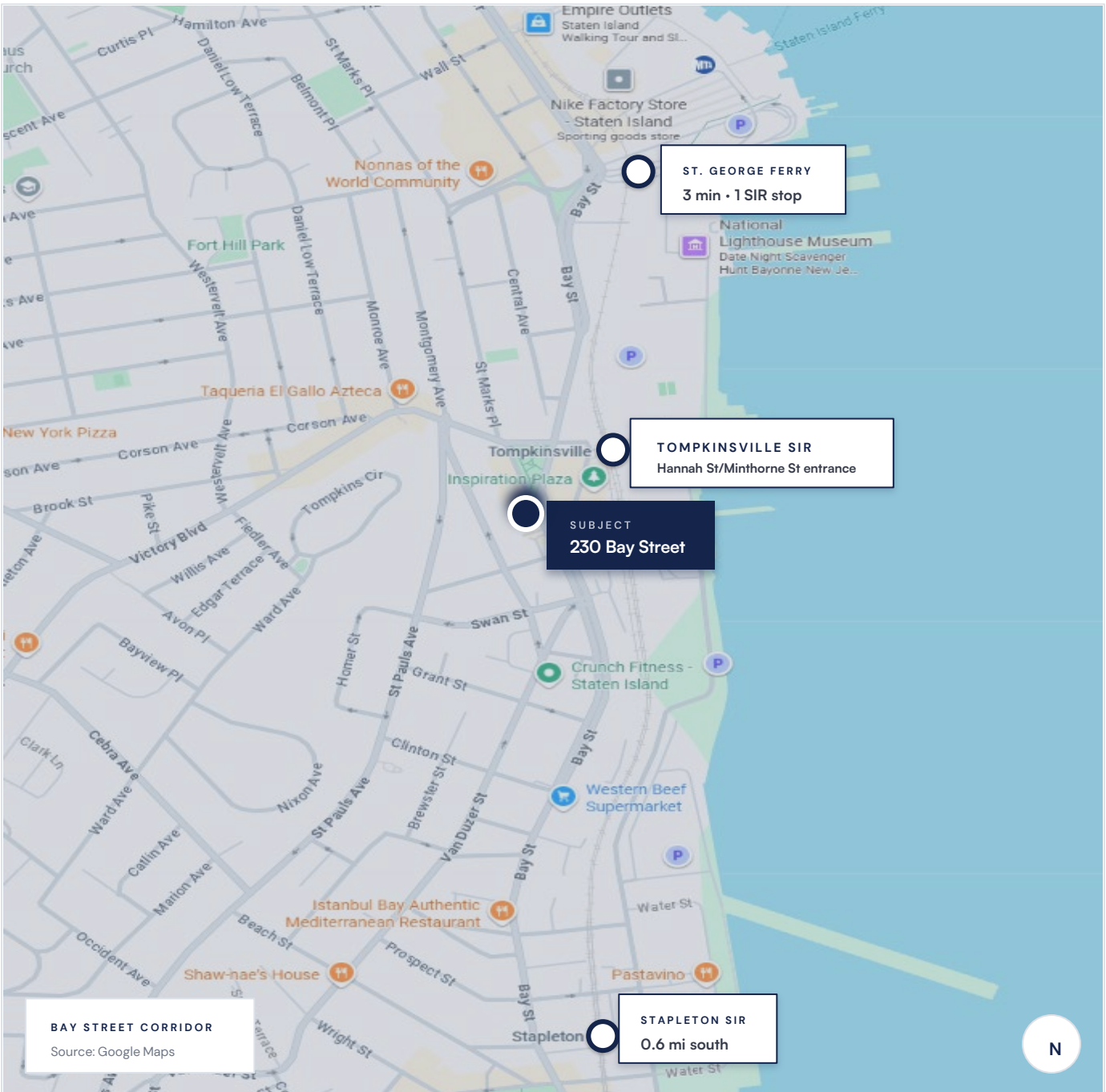
INDICATOR	0.25 MI	0.5 MI	1 MI
<b>POPULATION</b>			
Current Population	2,467	8,842	36,458
2030 Forecast	2,537	9,009	37,183
5-Yr Growth	+2.8%	+1.9%	+2.0%
Workday Population	2,935	9,820	29,429
<b>HOUSEHOLDS</b>			
Current Households	962	3,392	12,940
2030 Forecast	996	3,466	13,197
5-Yr Growth	+3.5%	+2.2%	+2.0%
<b>HOUSEHOLD INCOME</b>			
Median HH Income	\$76.3k	\$66.5k	\$64.0k
Average HH Income	\$112.3k	\$99.1k	\$92.3k
Median Age	40	39	38

Source: Esri / SitesUSA. Radius Rings Trade Area report, centered on 230 Bay Street, Staten Island, NY.

14 TRANSPORTATION

# Nearby Transit.

230 Bay Street sits directly across the street from the Tompkinsville Staten Island Railway station, at the station's Hannah Street entrance, as well as the S51, S74, S76, S81, S84, S86 Buses at Bay/Hanna St. The St. George Ferry Terminal is located 0.6 miles away.



**BAY STREET CORRIDOR**  
Source: Google Maps

15 COMMUTE TIMES

# 25 Minutes to Lower Manhattan.

Stepping out of 230 Bay Street, riders are at the Tompkinsville SIR platform in seconds. From there, the St. George Ferry connects directly to Whitehall Terminal in Lower Manhattan.

TRAVEL TIMES FROM 230 BAY STREET

<b>St. George Ferry Terminal</b>	<b>3 MIN</b>	SIR · 1 stop	TRAIN
<b>Whitehall · Lower Manhattan</b>	<b>25 MIN</b>	SI Ferry · via St. George	FERRY
<b>Wall Street / Financial District</b>	<b>30 MIN</b>	SIR + Ferry	MULTI
<b>Brooklyn · Bay Ridge (R train)</b>	<b>15 MIN</b>	Verrazzano Bridge	DRIVE
<b>Midtown Manhattan</b>	<b>45 MIN</b>	SIR + Ferry + 1 train	MULTI
<b>Newark Liberty Airport</b>	<b>25 MIN</b>	via Goethals Bridge	DRIVE

**RAIL**

**Tompkinsville SIR**

At the lot line. Direct to St. George.

**FERRY**

**St. George Terminal**

Free, 24/7 to Whitehall, Manhattan.

**BUS**

**S46 · S48 · S52 · S74 · S76 · S78**

Local + express to Manhattan via SIE.

# Meet the Sector Team.

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## 17 CONFIDENTIALITY &amp; DISCLAIMER

# Confidentiality & Disclaimer.

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