

230 Bay Street

Stapleton • Staten Island, NY 10301

EXISTING RETAIL

4,000 SF

BUILDABLE

24,000 SF

ZONING

R6/C2-3

Bay Street Corridor

FOR ADDITIONAL INFORMATION, CONTACT EXCLUSIVE AGENTS:

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02 EXECUTIVE SUMMARY

A 4,000 SF Retail Building on Staten Island's Bay Street Corridor — delivered vacant, with 24,000 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 Stepleton neighborhood of Staten Island.

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. Ground-floor space incorporating food retail may also qualify under the **FRESH program**, unlocking additional zoning floor area and discretionary tax incentives. **The site also supports up to 38,400 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 is zoned R6 / C2-3 within the Special Bay Street Corridor District (Subdistrict D1) and supports up to **24,000 SF of zoning floor area at 3.0 FAR** under Mandatory Inclusionary Housing, with minimal parking required.

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

8,000 SF

BUILDABLE ZFA

24,000 SF

PRICE | BUILDABLE SF

\$83 /BSF

03 INVESTMENT HIGHLIGHTS

Why 230 Bay Street.

Development Potential

Approximately ± 24,000 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 ±38,400 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.

FRESH Zone Eligible

FRESH eligible: zoning floor area bonus plus discretionary tax incentives for a food retail component.

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	80' × 100'
LOT AREA	8,000± SF
FRONTAGE	56' on Bay Street
EXISTING BUILDING	4,000 SF · 1-Story Brick
YEAR BUILT	1931
PARKING	6 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 (Overlay)
SPECIAL DISTRICT	Bay Street Corridor (BSC)
SUBDISTRICT	D1
C2-3 FAR (AS OF RIGHT)	2.0
R6 FAR (MIH + WIDE STREET)	3.0
ZFA (AS OF RIGHT)	24,000± SF
ZFA (MIH)	24,000± SF
CF FAR	4.8
CF ZFA (BUILDABLE)	38,400± 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	56+ ft
Parking spaces	6+
Curb cuts	2
Loading dock	Yes
HVAC	In Place

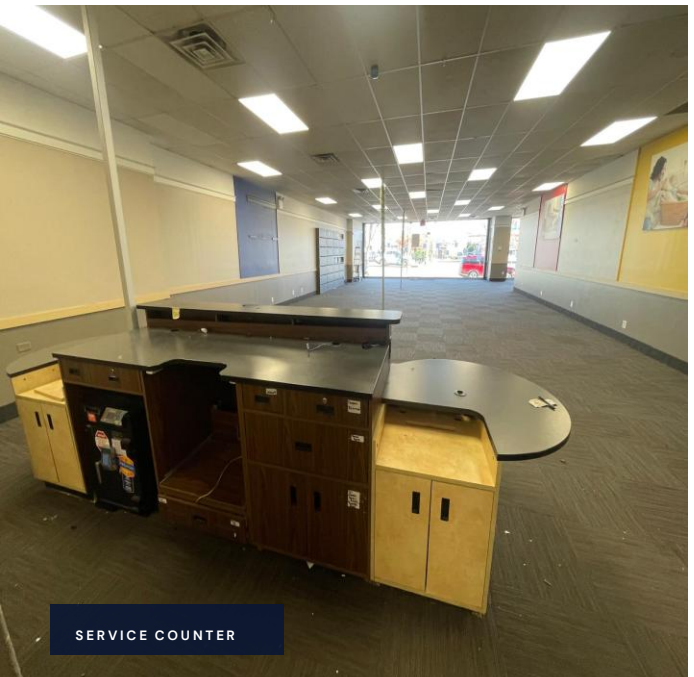
06 INTERIOR & IMPROVEMENTS

Interior.

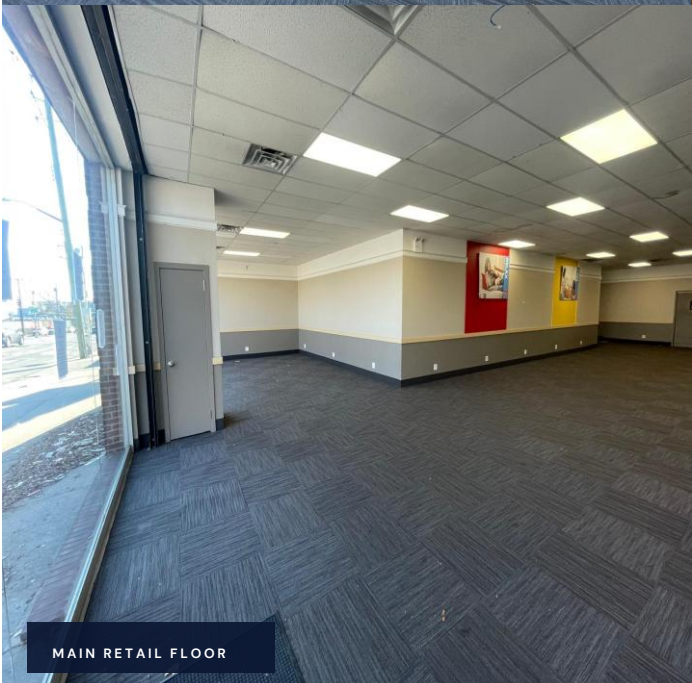
The existing structure offers an open retail floor plate with full HVAC, two means of egress, a loading dock, and clear-span ceilings. Delivered vacant at closing.



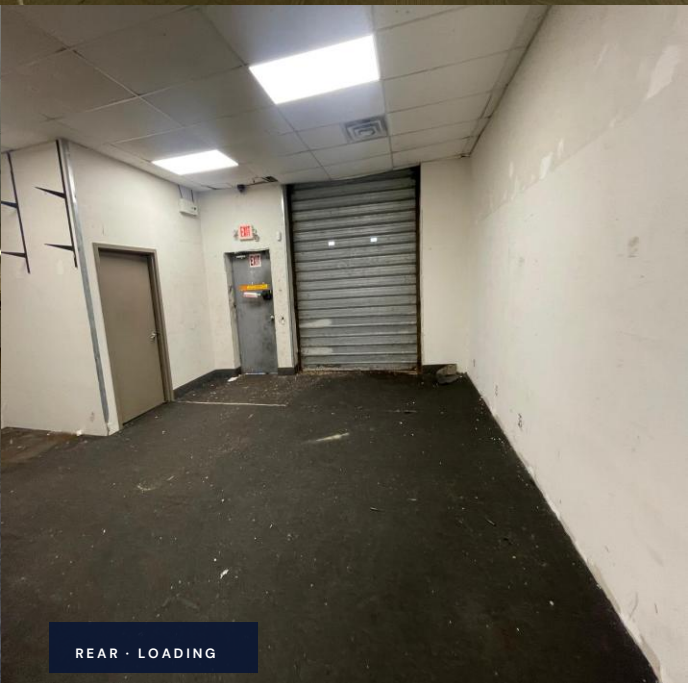
MAIN RETAIL FLOOR



SERVICE COUNTER



MAIN RETAIL FLOOR

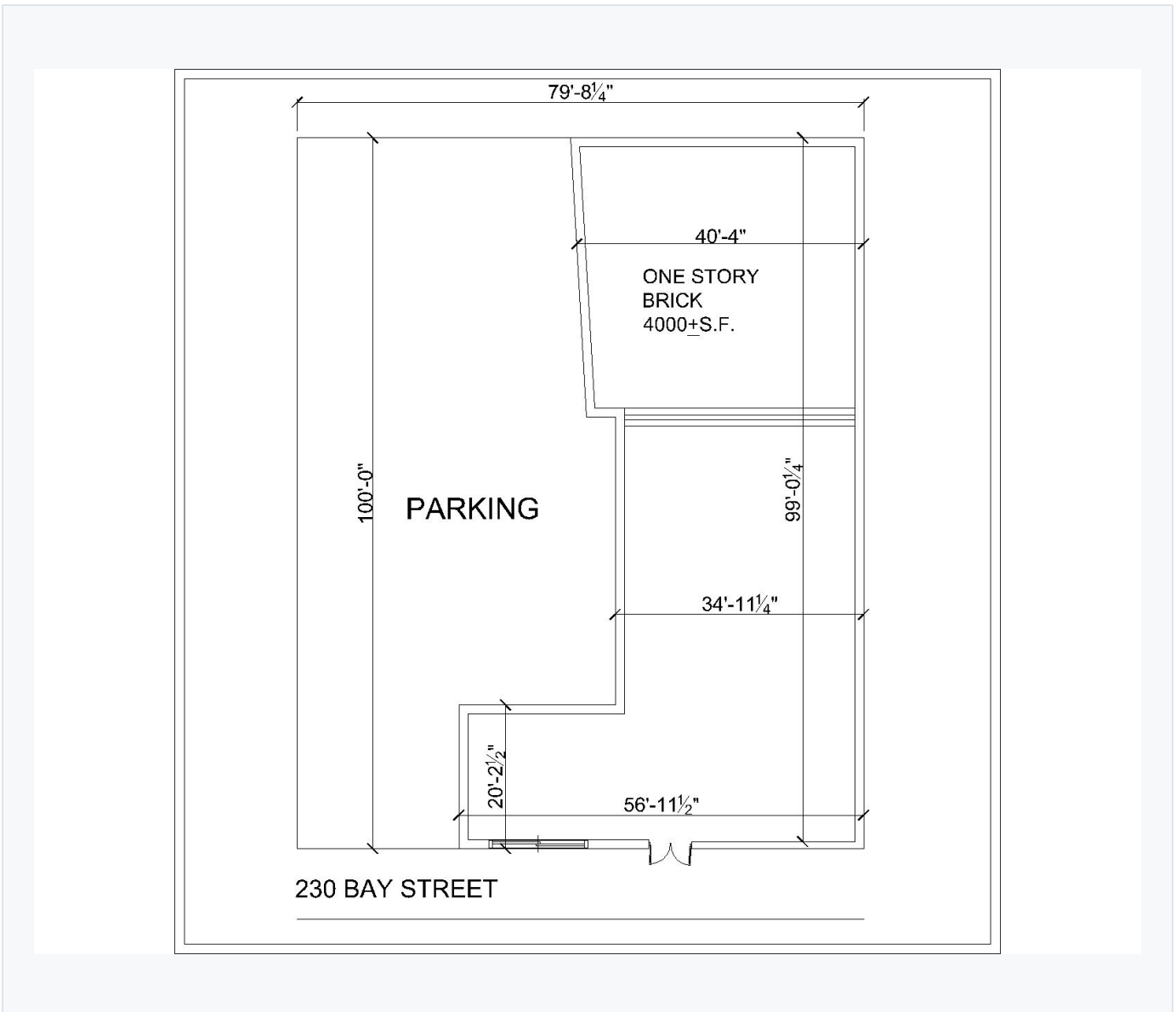


REAR · LOADING

07 EXISTING FLOOR PLAN

Floor Plan.

The existing 4,000 SF one-story brick structure occupies the rear of the lot, with approximately 4,000 SF of paved on-site parking fronting Bay Street.



LOT AREA

8,000± SF

BUILDING GBA

4,000± SF

BAY ST BUILDING FRONTAGE

56' – 11 1/2"

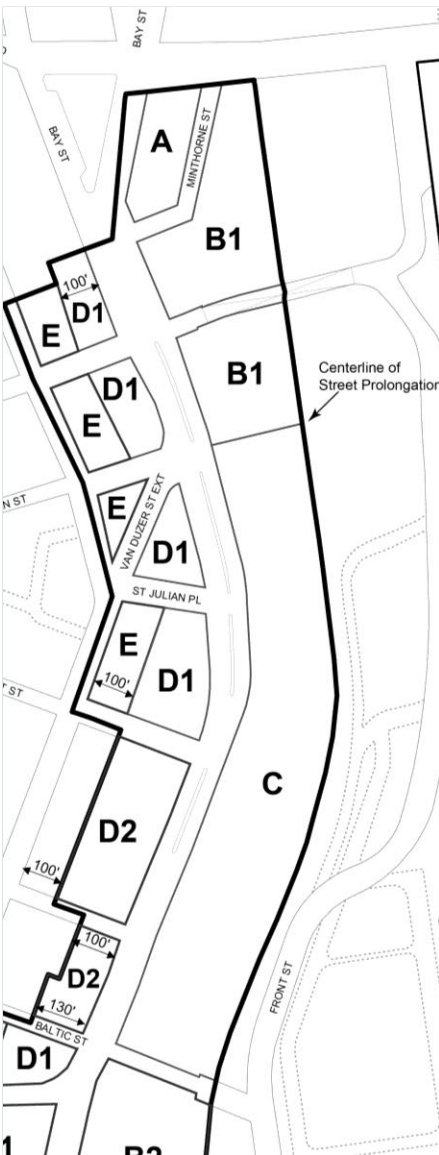
PARKING SPACES

6 On-Site

08 REGULATORY OVERLAY

Zoning & MIH Maps.

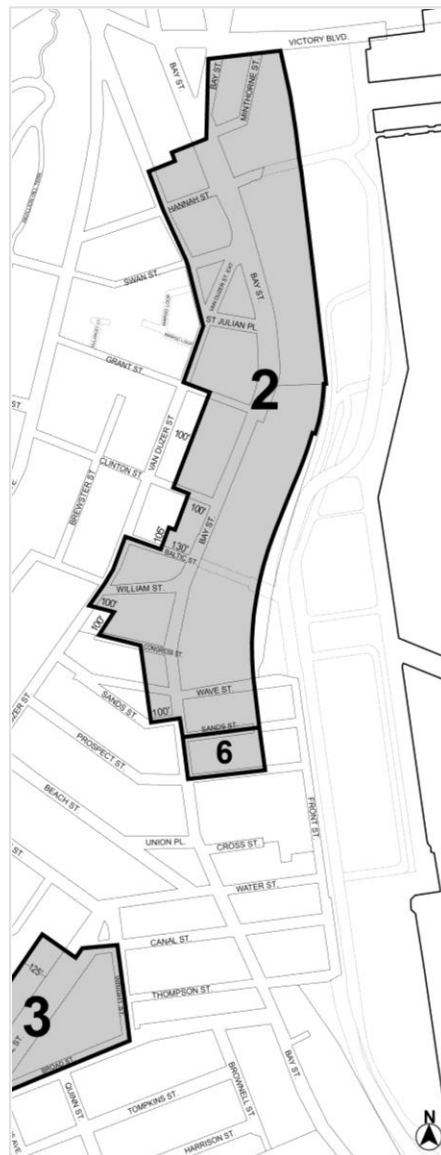
The site falls within the Special Bay Street Corridor District (BSC) Subdistrict D1, with the entire BSC designated as a Mandatory Inclusionary Housing area under NYC ZR §135-042.



MAP 1

BSC Subdistricts & Subareas

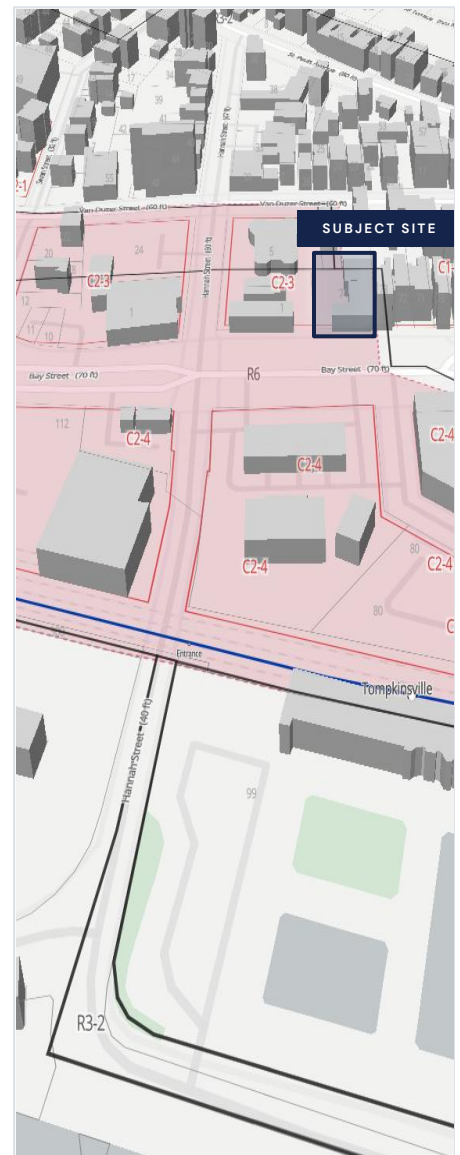
Subject site located within Subdistrict D1,
governing FAR, height, streetwall, and active-use
requirements per §135-21.



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 **24,000 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

BUILDABLE ZFA

FAR

24,000 SF

3.0 (MIH)

MAX HEIGHT

PARKING REQ'D

75 ft

Minimal • OTZ

TAX PROGRAM

FEDERAL

485-x

Opp. Zone

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

BUILDING GLA

BAY ST

4,000 SF

FRONTAGE

56'

PARKING

CURB CUTS

5 On-Site

Two (2)

HVAC

LOADING

In Place

Dock

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 **38,400 SF of Community Facility ZFA at 4.8 FAR. FRESH Program Eligible.**

STRATEGY

- Occupy 4,000 SF building immediately
- Or build to 34,800 SF CF facility
- Direct SIR, Bus, SI Ferry access for staff and visitors
- Loading + parking support institutional ops

CF BUILDABLE

CF FAR

38,400 SF

4.8

EXISTING GBA

LOADING

4,000 SF

Dock In Place

TRANSIT

PARKING

SIR - 0.1 Mi.

6 On-Site

The Market.

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

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

571

TYPE

Multifamily Rental

DELIVERED · 2018

0.6 mi

Lighthouse Point

St. George · Adjacent to Ferry Terminal



UNITS

115

TYPE

MF + Retail + Hotel

DELIVERED · 2024

0.3 mi

The Pearl

Bay Street · Stapleton



TYPE

Mixed-Use

MIX

Resi + Retail

AVAILABLE

Subject

230 Bay Street

Stapleton · BSC Subdistrict D1

BUILDABLE

24,000 SF

TYPE

Mixed-Use

13 POPULATION & DEMOGRAPHICS

Trade Area Snapshot.

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

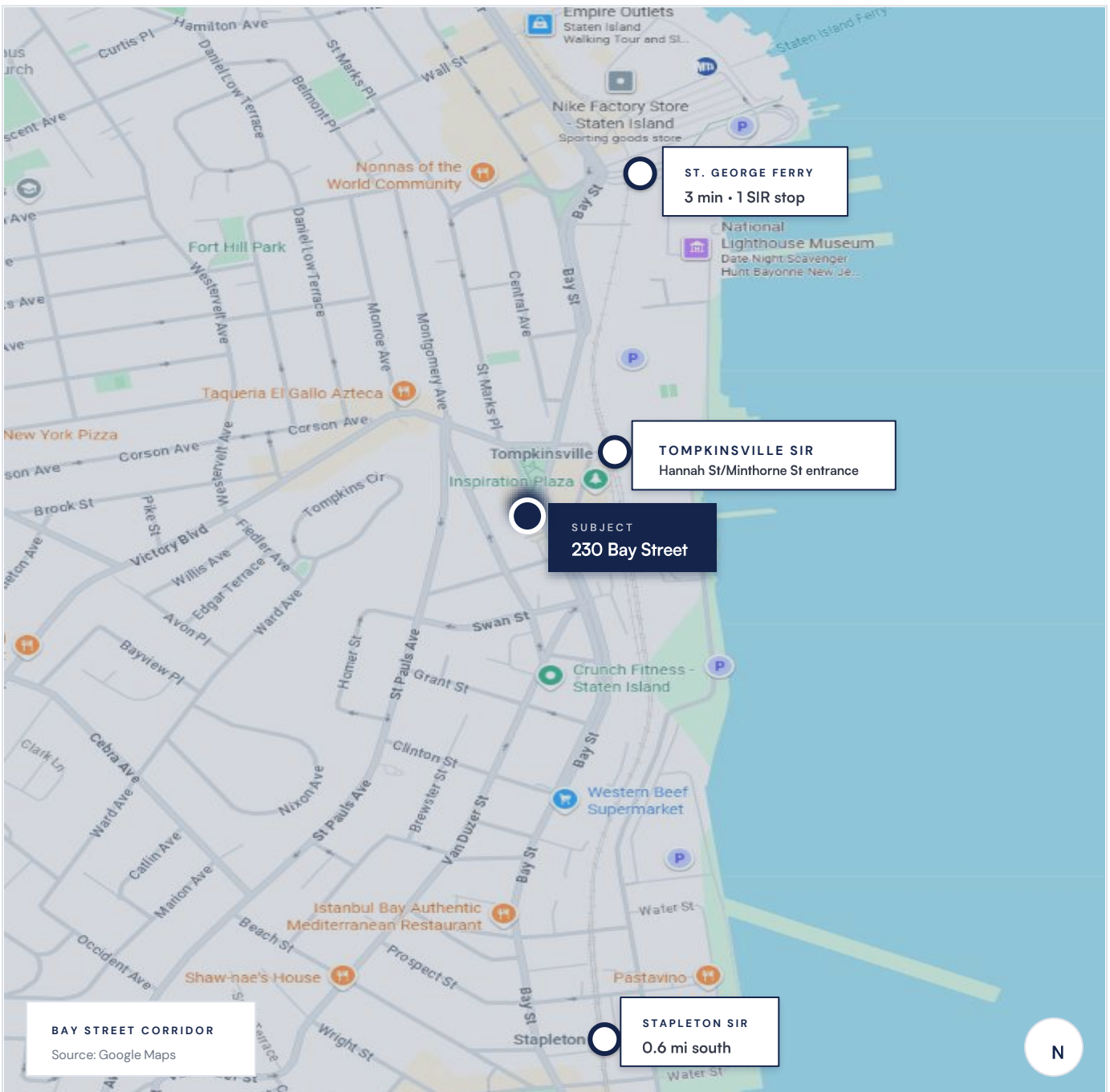
INDICATOR	0.25 MI	0.5 MI	1 MI
POPULATION			
Current Population	2,467	8,842	36,458
2030 Forecast	2,537	9,009	37,183
5-Yr Growth	+2.8%	+1.9%	+2.0%
Workday Population	2,935	9,820	29,429
HOUSEHOLDS			
Current Households	962	3,392	12,940
2030 Forecast	996	3,466	13,197
5-Yr Growth	+3.5%	+2.2%	+2.0%
HOUSEHOLD INCOME			
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.



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

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

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