

OFFERING MEMORANDUM

CORNER DENTAL PRACTICE FOR SALE

**2749 Hylan Blvd.
STATEN ISLAND, NY**



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ASKING PRICE:
\$1,150,000

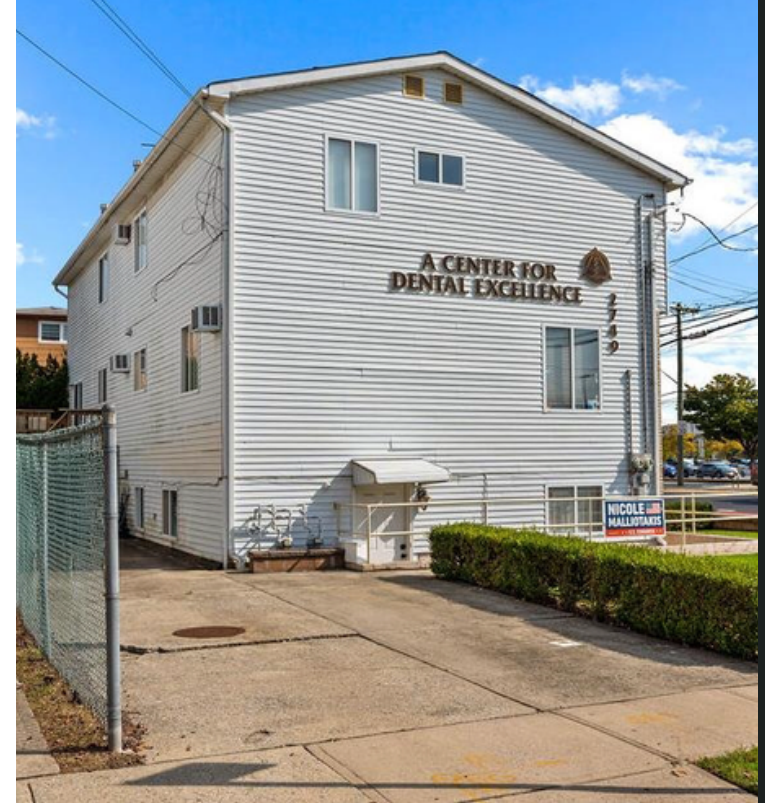
THE **NIXON** TEAM
PREREAL.COM



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	2749 HYLAN BLVD
ASKING PRICE	\$1,150,000
BUILDING SIZE	1,650 SF (25' X 22')
LOT AREA	2,346 SF (51' X 46')
BLOCK & LOT	4251/56
TAXES	\$12,253
ZONING	R3-1



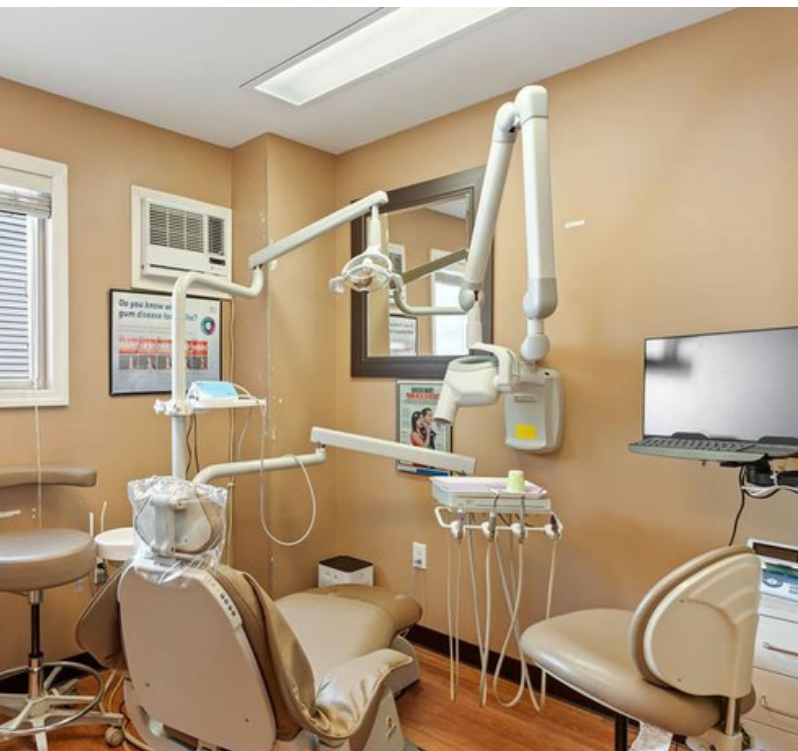


PROPERTY SUMMARY

Located on the corner of Hylan Blvd & Cannon Blvd in Staten Island, this property presents a rare opportunity to acquire a well established dental practice together with the real estate it operates from. The ground floor and second floor are home to "A Center for Dental Excellence," a long-standing, owner-operated practice being sold as part of the package giving a buyer turnkey entry into an established patient base and operation. The second floor is simply used as offices and a kitchen. Hence, it could easily be used as an additional rental bringing your carrying costs down significantly.

The lower level, with its own separate exterior access, is leased to a durable medical supplies business, contributing stable, in-place income alongside the dental practice and real estate. Positioned on a high-visibility corner with excellent street frontage and accessibility, the property benefits from a private driveway with parking on Cannon Blvd, proximity to multiple bus stops, and a location directly across from a bustling retail hub.

This offering combines real estate, an operating dental business, and an income-producing tenant into a single opportunity ideal for a dentist looking to step into an established practice, or an investor seeking a mixed-use asset with embedded business value.



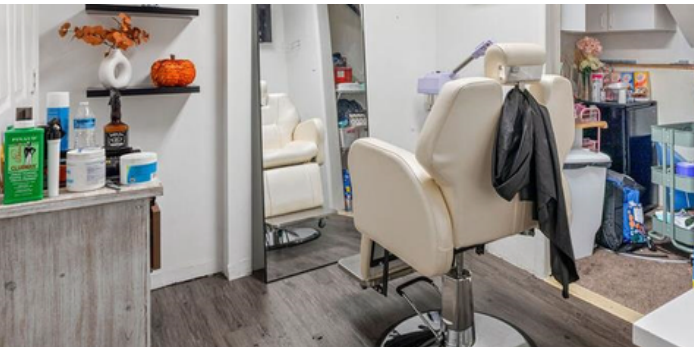
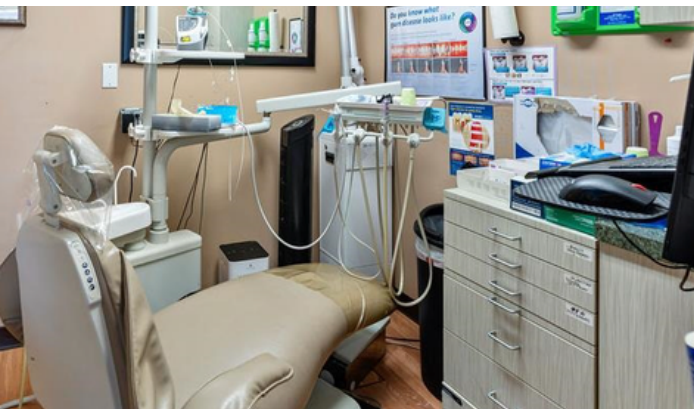
PROPERTY HIGHLIGHTS

- Prime corner location at Hylan Blvd and Cannon Blvd, Staten Island, with high street visibility and strong foot traffic
- Includes a fully operational, owner-operated dental practice ("A Center for Dental Excellence") with an established patient base, sold turnkey with the real estate
- Ground floor and second floor occupied by the dental practice, with the second floor offering the option to convert into a separate rentable unit
- Lower level leased to a Durable Medical Supplies business, 6 months into a 3-year lease at \$1,850/month, providing stable in-place income
- Private driveway with dedicated parking on Cannon Blvd, plus proximity to multiple bus stops
- Ideal for a dentist seeking a ready-to-operate practice or an investor acquiring a mixed-use asset with embedded business value

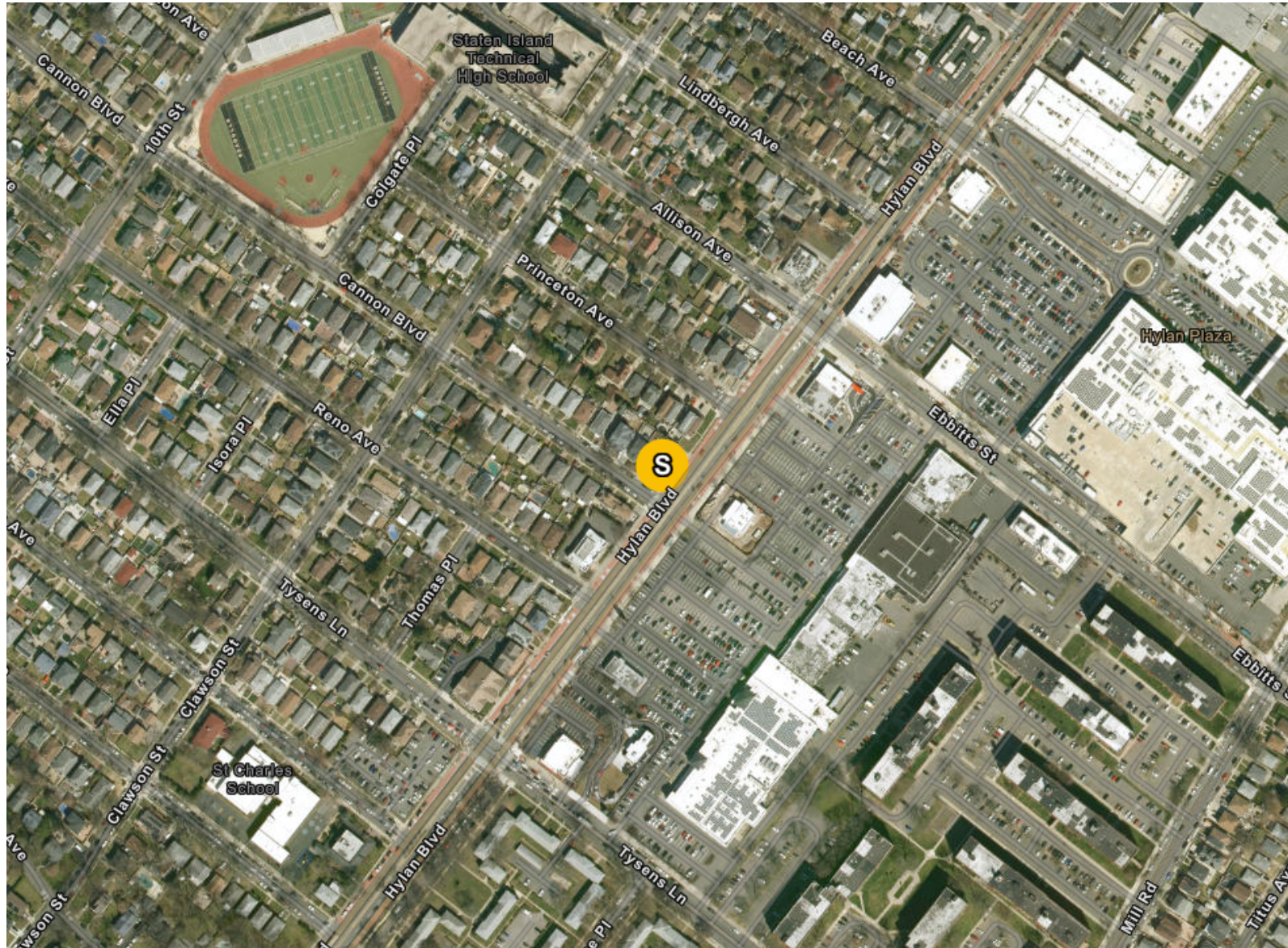




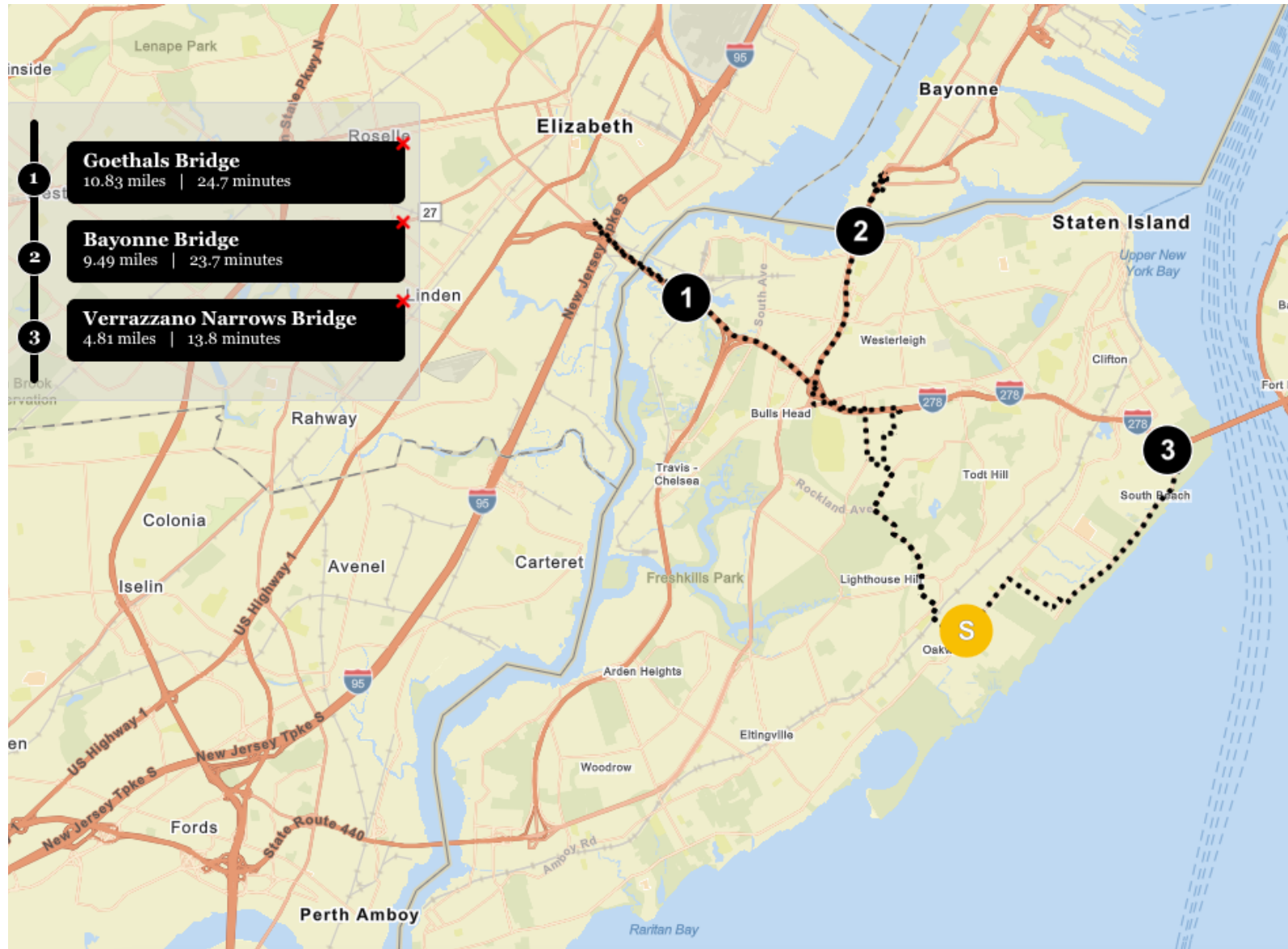
PROPERTY PHOTOS



LOCATION SUMMARY



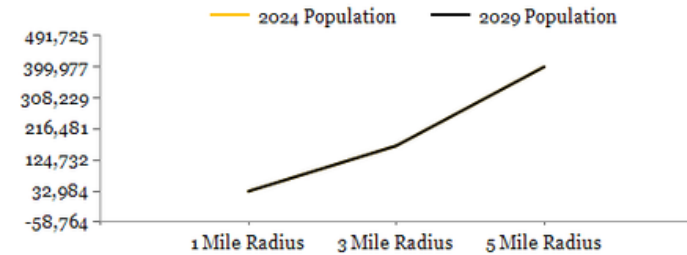
LOCATION SUMMARY



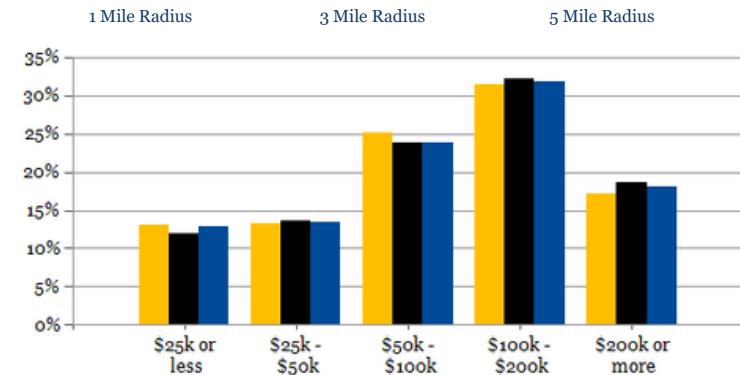
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,904	156,683	364,673
2010 Population	31,662	159,185	378,910
2024 Population	32,998	167,238	399,977
2029 Population	32,984	167,256	399,802
2024 African American	917,103	5,138	32,552
2024 American Indian	4,712	557	2,776
2024 Asian	4,504	29,308	63,953
2024 Hispanic	1,787	21,398	75,663
2024 Other Race	23,146	8,828	36,480
2024 White	2,322	112,711	233,136
2024 Multiracial	-0.05%	10,635	30,882
2024-2029: Population: Growth Rate		0.00%	-0.05%

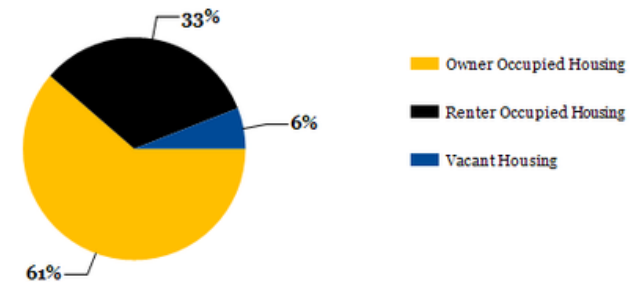
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	783	3,778	10,705
\$15,000-\$24,999	780	3,296	7,390
\$25,000-\$34,999	925	3,690	8,328
\$35,000-\$49,999	656	4,357	10,482
\$50,000-\$74,999	1,645	7,197	17,343
\$75,000-\$99,999	1,354	6,894	16,015
\$100,000-\$149,999	2,440	12,109	27,890
\$150,000-\$199,999	1,304	7,017	16,758
\$200,000 or greater	2,038	10,995	25,179
Median HH Income	\$95,884	\$101,206	\$99,567
Average HH Income	\$125,140	\$132,542	\$130,105



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



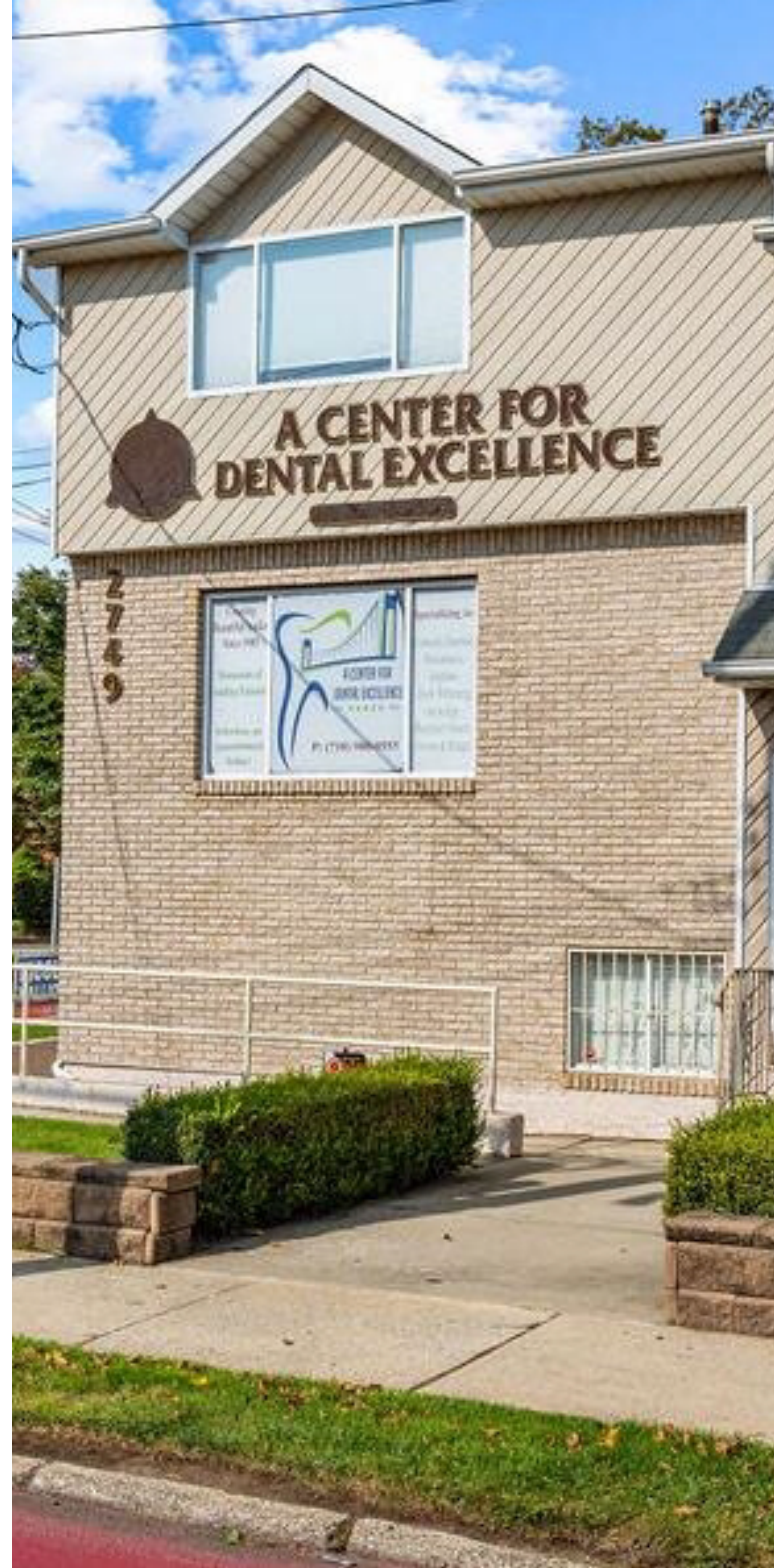
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