



OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

Staten Island Urby

— 7 NAVY PIER COURT —

5,200 SF 2nd Generation Restaurant Space

In line with incredible neighboring tenants at the base of one of the largest Staten Island developments to date.

Staten Island Urby

5,200 SF 2nd Generation Restaurant Space



Property Overview

Staten Island Urby

7 Navy Pier Court, Staten Island, NY

- **Size:** 5,200 SF of premium retail
- **Layout:** 2nd Gen Restaurant Space
- **Condition:** Fully built kitchen infrastructure
- **Location:** Vibrant waterfront plaza with strong built-in residential demographic

Leasing & Inquiries

Ozana Commercial Division

Exclusive Representation

Michael Raia

Director — Commercial Division

Phone: (347) 552 - 1207

Email: mike_raia@ozanarealty.com

Premium 5,200 SF 2nd Generation Restaurant Opportunity

Space Description

Capitalize on a prime 5,200 SF 2nd generation restaurant space located at Staten Island Urby.

Positioned within a high-traffic area, this premium location is poised to support a marquee dining concept with exceptional structural readiness.

Property Highlights

- **Prime Footprint:** Generous 5,200 SF premium layout.
- **2nd Gen Build-Out:** Fully equipped kitchen & dining readiness.
- **Urby Destination:** Embedded within a vibrant, high-density development.

Turnkey Advantage

This highly coveted 2nd generation layout allows national and regional restaurant groups to bypass significant initial build-out hurdles.

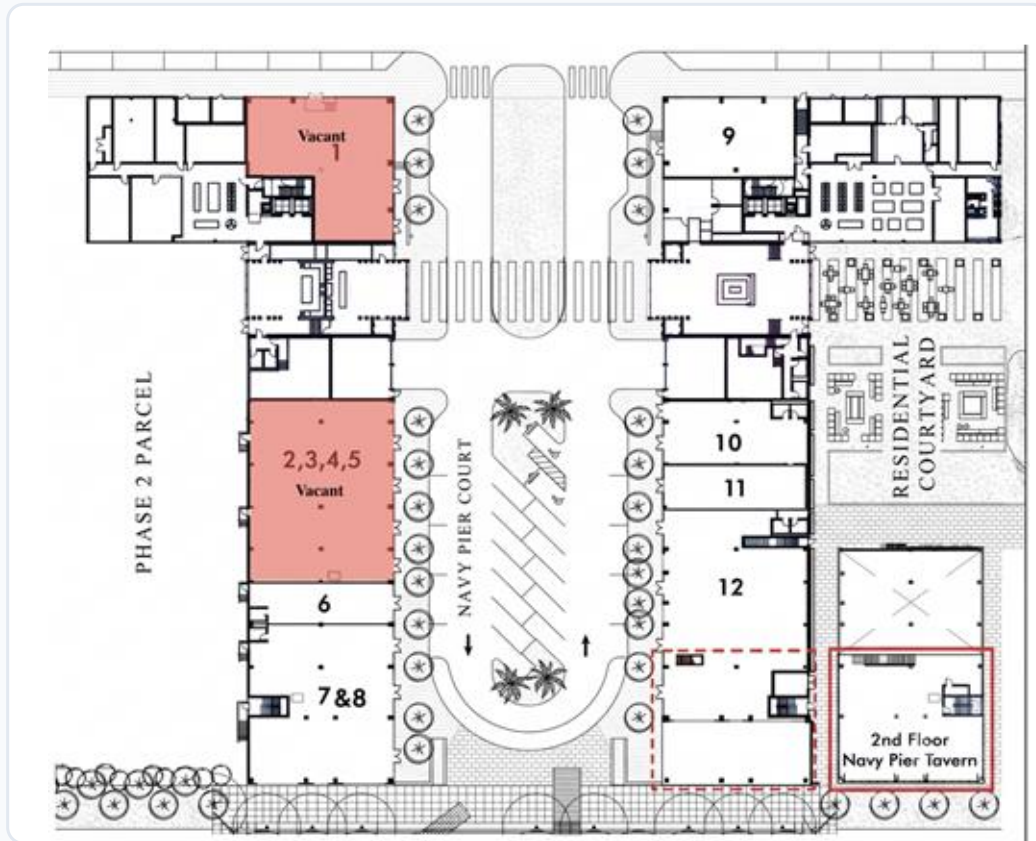
Save valuable capital and months of planning by leveraging existing infrastructure, enabling an accelerated timeline to launch and operational success.

Maximum Visibility

The space offers unparalleled exposure to prime foot and vehicle traffic, providing maximum visibility for your brand.

As the very first option visitors encounter when they arrive at the property, your concept is positioned for ultimate top-of-mind awareness.

Urby Site Plan & Tenant Roster



Tenant Roster

- Space 1:** 3,344 SF Available - Shell Space
- Spaces 2-5:** 5,200 SF Available - Restaurant
- Space 6:** Beautie Bar
- Spaces 7-8:** Pastavino
- Space 9:** Seppes
- Interior Lounge:** Americano Cafe
- Space 10:** Staten Island Arts
- Space 11:** City Curl
- Space 12:** Blue Pearl Seafood

Location Advantages

Premium Retail Destination

Situated in the heart of Staten Island's North Shore with exceptional built-in traffic from 571 onsite residential units.

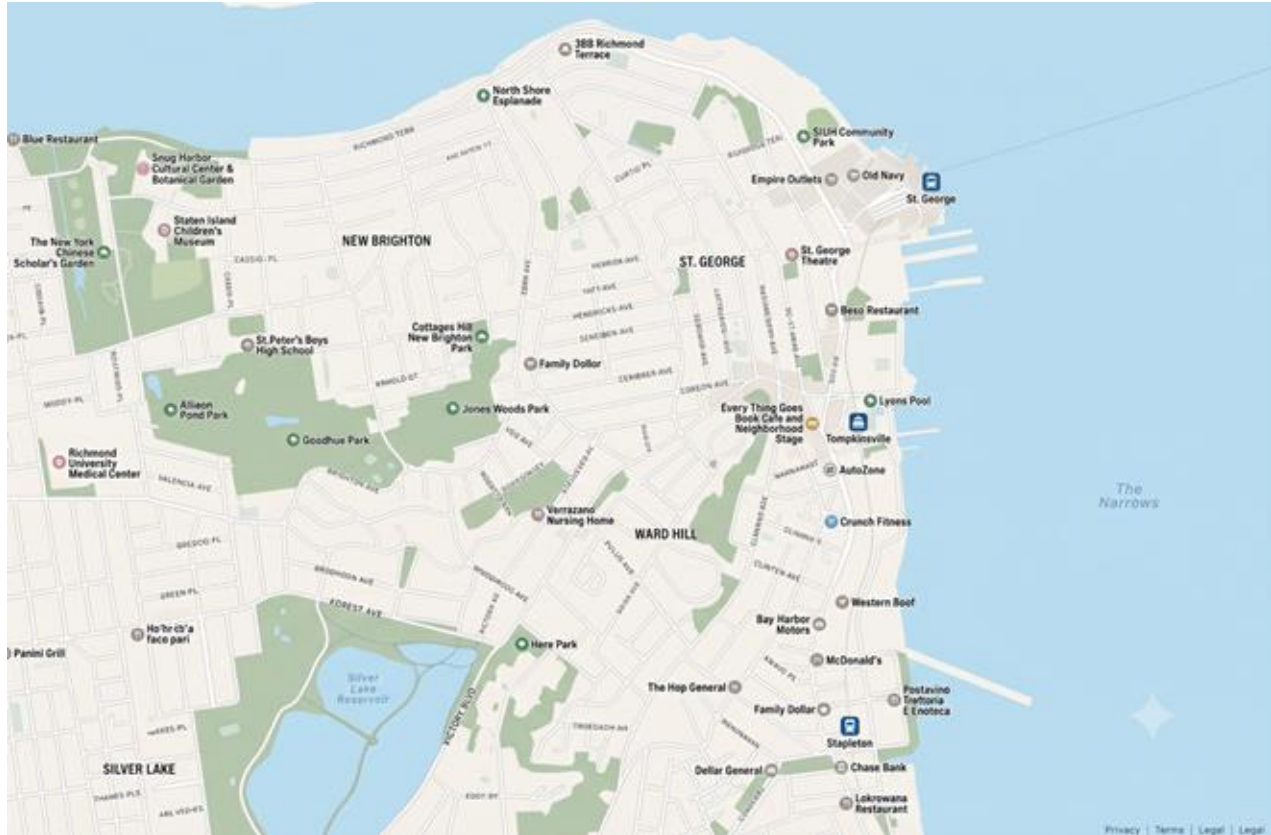
Excellent Accessibility

Over 600 parking spaces available on-site, offering superb convenience for dining and retail visitors.

High Visibility

Positioned strategically along Front Street and Navy Pier Court, guaranteeing maximum exposure.

Immediate Access to a Built-In Community of 571 Residential Units



Modern & Dynamic Design

Staten Island Urby features a modern, dynamic design by renowned Dutch design firm Concrete, redefining the standards of contemporary urban living.

Situated at the base of a striking 4-story apartment building constructed in 2016, this premium restaurant space offers an exceptional, high-visibility storefront that stands out to passing traffic.

Built-In Customer Base

The restaurant space benefits directly from an active, captive audience of 571 residential units located immediately above and within the development.

This diverse community of young professionals, families, and creatives provides an immediate, built-in customer base, ensuring highly consistent daily foot traffic and patronage for your business.

Unmatched Accessibility

600 On-Site Parking Spaces



Parking Convenience

600

On-Site Parking Spaces

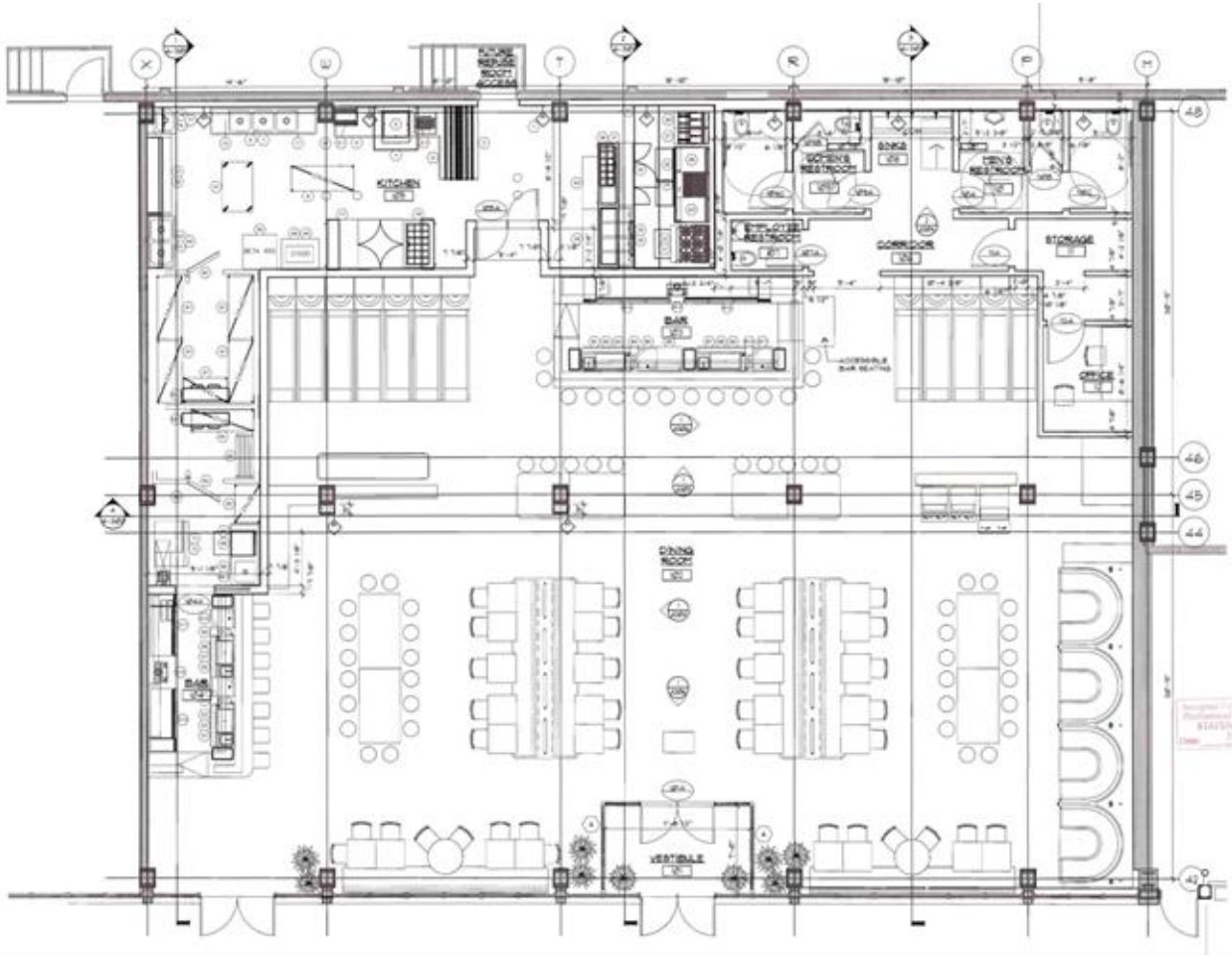
Situated in the heart of North Shore Staten Island, the location offers seamless accessibility for both local and out-of-town visitors. Customers benefit from the outstanding convenience of 600 on-site parking spaces in an underground parking garage as well as surface and overflow, securing a smooth and reliable travel experience.

Transit Connectivity

The site is highly connected to major transit routes, ensuring a continuous, reliable flow of commuters, employees, and visitors to the property.

- **Stapleton Train Station**
Located just a brief, easy 2-minute walk away.
- **St. George Ferry**
Reachable in 6 minutes by car or 8 minutes by train.

Floor Plan & Space Specifications



** Note: The equipment schedule can be provided by the leasing brokers.*

Space Specifications

Prime 5,200 SF Footprint

Designed to accommodate a high-volume restaurant layout with flexible dining and kitchen areas.

Abundant Natural Light

Premium positioning ensures a bright, welcoming ambiance throughout the dining space.

Prominent Signage

Eye-catching exterior signage opportunities to maximize brand visibility and attract attention.

Optimized Flow

High exposure and seamless pedestrian transit to the residential courtyard and Front Street.

Thriving North Shore Demographics and Explosive Regional Growth

Regional Expansion

2,500+

New Apartments on the Horizon

The North Shore is experiencing massive expansion, driven by recently delivered and highly anticipated developments:

- **River North**
- **The Pearl**
- **Lighthouse Point**
- **Ferris Wheel Redevelopment**
- **Outlet Mall Redevelopment**
- **Mass Timber Site**
- **Madonack Development**

This presents a first-mover advantage to capture a rapidly expanding market.

1-Mile Demographics

38,600

Population (Growing)

10,100

Local Workforce (Employees)

\$80,000

Median Household Income

35

Median Age

52%

Renter to Owner

Exclusive Leasing Advisory Team



Michael Raia

Director – Commercial Division

📞 347-802-3649
✉️ mike_raia@ozanarealty.com
🌐 Ozanarealty.com



Richard Velez

NYS Lic. Real Estate Salesperson

📞 646-771-2470
✉️ Richard_Velez@ozanarealty.com
🌐 Ozanarealty.com