

29B Nelson Ave, Staten Island, NY 10308

1,395 SF | Retail Space For Lease



Property Description

29B Nelson Ave is a beautifully maintained former dance studio in the heart of Great Kills Town. An updated facade with large windows offering incredible natural light and mostly open floor plan makes this a premier space for Pilates studios, wellness centers, gyms, and event spaces.

The space also comes with access to the neighboring parking lot offering free parking to employees and customers, a rare amenity for the area. Great Kills Town is filled with incredible restaurants and small businesses with direct access to the Great Kills Train Station, boasting great walking and car traffic.

Property Highlights

- **Generous Space:** 1,395 SF of versatile, mostly open layout
- **Ample Parking:** Access to neighboring lot with free parking

Tenant Responsibilities

- **Rent:** \$5,500 Per Month
- **Utilities:** Tenant responsible for all utility services
- **Trash:** Standard waste removal & maintenance

Aerial Map



Location & Synergy

Strategically situated at 29B Nelson Ave, this property thrives within a vibrant, high-density suburban corridor. The location offers unparalleled visibility and consistent foot traffic, bolstered by an established ecosystem of neighboring retail outlets and popular restaurants.

The area is further energized by the new residential development at 3865 Amboy Rd, which introduces a fresh wave of local clientele to the immediate vicinity. This synergy creates a dynamic environment that maximizes business exposure and positions any tenant for sustained commercial success.

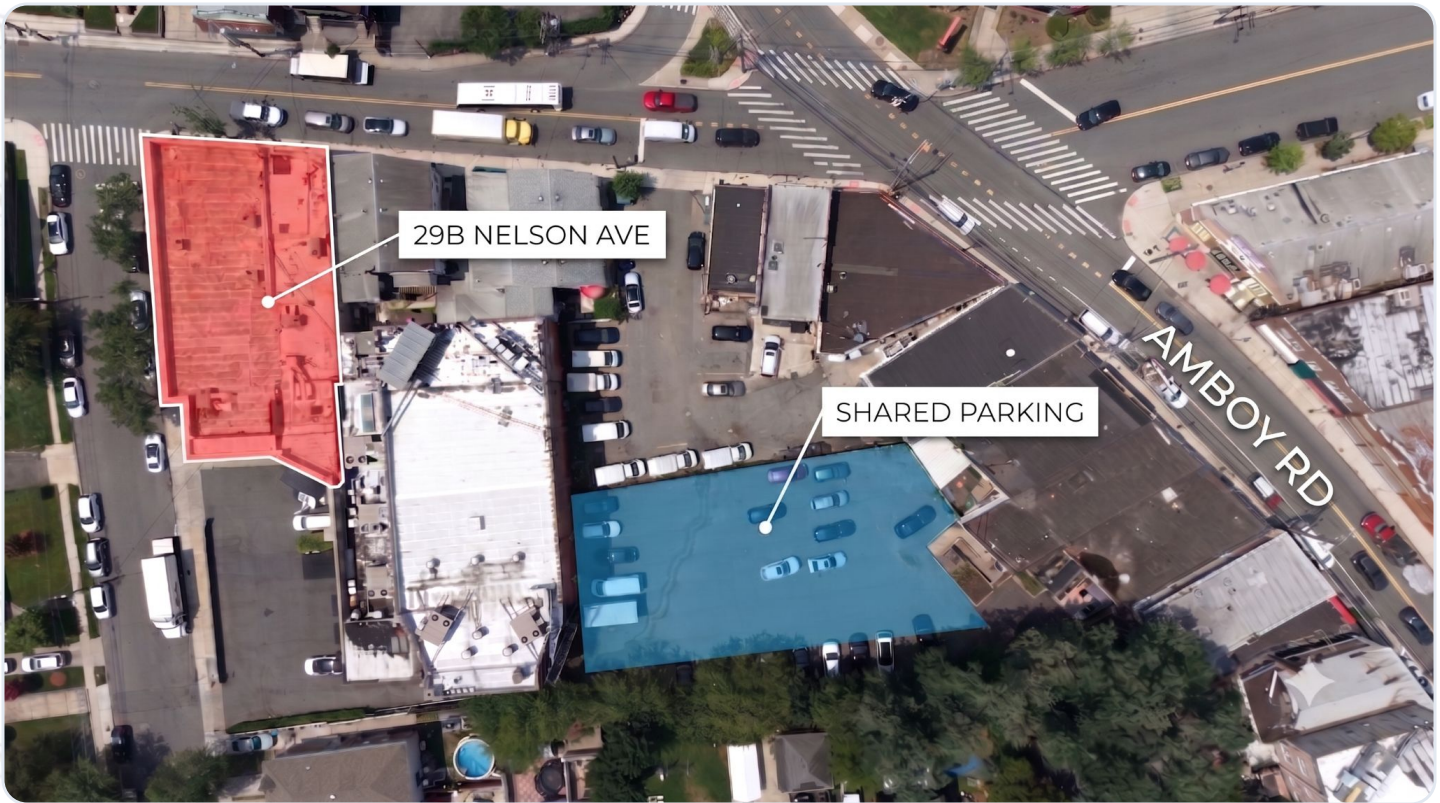
Accessibility & Transit

The property also features convenient parking, ensuring easy accessibility for customers arriving by car, and benefits from excellent connectivity just moments away from the Great Kills train station, providing seamless access for both commuters and local residents.

Key Convenience Highlights

- Dedicated parking for customers & staff
- Steps to Great Kills commuter rail
- High-density foot & vehicular traffic

Parking Overview



9AM-5PM

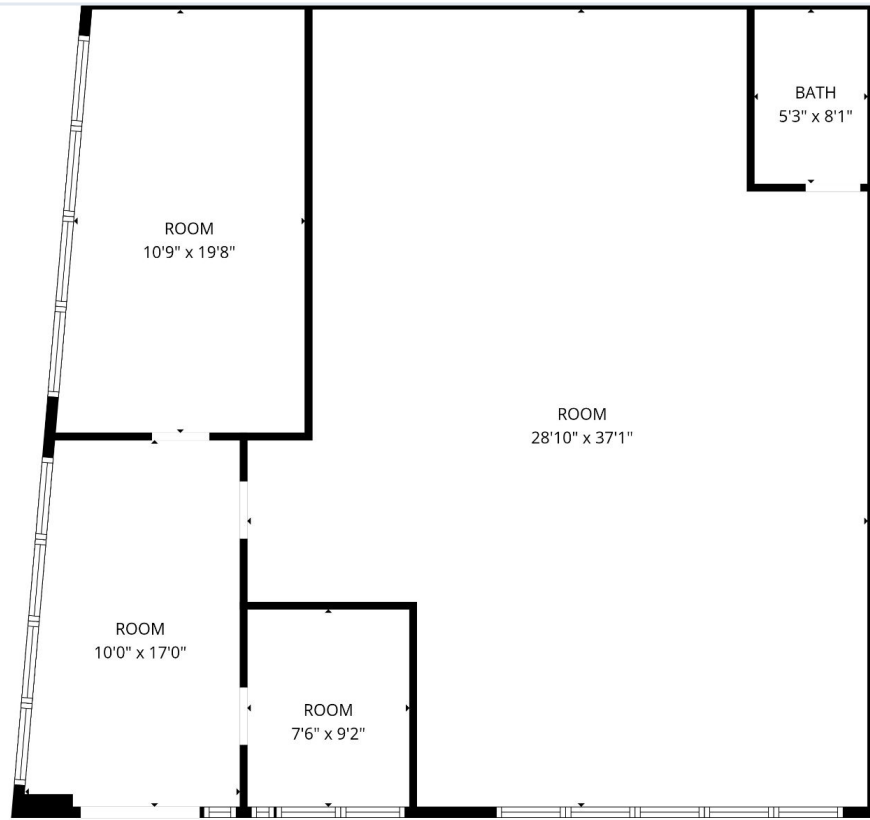
Hours Available

Parking Convenience

Access to the neighboring parking lot offers free parking to employees and customers, a rare and highly valuable amenity for the Great Kills Town area.

- Shared parking with neighboring tenants available from 9-5
- Provides seamless, hassle-free transit for daily commuters and visitors

Floor Plan



Total GLA: 1395 sq. ft | Total: 1395 sq. ft
1st floor: 1395 sq. ft

Space Notes



Accessibility

ADA Accessible Ramp



Premium Facade

Tall, nearly floor-to-ceiling glass surrounding the space



Prime Location

Corner Unit offering high visibility and exposure



Versatile Layout

Mostly open floor plan customizable for your business needs

Nearby Attractions

- **Great Kills Park & Marina**
~1.5 miles, about 5–8 mins
- **Historic Richmond Town**
~2.5 miles, about 8–12 mins
- **Blue Heron Park Preserve**
~3.0 miles, about 8–12 mins
- **Jacques Marchais Museum**
~3.5 miles, about 10–15 mins
- **SI Greenbelt Nature Center**
~4.0 miles, about 12–18 mins
- **Freshkills Park**
~4.5 miles, about 12–18 mins
- **Conference House Park**
~6.5 miles, about 18–22 mins

Public Transit Access

- **SIR – Great Kills Station:**
~0.1 miles, 1–3 mins walking
- **S54 Local Bus (Nelson & Amboy):**
~0.1 miles, ~2 mins walking
- **SIM5 & SIM6 Express Buses:**
~0.1 miles, 2–3 mins walking
- **S78 & S79-SBS Buses:**
~0.8 miles, 15m walk / 3m drive
- **SIM1 / SIM1C Express Buses:**
~0.8 miles, 15m walk / 3m drive

Local Shopping

- **Amboy Shopping / Evergreen Plaza**
~1.5 miles, about 4–6 mins
- **Eltingville Shopping Center**
~1.7 miles, about 5–8 mins
- **The Boulevard (New Dorp)**
~3.0 miles, about 8–12 mins
- **Staten Island Mall**
~5.5 miles, about 15–20 mins
- **Empire Outlets (St. George)**
~8.5 miles, about 25–30 mins

Demographic Overview

1-mile trade area around 29B Nelson Ave

30,500

Population (Simplemaps.com)

\$125,850

Median Household Income (Point2Homes)

\$656,400

Median Home Value (GreatData.com)

42 Years

Median Age

Advisory Team



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