

HYLAN COMMONS

Location

Hylan Boulevard &
New Dorp Lane
Staten Island, New York

Regional Access

Staten Island Expressway (278)
Route 440
Hylan Boulevard

Description

Regional Shopping Center

Parking

465 Spaces

Total Retail Sq. Ft.

85,500 ± Square Feet

Population

5-Miles: 406,314

Population By Age

5-Miles:
Age under 25 33.79%
Age 25-59 50.02%
Age 60+ 16.18%
Median Age 35.67

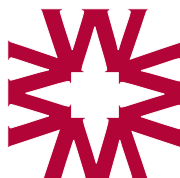
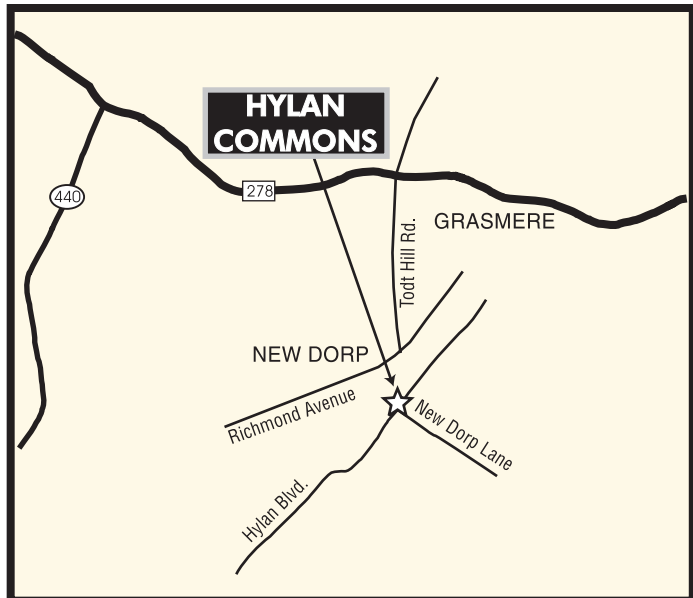
Average HH Income

5-Miles: \$81,250

Major Stores

T.J. Maxx
Annie Sez
Children's Place
New York & Co.
Justice
The Gap

Staten Island is second only to Manhattan in retail sales per household, according to the Sales & Marketing Management Magazine's Survey of Buying Power Demographics USA. It also has a captured retail enclave of over 400,000 people with the highest average household income of New York City's five boroughs. The majority of the Borough's housing stock is primarily comprised of one and two-family detached and semi-detached owner occupied homes. The City of New York, the Port Authority, Merrill Lynch and Western Union are responsible for developing the world's first office telecommunications park, Teleport, to incorporate a fiber-optic network linked to a satellite transmission facility for national and international communications which encompasses 1.1 million square feet of office space. As Staten Island's growth continues so does the continued strength of retail sales.



WELCO REALTY, INC.

For more information, please contact:
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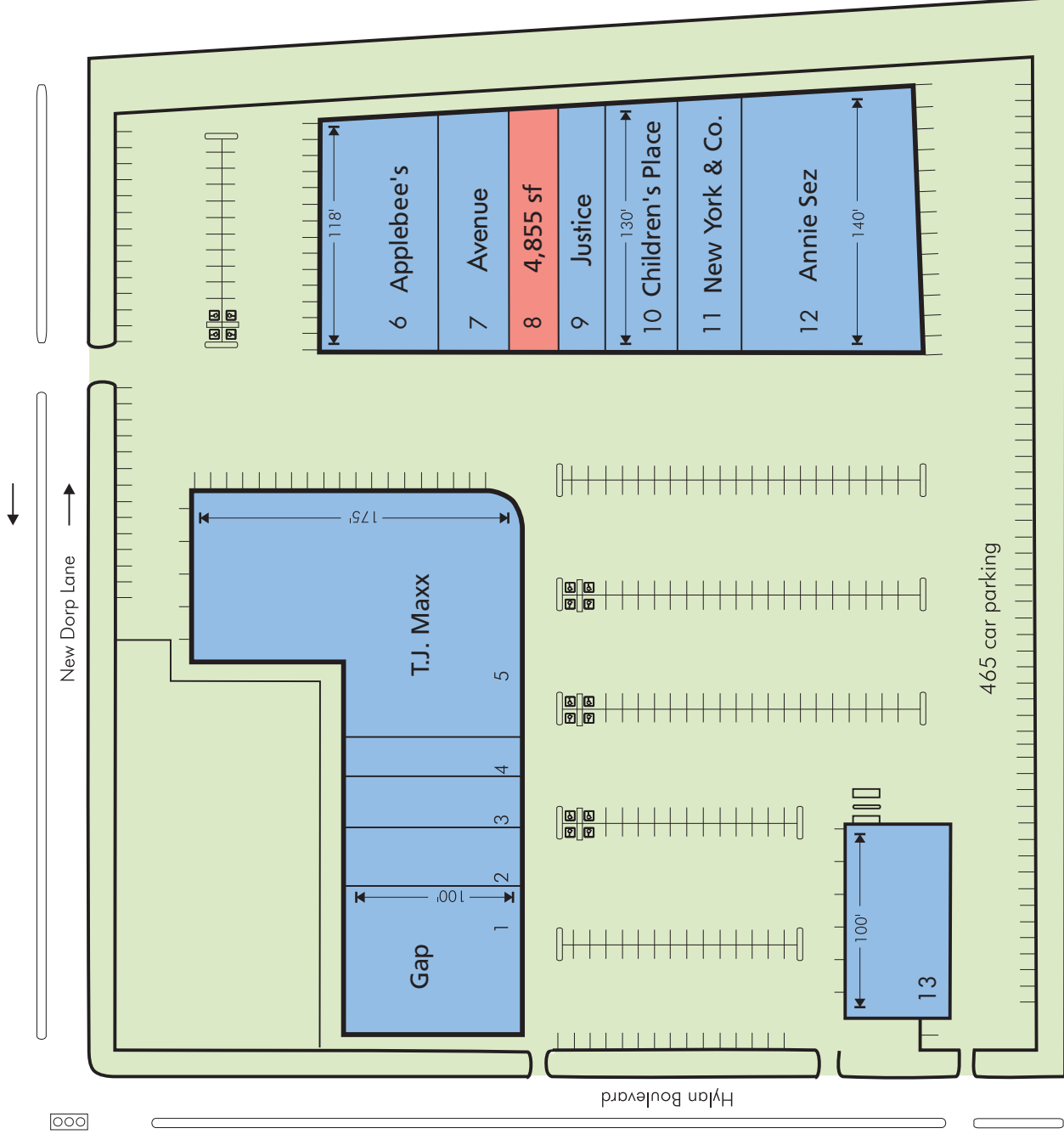
H Y L A N

COMMONS

Staten Island, New York

Tenants

- | | |
|---------------------------------|-----------|
| 1. Gap | 7,500 sf |
| 2. Boston Market | 3,000 sf |
| 3. Tiger Schulmann's Karate | 2,700 sf |
| 4. Starbucks | 2,000 sf |
| 5. T.J. Maxx
second floor | 21,000 sf |
| 6. Applebee's | 5,000 sf |
| 7. Avenue | 7,000 sf |
| 8. Available | 4,780 sf |
| 9. Justice | 4,855 sf |
| 10. Children's Place | 3,813 sf |
| 11. New York & Company | 4,810 sf |
| 12. Annie Sez | 5,190 sf |
| 13. Municipal Credit Union Bank | 14,000 sf |
| | 5,000 sf |



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09/08

This site plan is for location purposes only.
 Dimensions are approximate. Not to scale.