



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Built-Out Pizza Restaurant with Bar for Lease

2,200 SF

2212 Victory Blvd • Staten Island • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com



Location Overview

Located in the Westerleigh neighborhood of Staten Island between Caramel Ave & Sheraden Ave near the S92, S93, & S62 bus lines.

Nearby tenants include 7-Eleven, Starbucks, Northfield Bank, Burger King, Dunkin', CVS, Citibank, Tim Hortons, Dairy Palace, Island Kosher, and more!

Main Highlights

- ▶ Fully built-out pizza restaurant
- ▶ Bar
- ▶ Walk-in fridge & freezer
- ▶ Multiple large ovens
- ▶ Venting
- ▶ Commercial gas line
- ▶ Rear access for loading
- ▶ 11' ceilings
- ▶ 30' frontage
- ▶ 2 storefronts
- ▶ All uses considered



21,506 SF

Total Building Size



27,087 SF

Lot Size



R3-2, C1-1

Zoning

FOR LEASE • 2,200 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR LEASE • 2,200 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Retailer Map

2212 Victory Blvd, Staten Island, NY 10314



FOR LEASE • 2,200 SF • For Pricing

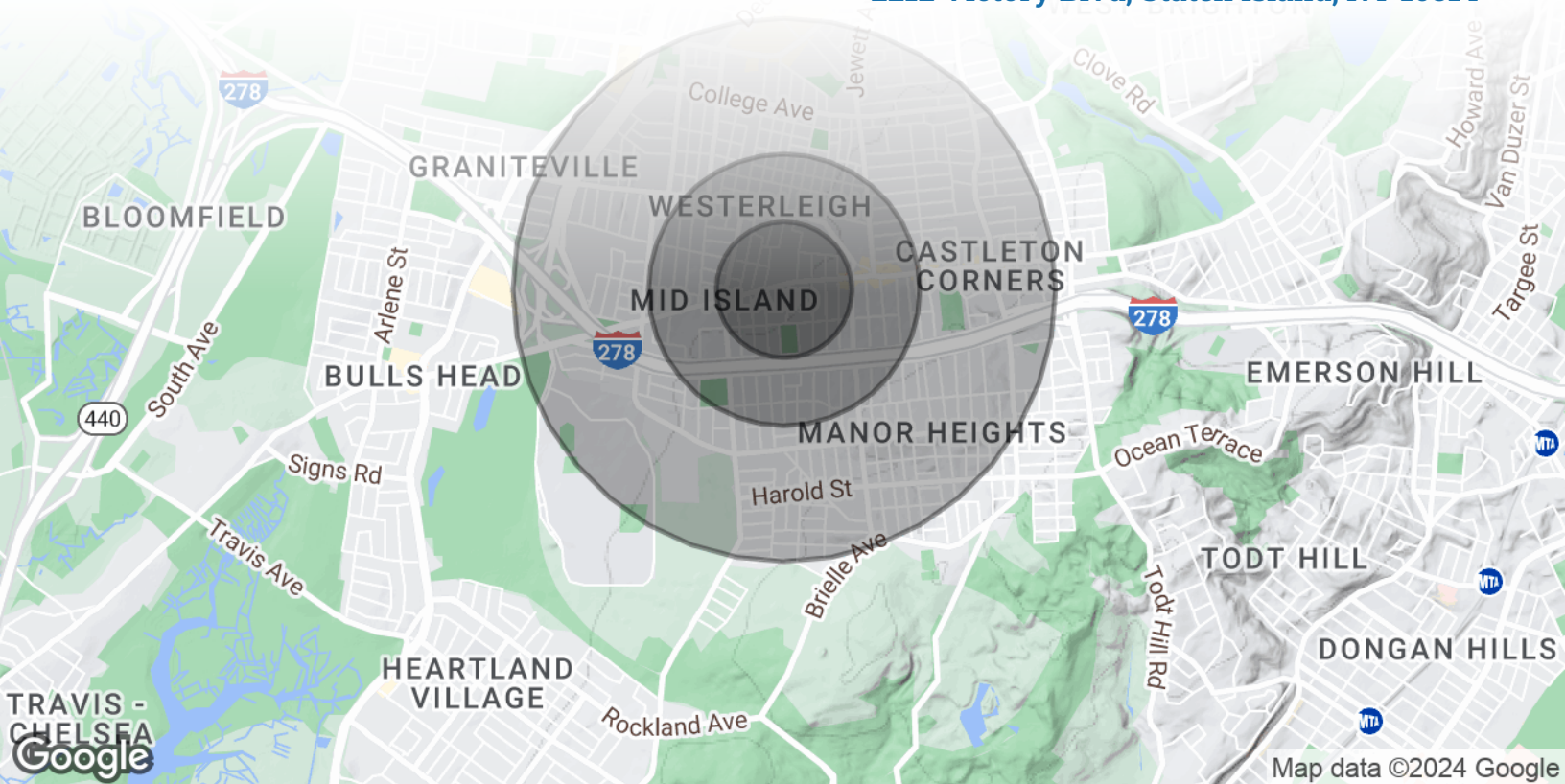
Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,205	10,375	41,949
Average Age	40.8	40.3	41.6
Average Age (Male)	39.7	39.9	38.1
Average Age (Female)	45.9	42.6	43.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	898	3,914	15,294
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$91,848	\$103,552	\$106,406
Average House Value	\$582,239	\$584,249	\$549,138


41,949

People within 1 Mile


\$106,406

Avg Household Income

FOR LEASE • 2,200 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Kirill Galperin
 ☎ 718.437.6100 x122
 Kirill.G@TriStateCR.com

Dov Bleich
 ☎ 718.437.6100 x111
 Dov.B@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease



TriStateCR.com

2,200 SF | 2212 Victory Blvd |
Fully Built-Out Pizza Restaurant
with Bar for Lease

2,200 SF • For Pricing **Call: 718-437-6100**

2212 Victory Blvd • Staten Island • NY

Shlomi Bagdadi

📞 718.437.6100

sb@tristatecr.com

Kirill Galperin

📞 718.437.6100 x122

Kirill.G@TriStateCR.com

Dov Bleich

📞 718.437.6100 x111

Dov.B@TriStateCR.com