



4,500 sq. ft. Retail Building Available For Lease 1035 Old Country Road, Westbury, NY



Free standing retail building on Old Country Road, corner property at traffic light. Seconds from Wantagh Parkway. Oversized fenced parking lot. Pylon sign, 2 drive-in loading doors.

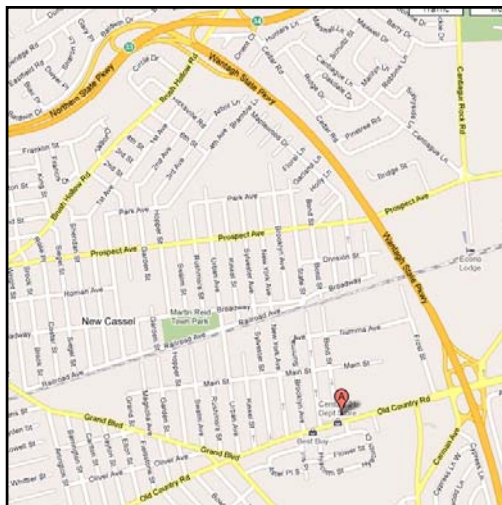
Excellent retail store, bank, restaurant, etc. Outside storage permitted.

Plot Size: 16,000 sq. ft.
Zone: Industrial-B
Traffic Count: ±35,000 cars/day
Heat: Gas
Sewers: Yes

Lease Price: \$9,000 / month
(includes base-year real estate taxes)

2010 Demographics (3-mile radius):

Population:	135,705
Households:	42,563
Average Age:	39
Per Capita Income:	\$35,010
Per Household Income:	\$96,057
Median Home Value:	\$366,571



Contact: Gary Friedman, Managing Director, 631-293-3700 x33

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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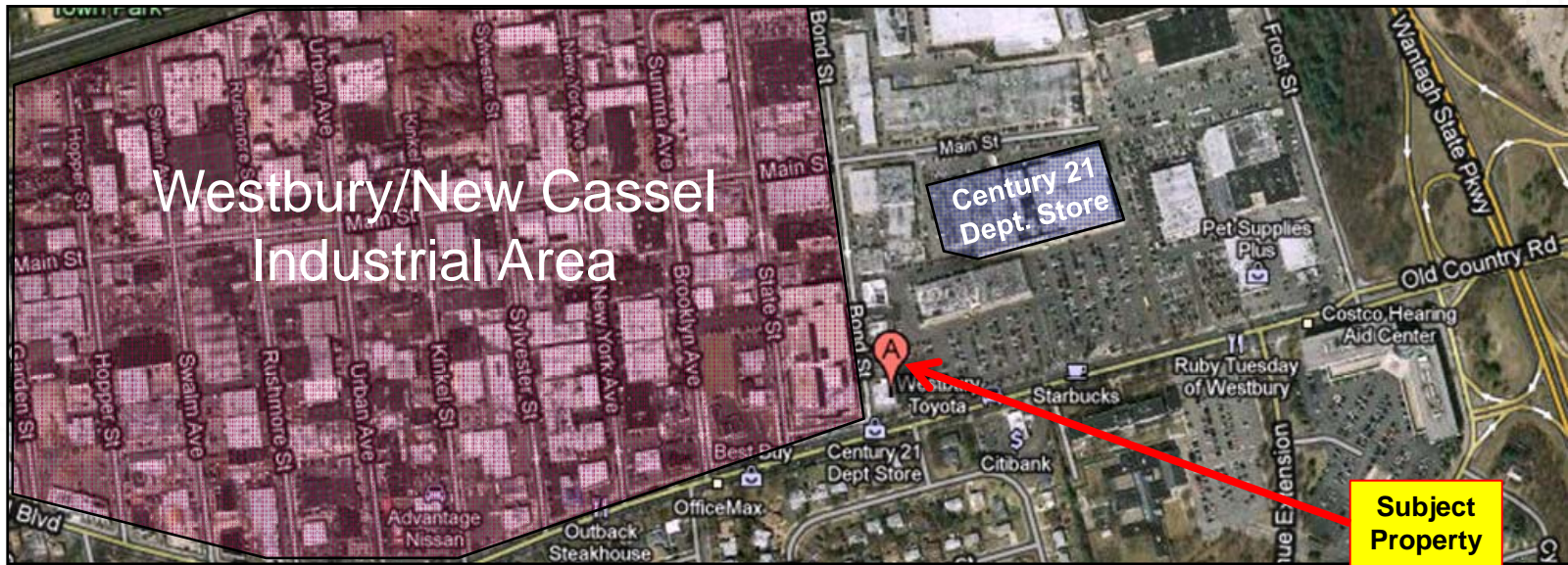
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1035 Old Country Road, Westbury, NY Neighborhood Map & Site Plan

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Bond Street

