#### FOR LEASE

# Freestanding Building with Drive Thru

1315 Peninsula Blvd | Hewlett, NY 11557





### For Lease

SIZE Ground: 5,474 SF

Second: 5,474 SF Total: 10,948 SF

0.8 Acres (34,848 SF)

ASKING RENT Upon Request

**RE TAXES** \$55,000

POSSESSION Immediate

#### **NEIGHBORING TENANTS**









**DAN RICHMAN** 

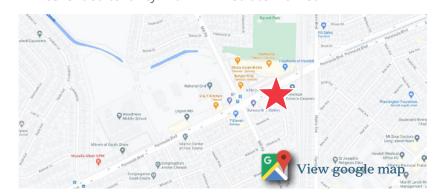
212.710.5253 | dan.richman@srsre.com

**JON SPADAFINO** 

212.710.5257 | jon.spadafino@srsre.com

## Description

- High barrier to entry, densely populated, affluent market
- Large dedicated parking lot (45 dedicated parking spaces)
- Freestanding building with drive-thru
- · Great visibility and frontage along major roadway
- · Excellent co-tenancy within immediate market



Demographics	1 MILE	3 MILE	5 MILE
Total Population	25,397	197,496	588,687
Number of Households	8,453	66,003	197,125
Median Household Income	\$121,472	\$107,086	\$96,127
Year: 2020   Source: ESRI			

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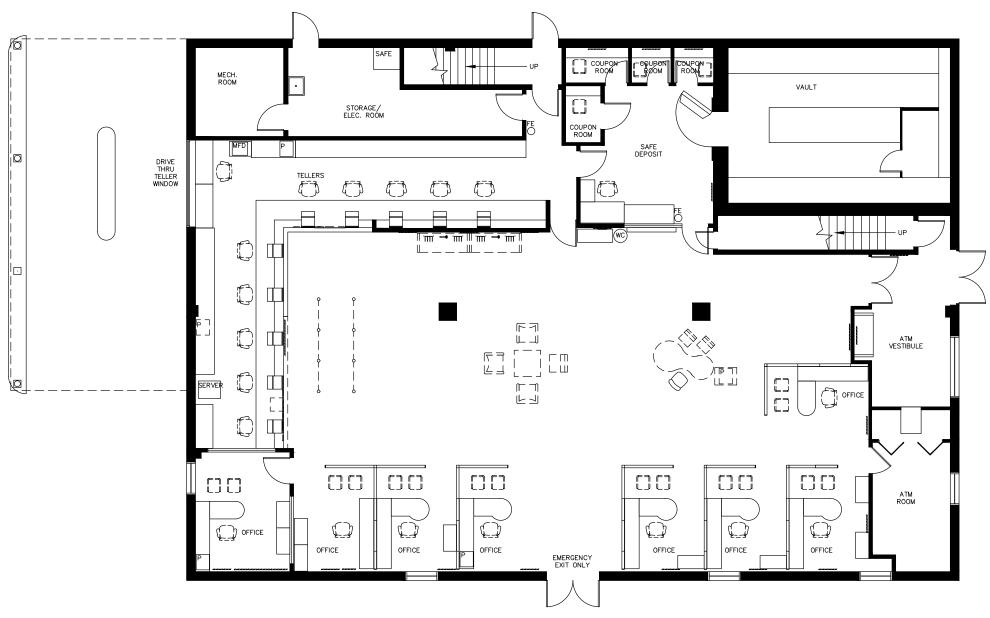




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