

RETAIL FOR LEASE

535 Bedford Ave., Bellmore, NY 11710



PRICE PER UNIT: -

AVAILABLE SF: 770 SF

LEASE RATE: \$1,475.00 Per Month (Gross)

LOT SIZE: 0 Acres

BUILDING SIZE: 0 SF

CROSS STREETS: Oak/Wilson

PROPERTY OVERVIEW

Lease includes Taxes and CAM charges.

PROPERTY FEATURES

- Busy Street
- New Ceilings
- Freshly Painted
- Front and rear entrances
- Updated Bathroom

KELLER WILLIAMS REAL ESTATE ELITE
516.795.6900
695 Broadway
Massapequa, NY 11758

SUZANNE GREENBLATT
Director
O: 516.795.6900
C: 516.448.2199
suzanneg@kwcommercial.com



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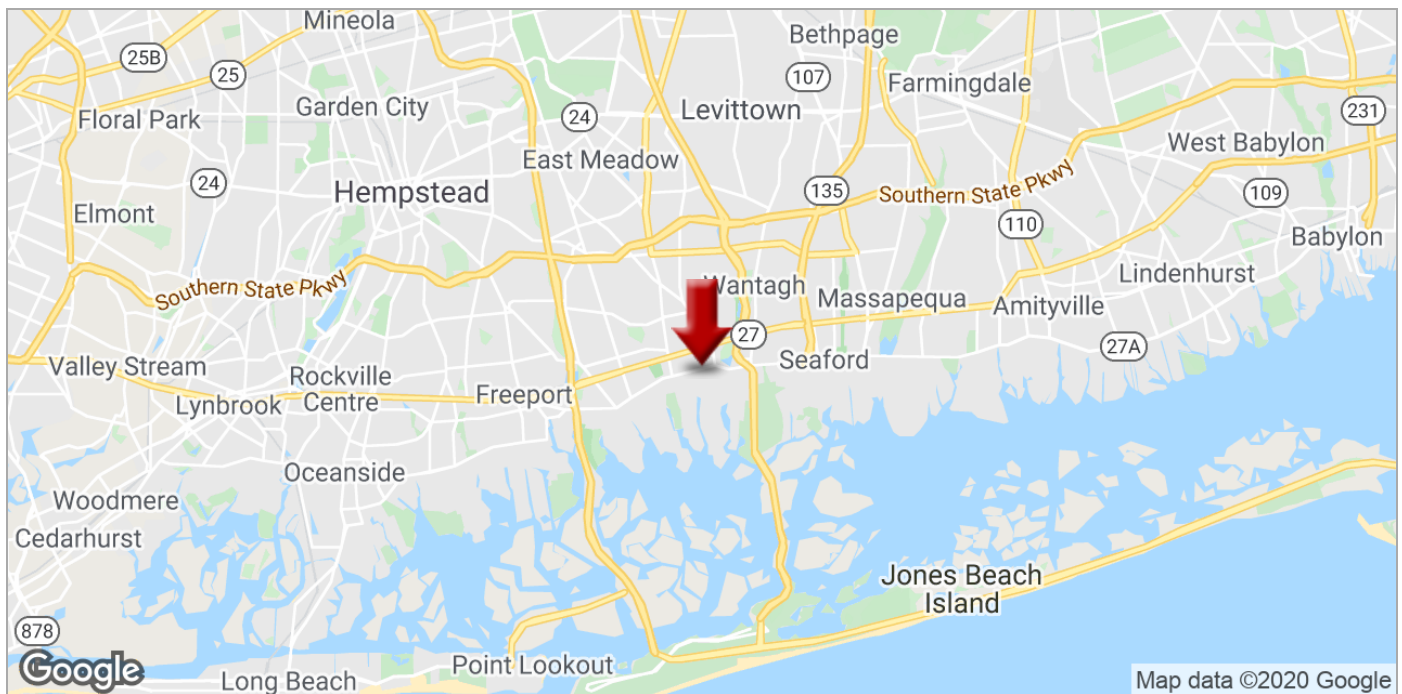
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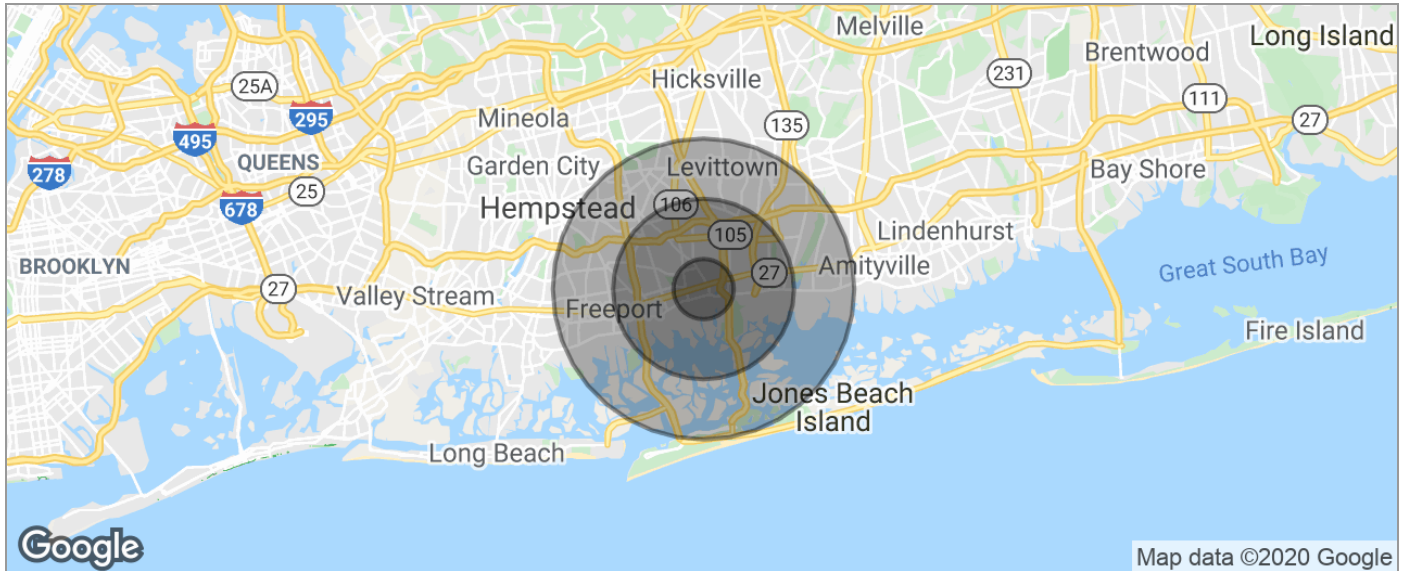
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,546	143,294	390,513
MEDIAN AGE	41.6	41.7	40.8
MEDIAN AGE (MALE)	40.2	40.4	39.3
MEDIAN AGE (FEMALE)	43.1	42.8	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,039	48,085	126,967
# OF PERSONS PER HH	2.9	3.0	3.1
AVERAGE HH INCOME	\$124,054	\$124,579	\$111,869
AVERAGE HOUSE VALUE	\$519,258	\$523,412	\$494,560
RACE	1 MILE	3 MILES	5 MILES
% WHITE	93.4%	93.1%	80.2%
% BLACK	0.5%	1.1%	9.7%
% ASIAN	3.6%	3.5%	3.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	1.5%	1.4%	4.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.4%	6.7%	13.8%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
535 Bedford Ave	Street Retail	\$1,475 PER MONTH	Gross	770 SF	VACANT

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