

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** 1,550 & 7,150 SF

**LEASE RATE:** 7,150 SF - \$25.00 PSF  
1,550 SF - \$27.50 PSF  
Gross  
(Includes Base Year  
Taxes & CAM)

**BUILDING SIZE:** 84,100 SF

**CROSS STREETS:** Wheeler Rd & Long  
Island Motor Parkway

## PROPERTY DESCRIPTION

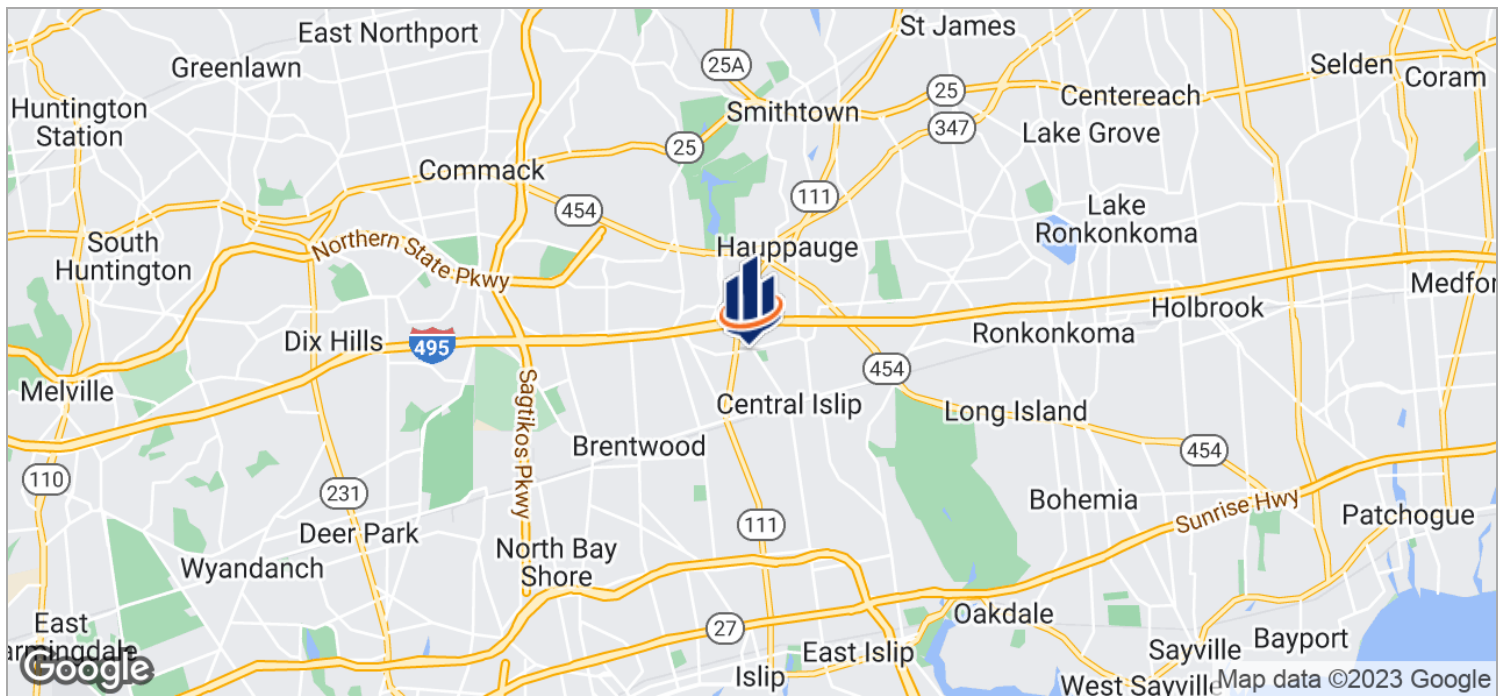
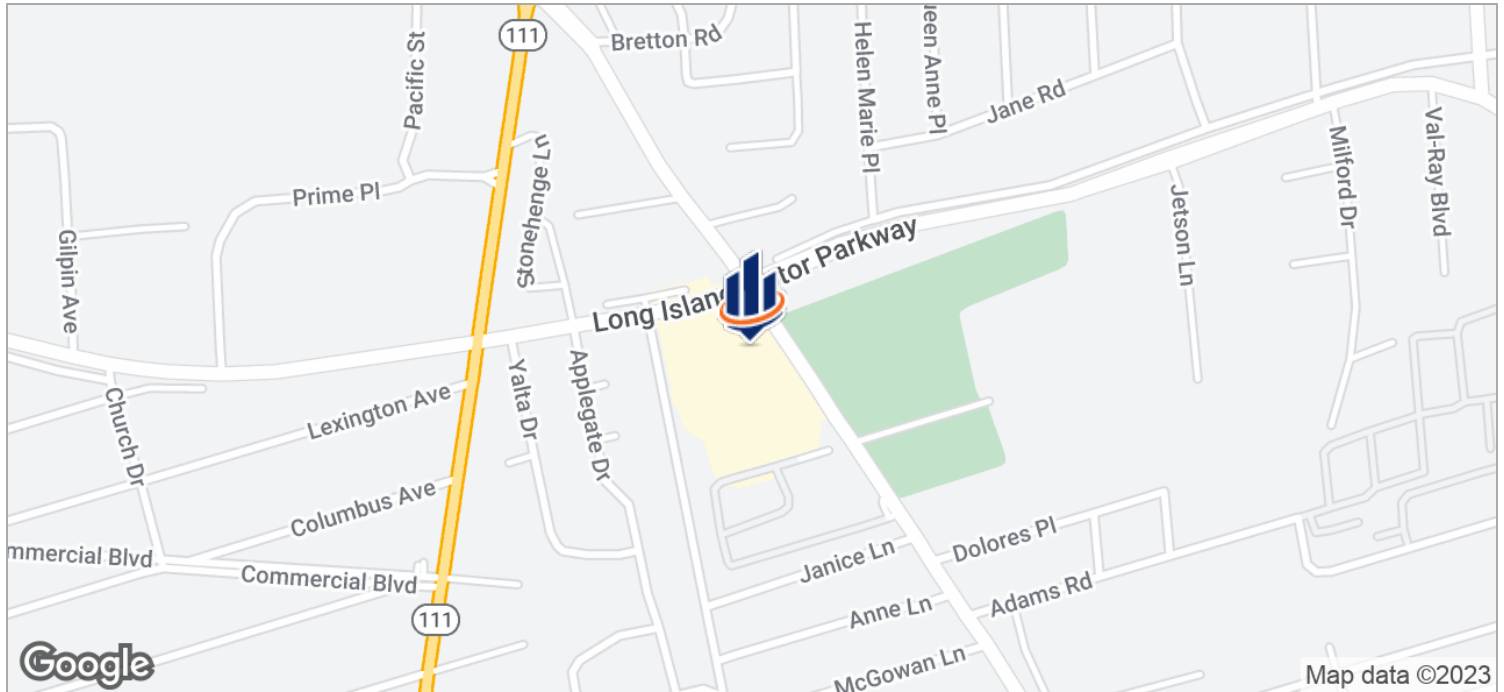
Anchored Tenants include:

Family Dollar  
Aaron's Rentals, furniture, electronics, appliances etc.  
Bravo Super Market  
Teachers Federal Credit Union

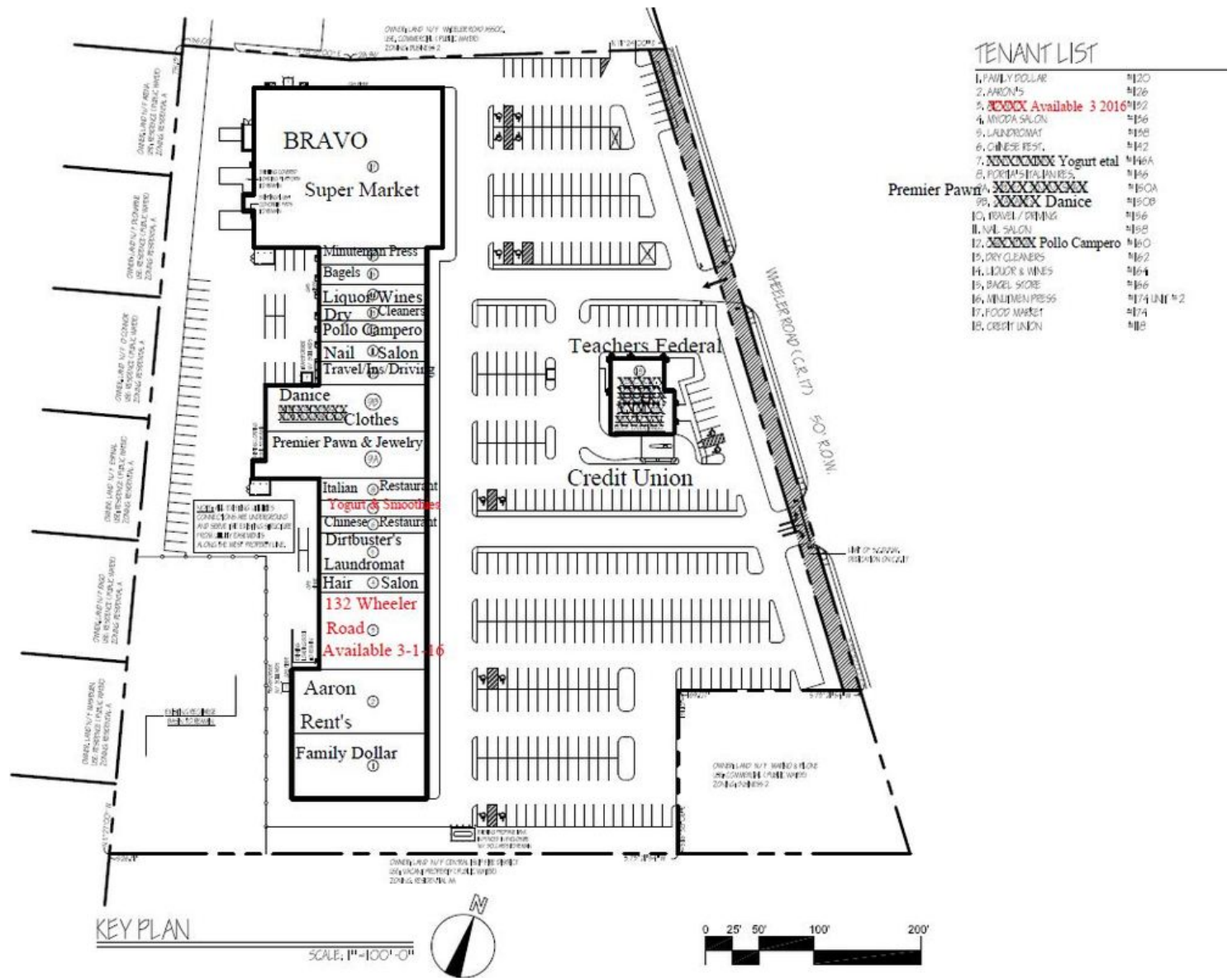
High Volume.  
Centrally located with easy access to LIE.  
Ideal for Medical Use.  
Newly Renovated!

1,550 SF approved for take out with 16 seats

# Location Maps



# Additional Photos

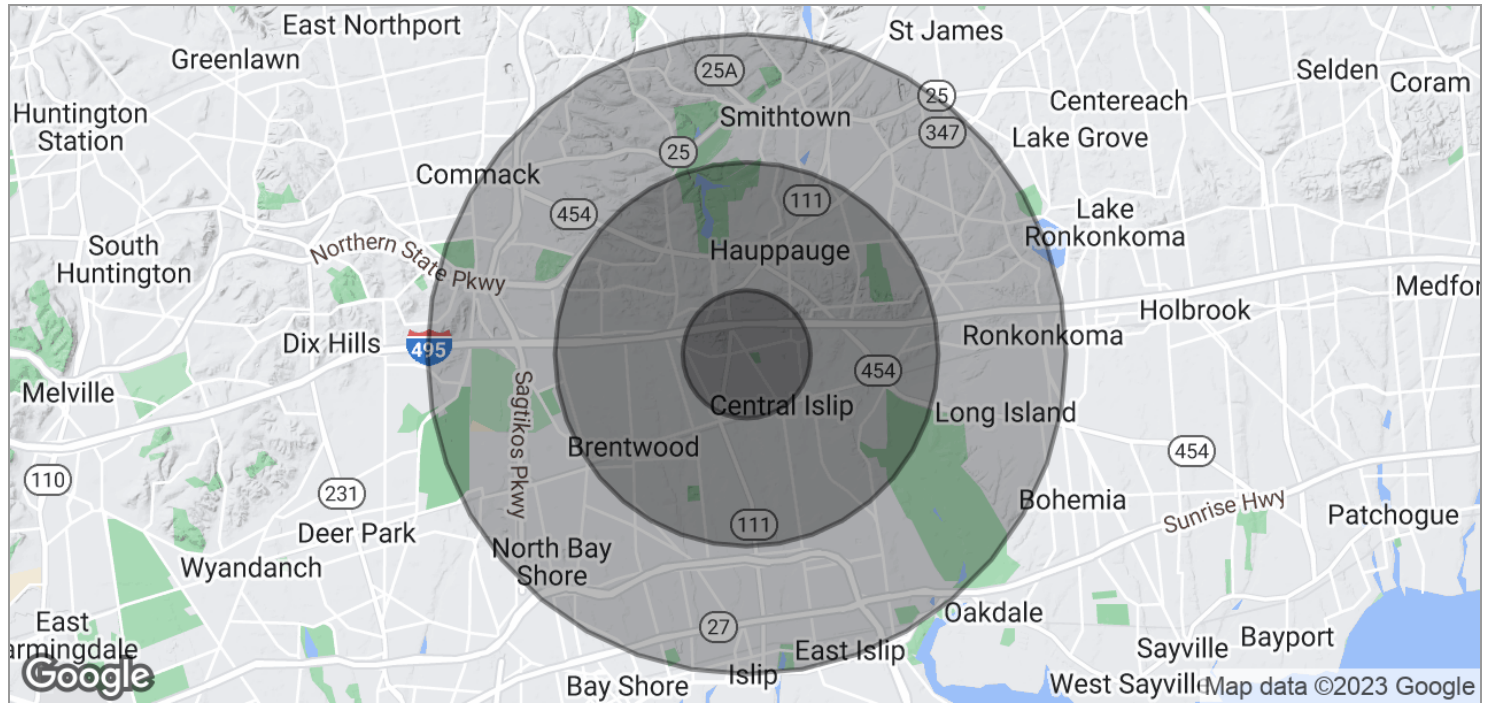




# Additional Photos



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,652	110,853	270,235
MEDIAN AGE	33.0	34.6	36.3
MEDIAN AGE (MALE)	31.7	32.7	34.7
MEDIAN AGE (FEMALE)	34.3	36.6	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,920	30,609	78,197
# OF PERSONS PER HH	3.5	3.6	3.5
AVERAGE HH INCOME	\$84,109	\$87,714	\$97,994
AVERAGE HOUSE VALUE	\$386,543	\$410,827	\$425,643