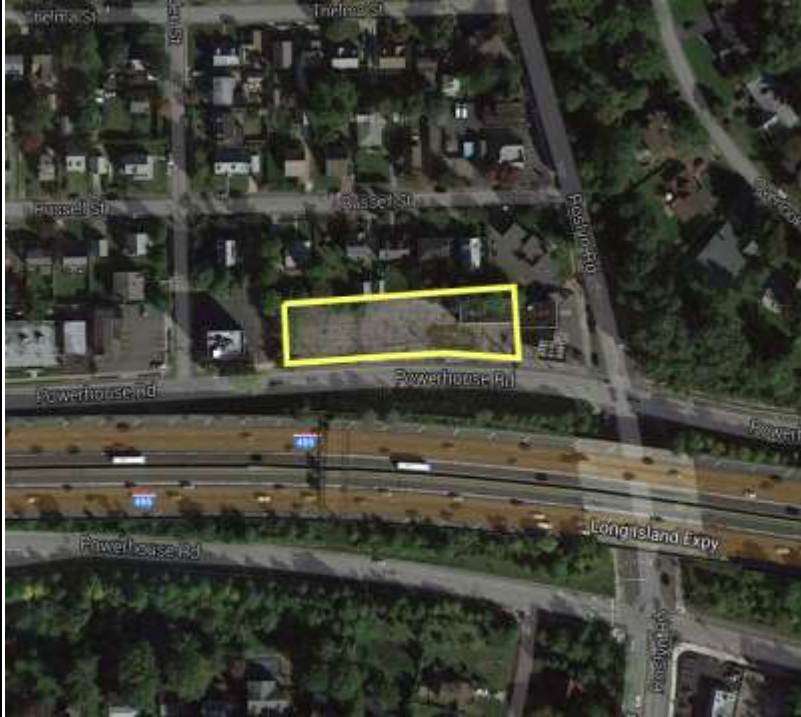


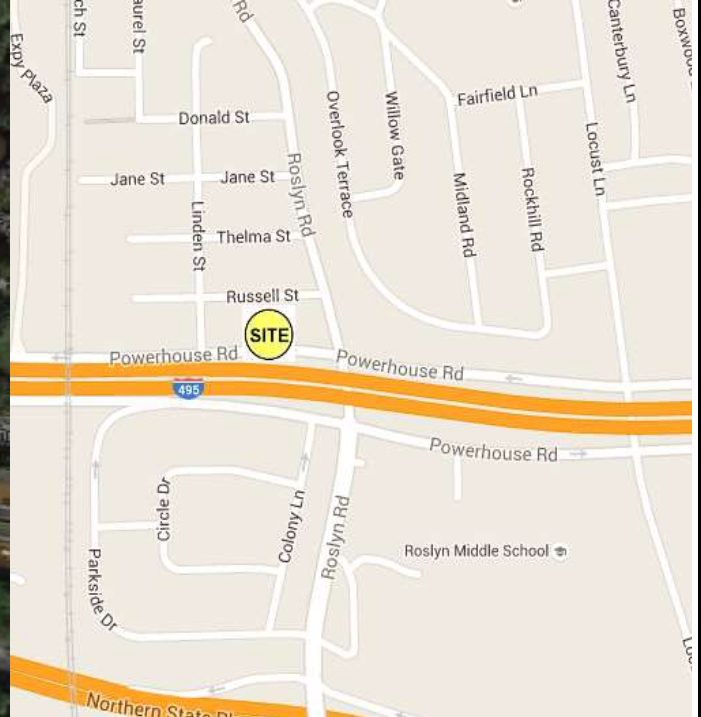
AVAILABLE FOR SALE OR LEASE

9 POWERHOUSE ROAD, ROSLYN HEIGHTS, NY 11577

AERIAL VIEW



AREA MAP



CONTACT:

JOHN CULMONE
516.498.1010 ext. 202
johnc@comretail.com

525 Northern Boulevard, Suite 310
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
www.comretail.com

SPECIFICATIONS

- APPROX. 17,000 SQ. FT. OF LAND
- GROUND LEASE OR SALE AVAILABLE
- ZONED "BA" TOWN OF NORTH HEMPSTEAD
- SEWER, WATER, GAS AND ELECTRIC
- PRIME NASSAU COUNTY LOCATION
- POWERHOUSE RD – 10K VPD
- LONG ISLAND EXPWY – 196K VPD

DEMOGRAPHICS

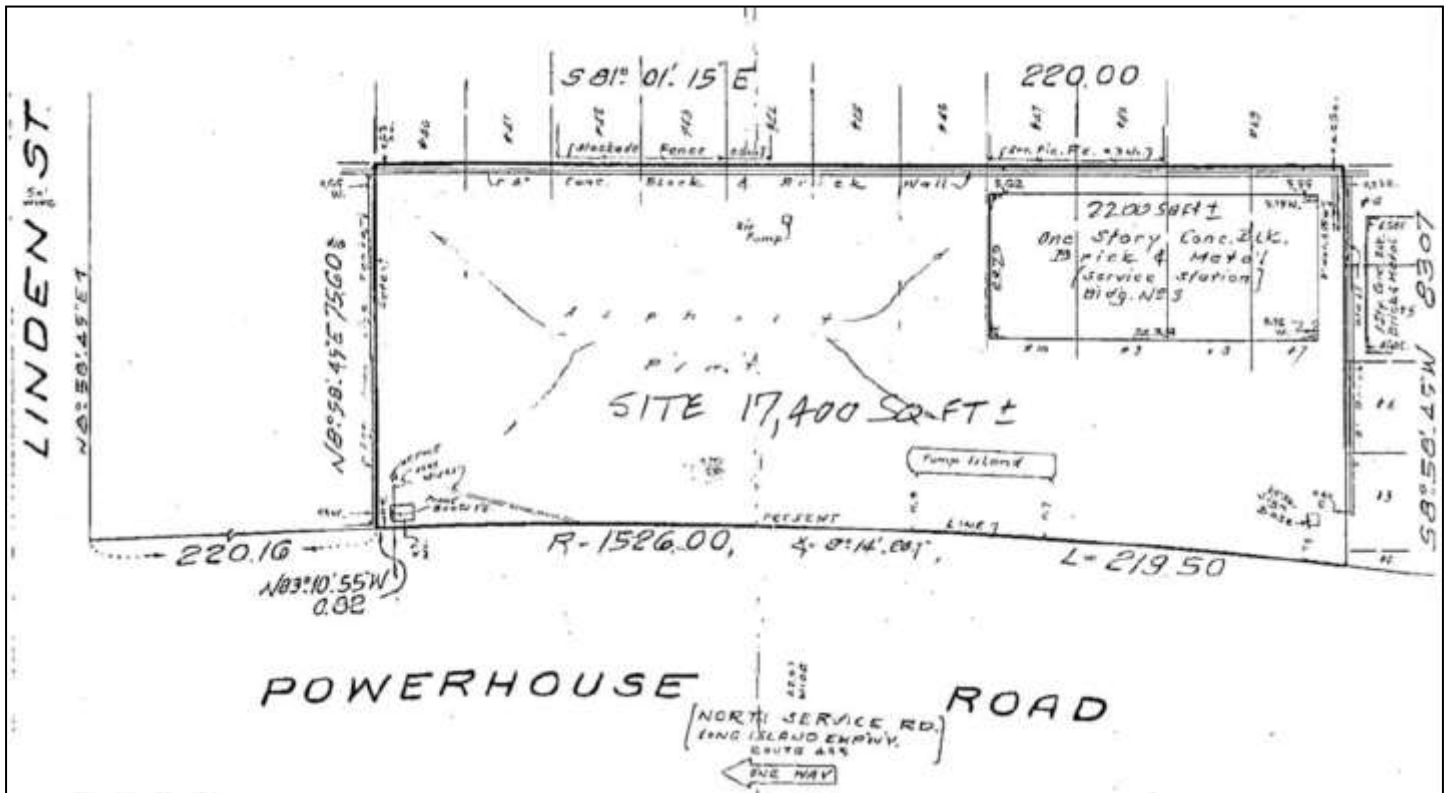
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	13,459	43,081	94,098
# of Households	4,619	14,840	32,732
Avg. HH Income	\$166,198	\$181,444	\$164,962
Daytime Pop	6,516	23,718	64,048



October 26, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SURVEY



CONTACT:

JOHN CULMONE
516.498.1010 ext. 202
johnc@comretail.com

October 26, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.