

PRIME RETAIL SPACE AVAILABLE FOR SALE OR LEASE

49 OLD COUNTRY ROAD, WESTBURY, NY 11590

STREET VIEW



RETAILER MAP



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BUILDING SPECIFICATIONS

- BLDG UP TO 5,100 SQ. FT. (MAY DIVIDE)
- LOT APPROX. 12,900 SQ. FT.
- ASKING SALE PRICE/RENT UPON REQUEST
- CURRENTLY A 99c STORE
- OWNER WILL CONSIDER GROUND LEASE
- 19 PARKING SPACES IN REAR
- AREA RETAILERS INCLUDE CHICK-FIL-A, WALGREENS, BED, BATH & BEYOND, POPEYES AND MANY OTHERS
- OLD COUNTRY ROAD – 39K VPD

DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	18,058	52,636	155,342
# of Households	5,807	15,442	46,924
Avg. HH Income	\$131,887	\$142,394	\$147,810
Daytime Pop	12,407	67,353	127,920



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