

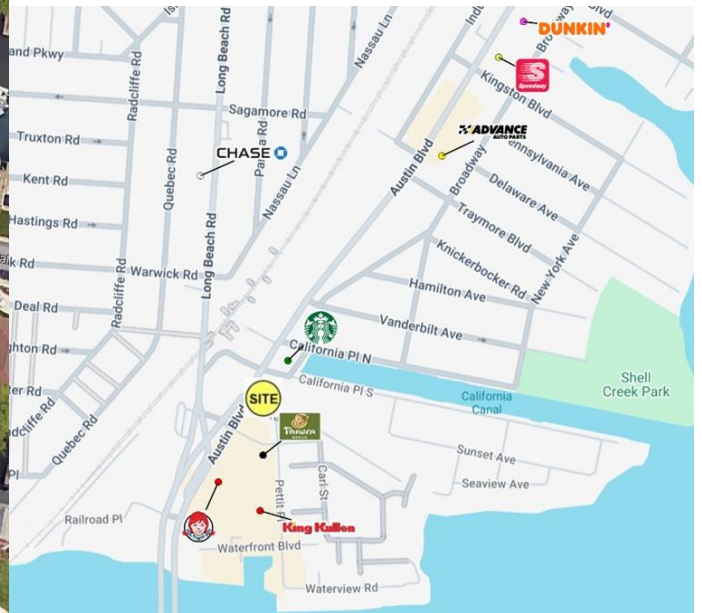
BLOCKFRONT AVAILABLE

4535 AUSTIN BOULEVARD, ISLAND PARK, NY 11558

AERIAL VIEW



AREA MAP



AGENT:

ANTHONY JURKOVIC
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BUILDING SPECIFICATIONS

- LOT APPROX. 17,800 SQ. FT.
- ASKING RENT UPON REQUEST
- OWNER PREFERS TO GROUND LEASE
- OWNER WOULD CONSIDER PAD READY WITH ALL ENTITLEMENTS OR PROPOSED BLDG WITH OR WITHOUT DRIVE THRU AND PARKING
- AUSTIN BLVD – 37K VPD

DEMOGRAPHICS

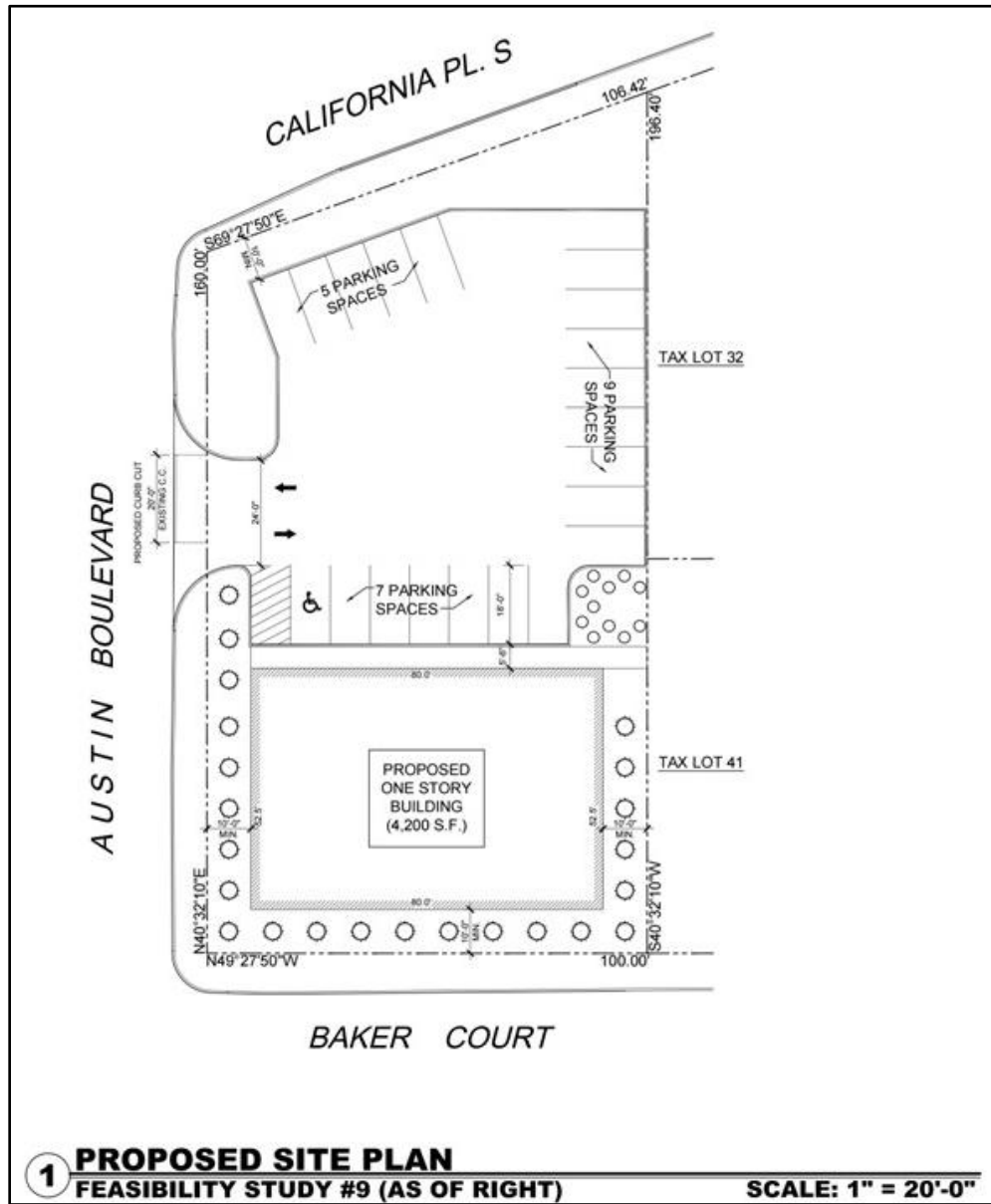
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	21,386	47,141	76,734
# of Households	7,717	19,488	30,546
Avg. HH Income	\$155,402	\$161,289	\$173,553
Daytime Pop	6,524	12,779	20,321



September 12, 2025

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PROPOSED PLAN



PHILIPS INTERNATIONAL®

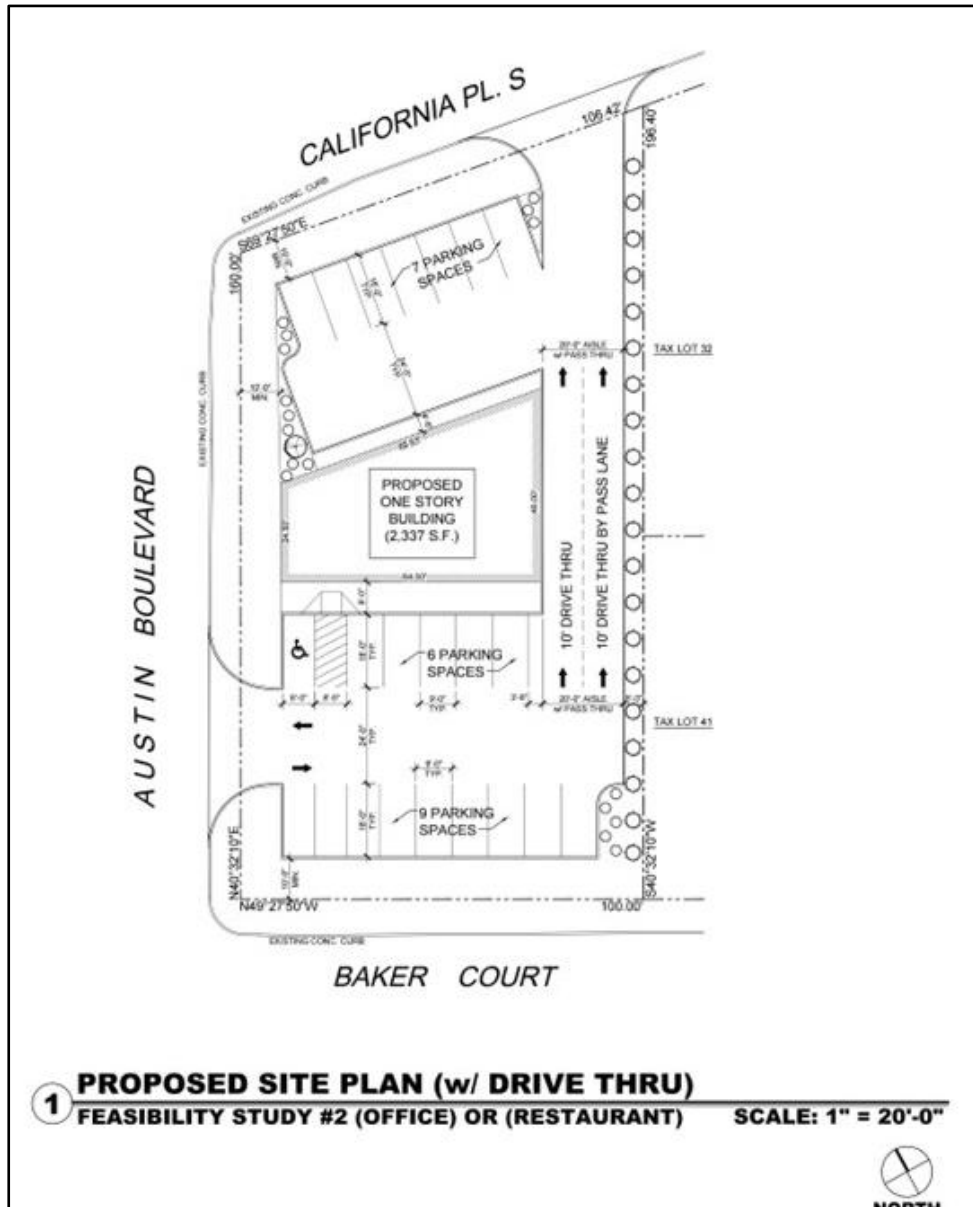
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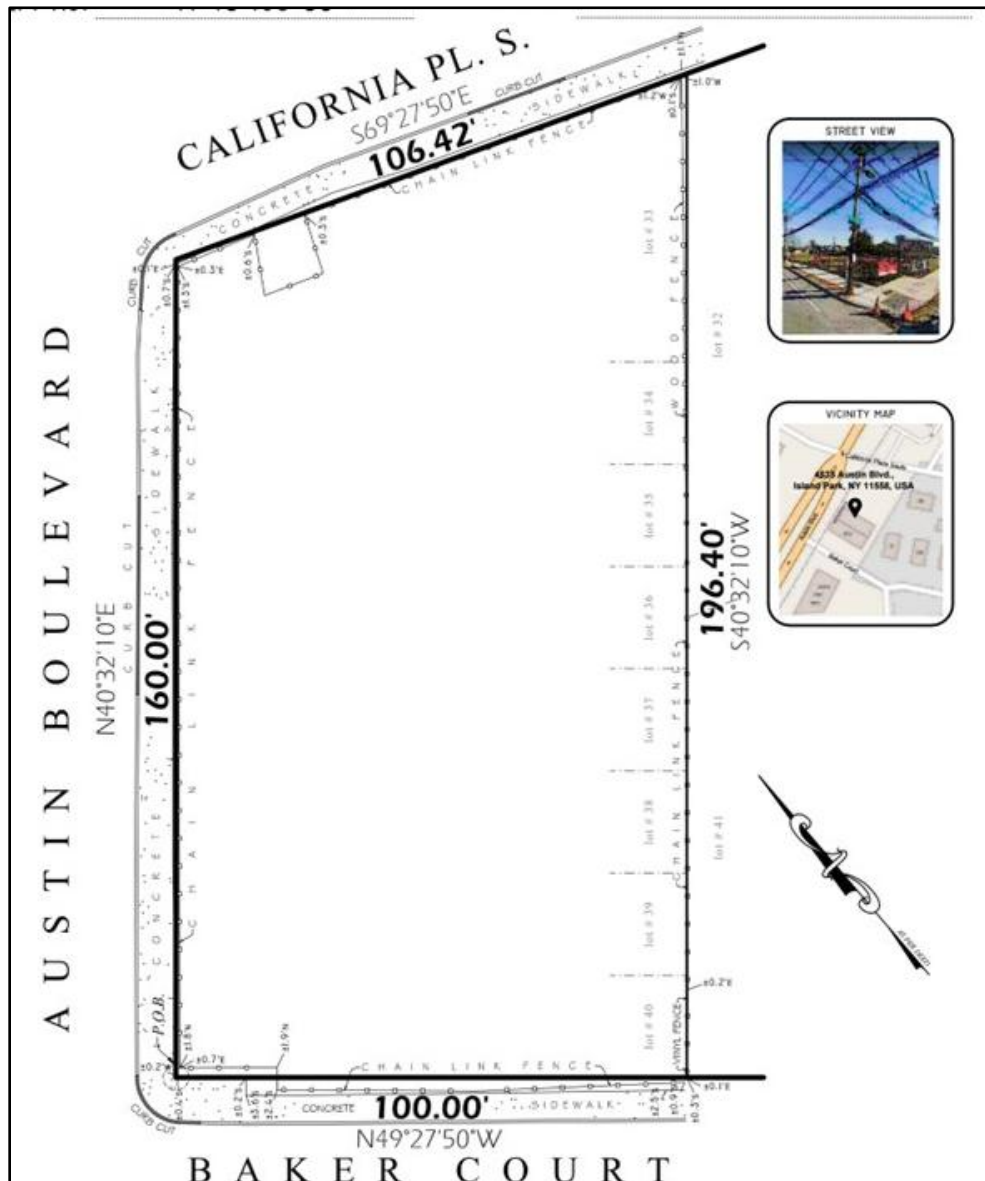
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SURVEY



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