# 15,000 SF FREE STAND STANDING BUILDING FOR LEASE 1137 OLD COUNTRY ROAD

WESTBURY, NY - WILL DIVIDE





Premises 4,000 SF - 15,000 SF

Rent UPON REQUEST

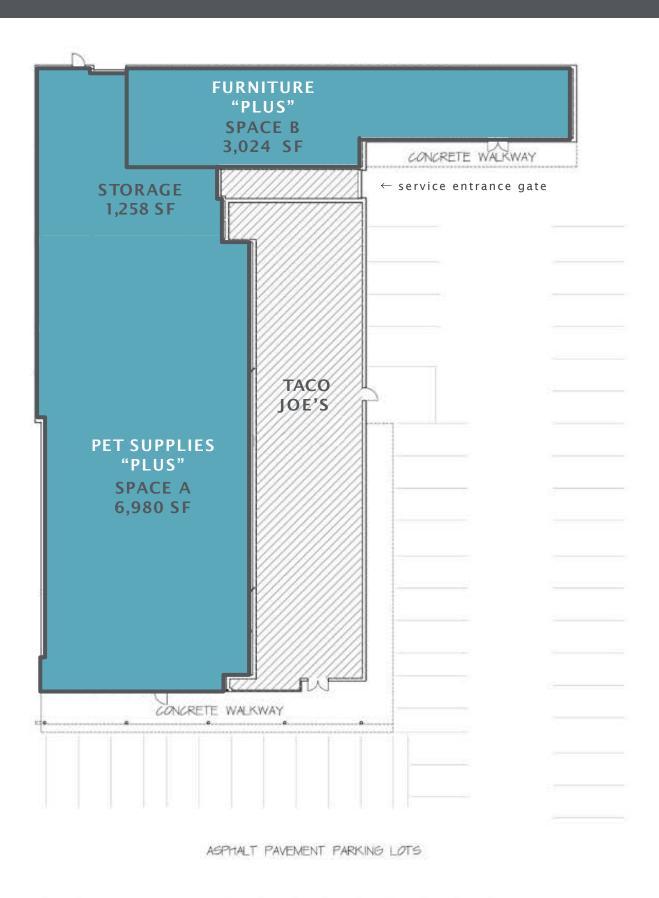
Frontage
154' ON OLD COUNTRY ROAD
WITH 2 CURB CUTS

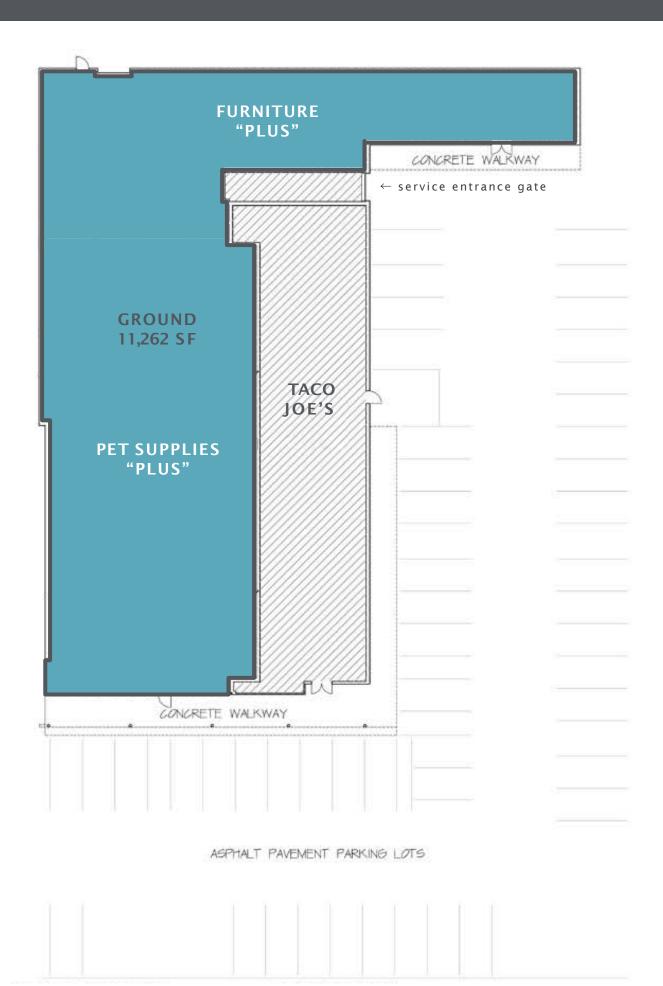
Neighbors
STARBUCKS, CITIBANK, TD BANK, DOLLAR TREE
TOYOTA, CENTURY 21, OUTBACK STEAKHOUSE

#### Comments

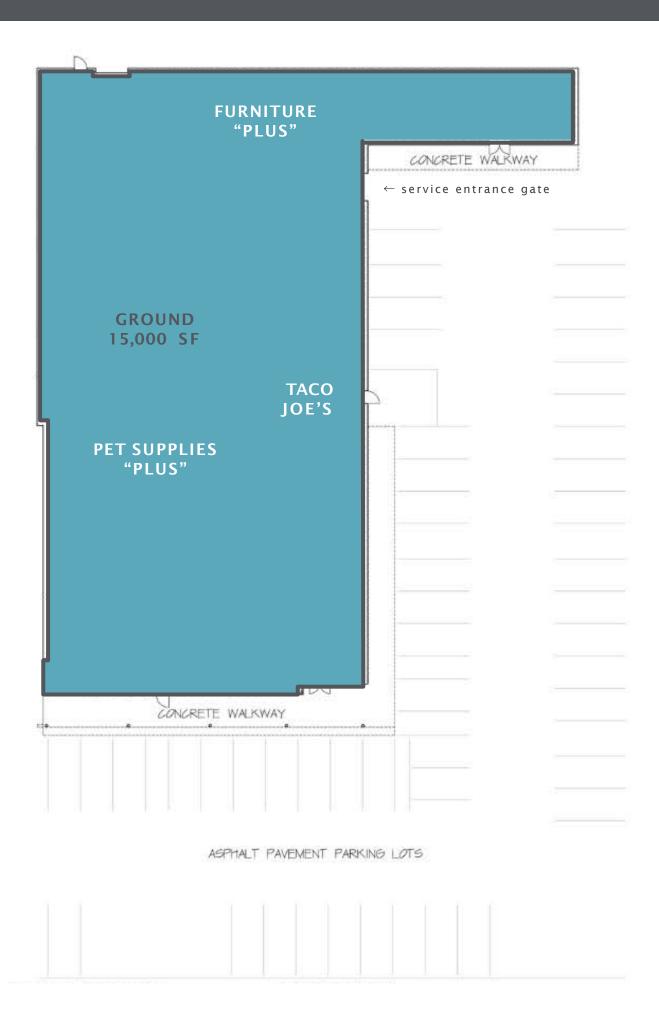
- RETAIL, OFFICE, &INDUSTRIAL USES CONSIDERED
- · TOTAL LOT SIZE: 37,026 SF
- · 54 PARKING SPOTS ON SITE
- · RIGHT OFF OF THE WANTAGH PARKWAY
- HAS DESIGNATED LOADING DOCK
- · FREESTANDING BUILDING

### FLOORPLANS DIVISIONS

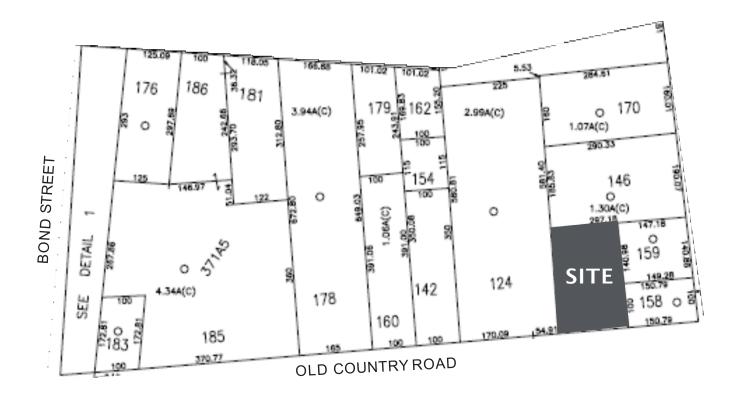




# FLOORPLANS FULL BUILDING



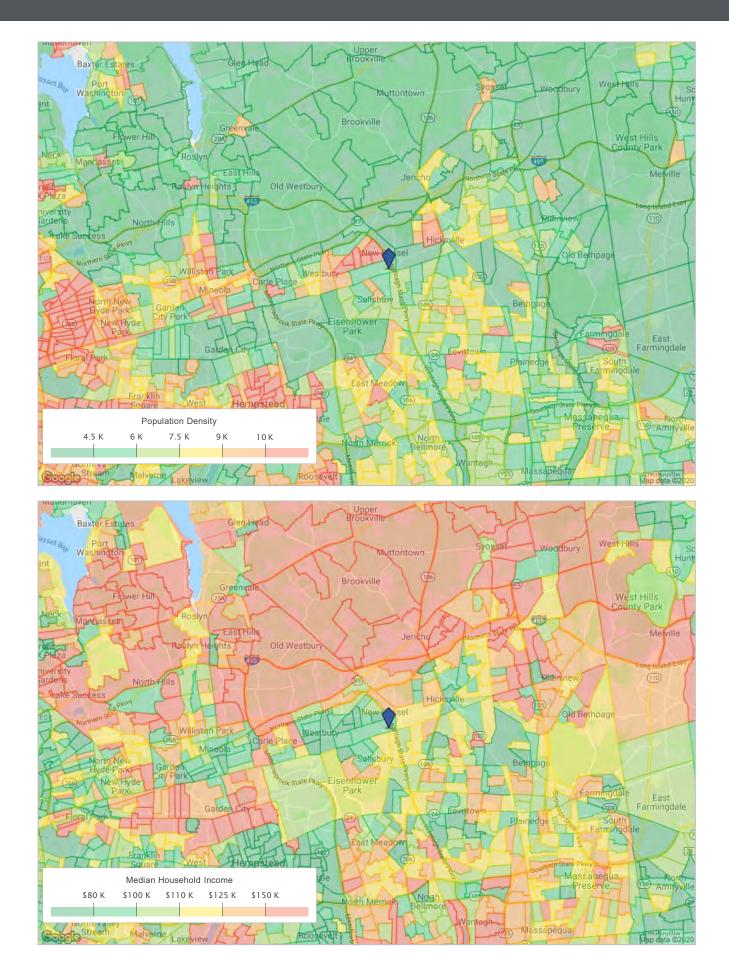
# TAX MAP







#### HEAT MAPS



#### AREA INFO



DEMOS	1MILE	3 MILES	5 MILES	
POPULATION	21,144	142,771	400,173	
DAYTIME POPULATION	20,508	163,562	447,949	
AVERAGE HOUSEHOLD INCOME	\$134,868	\$143,012	\$149,815	
MEDIAN HOUSEHOLD INCOME	\$106,793	\$107,910	\$110,184	

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