

**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

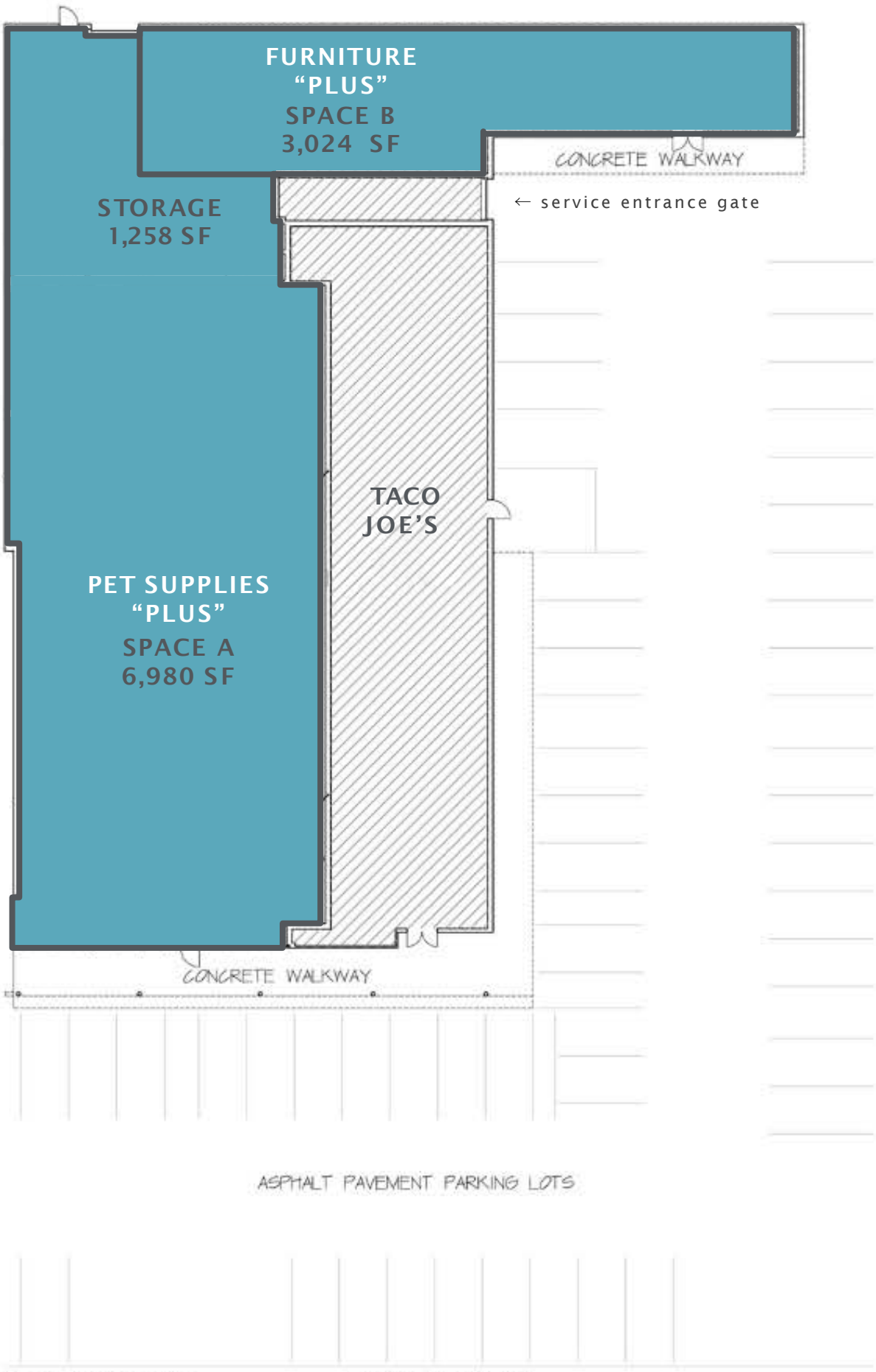
### Neighbors

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

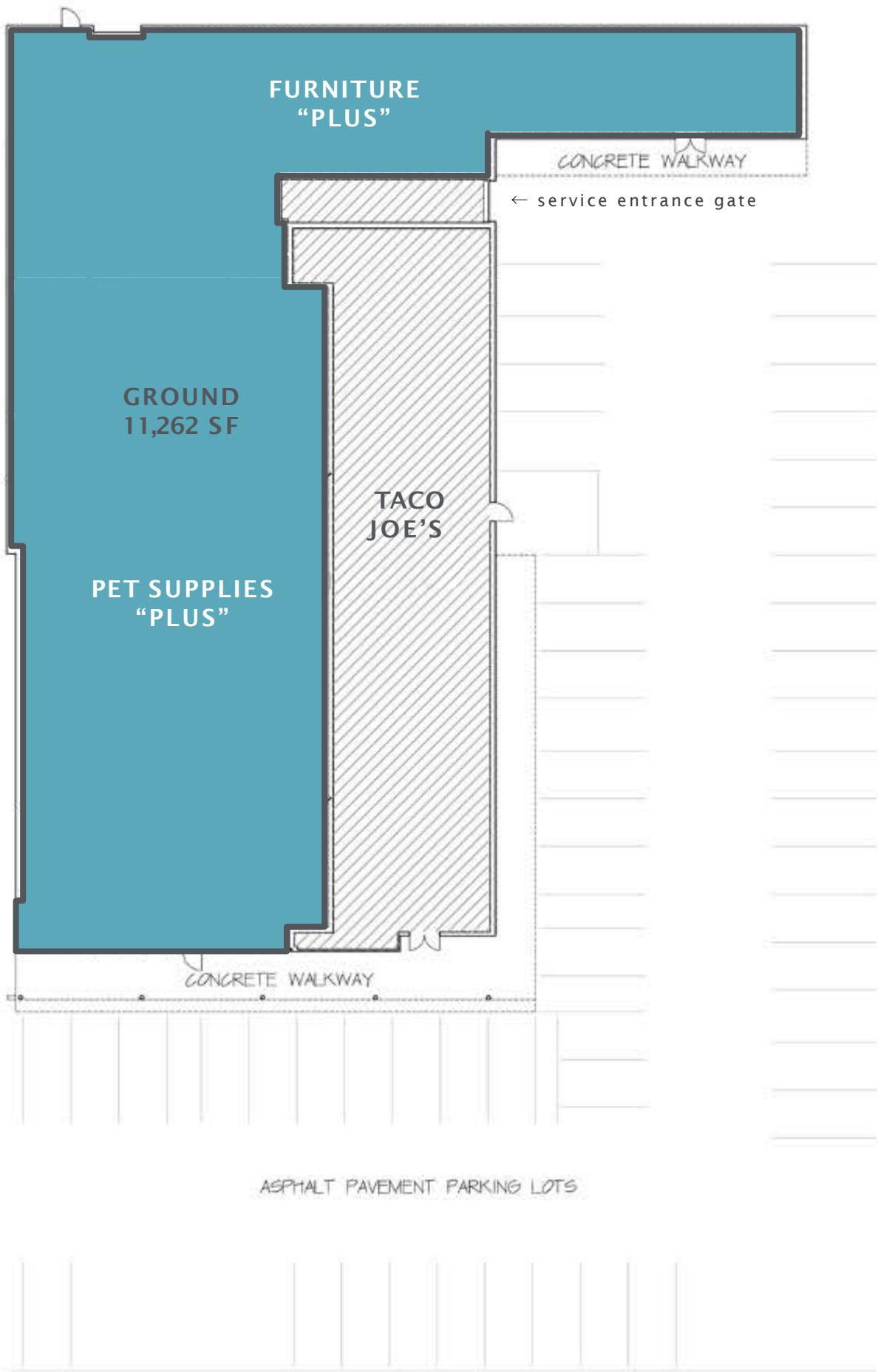
### Comments

- 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

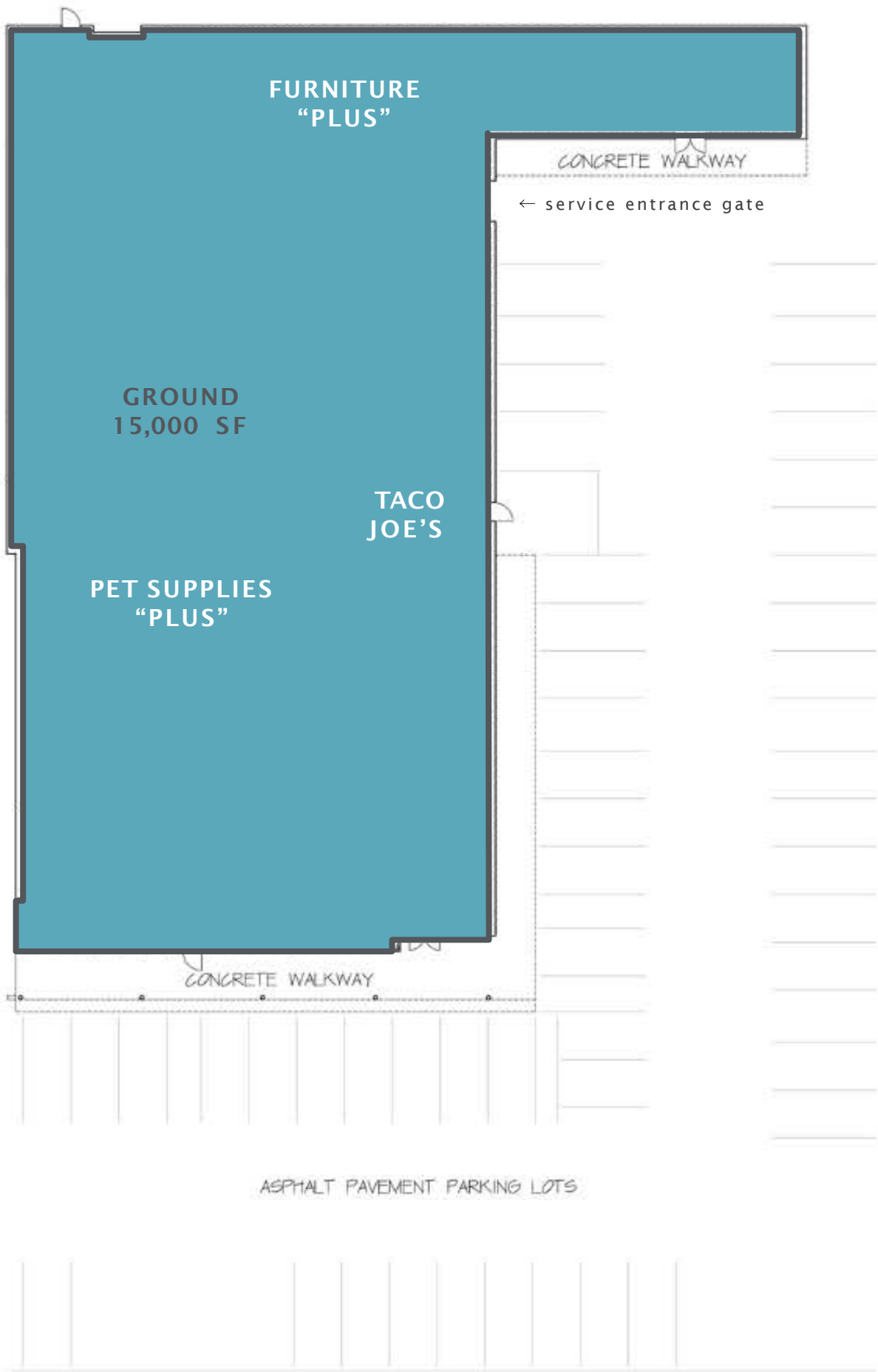
# FLOORPLANS DIVISIONS



# FLOORPLANS COMBINED DIVISIONS



# FLOORPLANS FULL BUILDING



# TAX MAP

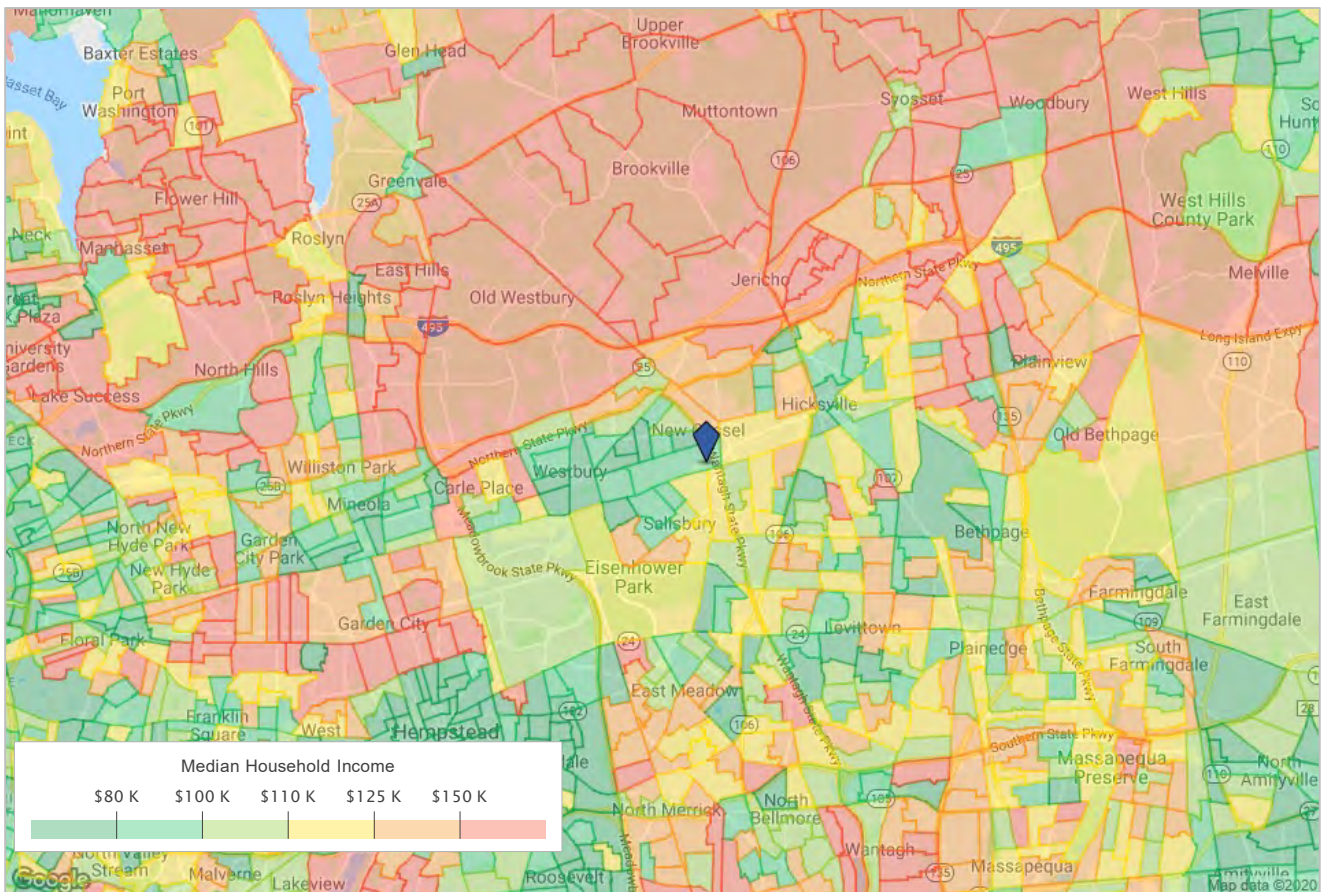
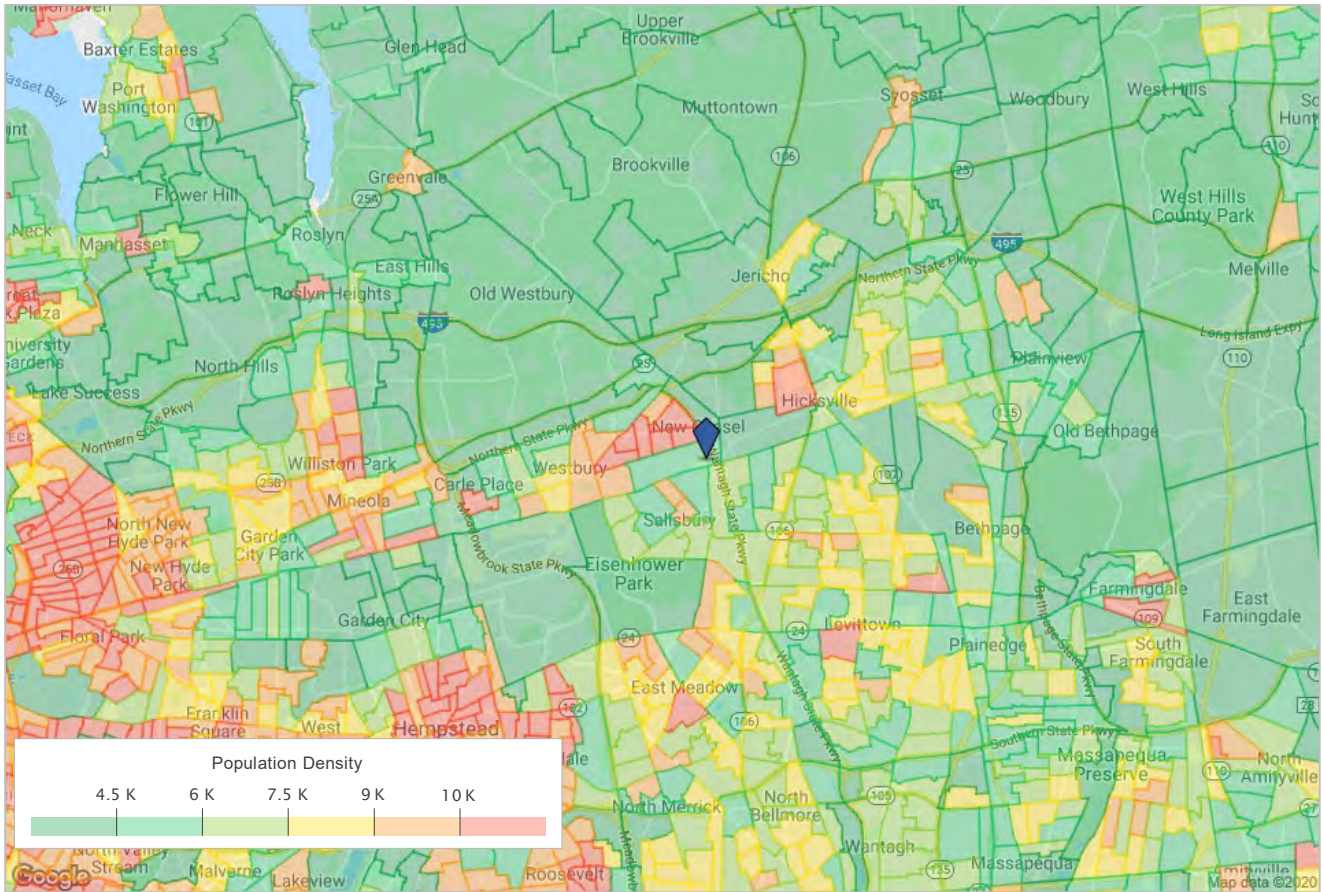


PROXIMITY TO TRAFFIC LIGHT



SPACE A FRONTAGE

# HEAT MAPS



# AREA INFO



## DEMOS

## 1 MILE

## 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