



## RETAIL SPACE

# WESTBURY, NY

## FREESTANDING BUILDING

474 OLD COUNTRY ROAD

### SIZE

4,840 SF - divisible

### PROPERTY SIZE

22,461 SF

### DIMENSIONS

196' on Old Country Road x 104.9' deep

### NEIGHBORS

Bed Bath & Beyond, Benihana, Pizza Hut, Joann Fabrics, Chase Bank, TGIFriday's, Olive Garden, California Pizza Kitchen, Costco, Walmart, Total Wine & More, Marshalls, PetValu, Five Below, Walgreens, AMC Lowes Raceway 10, Cozymel's Mexican Grill, Chili's, Target, Staples, Best Buy; Roosevelt Raceway Center: Michaels, Fairway, Home Depot, PGA Tour Superstore, David's Bridal, Applebee's, Sprint; The Mall at The Source: The Cheesecake Factory, PF Changs, Dave & Busters; Gallery at Westbury Plaza; The Container Store, Trader Joe's, Starbucks, GNC, Paper Source, Bassett Home Furnishings, Shake Shack, Old Navy, Spuntino Wine Bar, HomeGoods, Ulta, Famous Footwear, Flying Tiger, Nordstrom Rack, Bloomingdale's Outlet, Saks Off Fifth

### COMMENTS

Signalized highly visible intersection

Located on a busy east/west retail corridor with heavy vehicular traffic - over 52,000 vehicles passing this site daily

## CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL





**AERIAL**

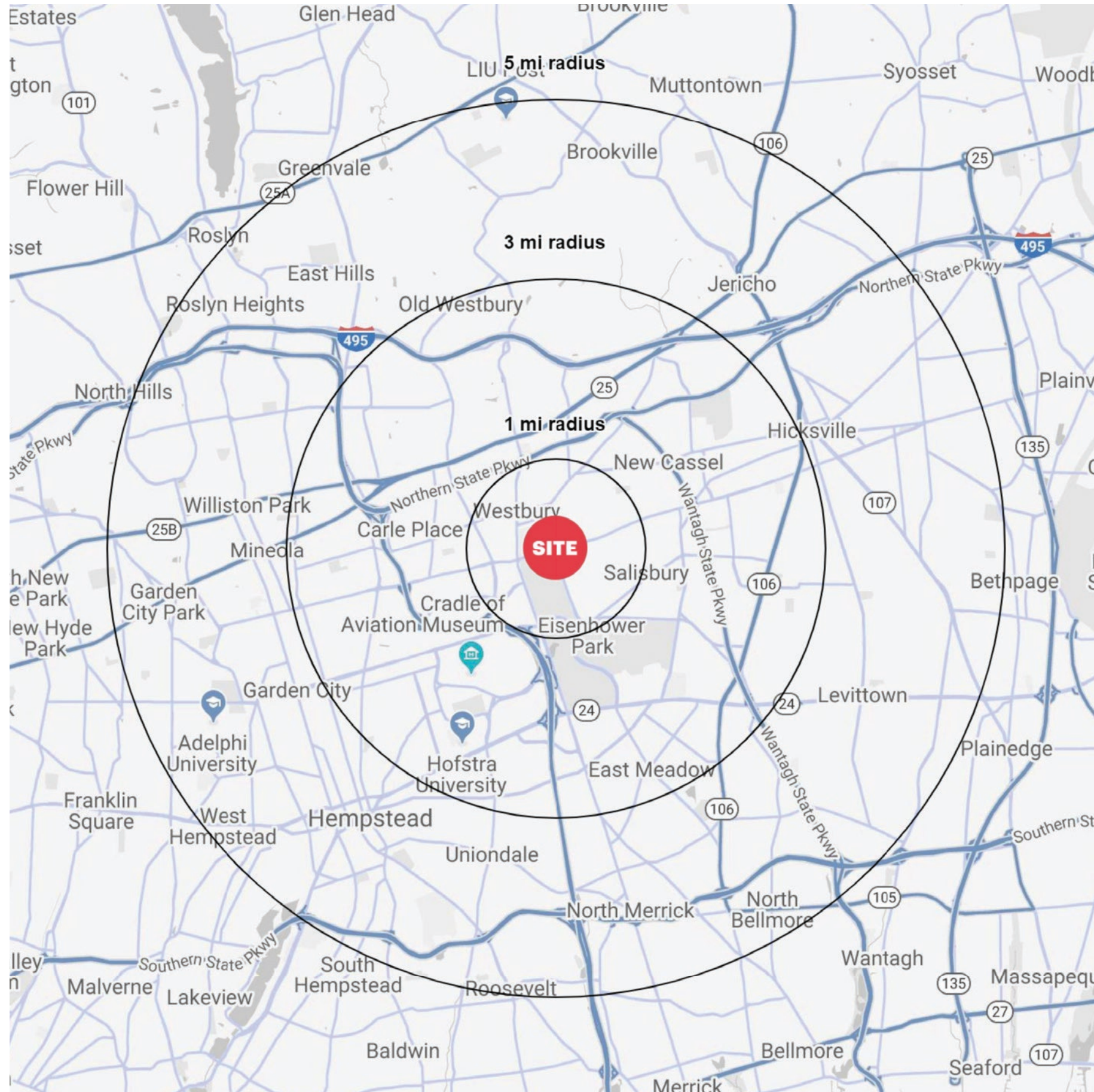


TAX MAP





# AREA DEMOGRAPHICS



474 OLD COUNTRY ROAD WESTBURY, NEW YORK

## 1 MILE RADIUS

### POPULATION

21,403

### HOUSEHOLDS

6,401

### AVERAGE HOUSEHOLD INCOME

\$119,799

### MEDIAN HOUSEHOLD INCOME

\$91,536

### COLLEGE GRADUATES (Bachelor's +)

5,009 - 34.5%

### TOTAL BUSINESSES

1,167

### TOTAL EMPLOYEES

10,776

### DAYTIME POPULATION (w/ 16 yr +)

16,816

## 3 MILE RADIUS

### POPULATION

141,119

### HOUSEHOLDS

43,664

### AVERAGE HOUSEHOLD INCOME

\$142,168

### MEDIAN HOUSEHOLD INCOME

\$108,274

### COLLEGE GRADUATES (Bachelor's +)

38,271 - 39.5%

### TOTAL BUSINESSES

8,534

### TOTAL EMPLOYEES

101,123

### DAYTIME POPULATION (w/ 16 yr +)

145,602

## 5 MILE RADIUS

### POPULATION

439,380

### HOUSEHOLDS

137,944

### AVERAGE HOUSEHOLD INCOME

\$147,208

### MEDIAN HOUSEHOLD INCOME

\$112,704

### COLLEGE GRADUATES (Bachelor's +)

123,480 - 40.9%

### TOTAL BUSINESSES

22,321

### TOTAL EMPLOYEES

234,392

### DAYTIME POPULATION (w/ 16 yr +)

369,201

# AREA DEMOGRAPHICS

