



RETAIL SPACE

ELMONT, NY

BROADWAY PLAZA SHOPPING CENTER

1633 DUTCH BROADWAY

SIZES

11,039 SF } Can Be Combined
4,000 SF } 15,039 SF

ASKING RENT

Upon Request

CO-TENANTS

T-Mobile, Gino's Pizzeria, Nail & Spa, Card Store, Bagel Store, Chinese Restaurant, Laundromat

NEIGHBORS

Western Beef, Wings 'N Things, CVS, Dollar Tree, Bethpage Federal Credit Union, Benjamin Moore, Carvel, Dunkin'

COMMENTS

Great visibility and generous frontage on busy Dutch Broadway

ADA compliant entrance with 2 ADA bathrooms

Ample Parking

Over 18,000 vehicles pass this site daily

CONTACT EXCLUSIVE AGENTS

GREG BATISTA

gbatista@ripcony.com

516.933.8880

TOM CALIENDO

tcaliendo@ripcony.com

516.933.8880

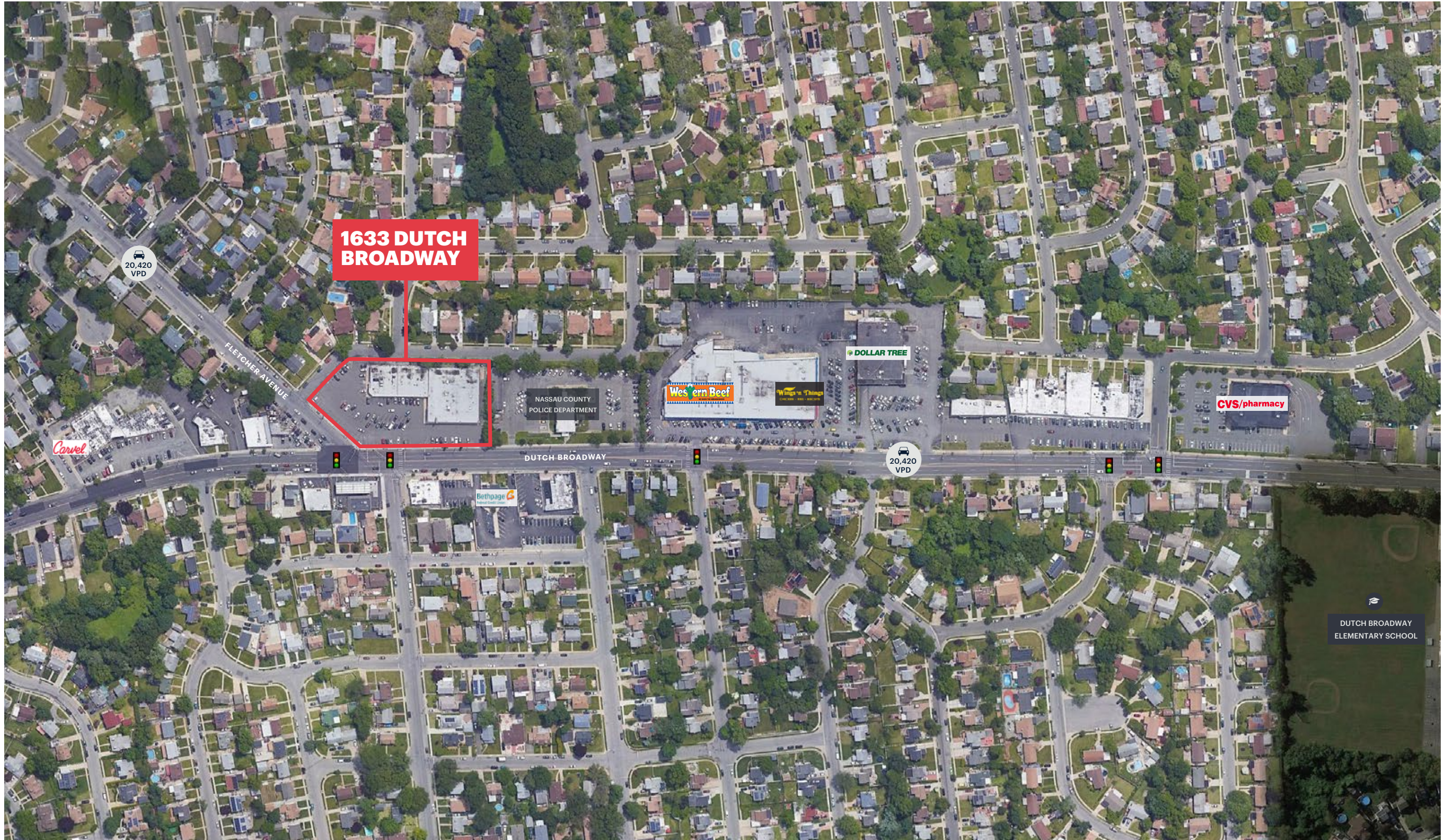
RIPCO
REAL ESTATE

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

Please visit us at ripcony.com for more information

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



1633 DUTCH BROADWAY

20,420 VPD

FLETCHER AVENUE

NASSAU COUNTY POLICE DEPARTMENT

Western Beef

Wings 'n Things

DOLLAR TREE

CVS/pharmacy

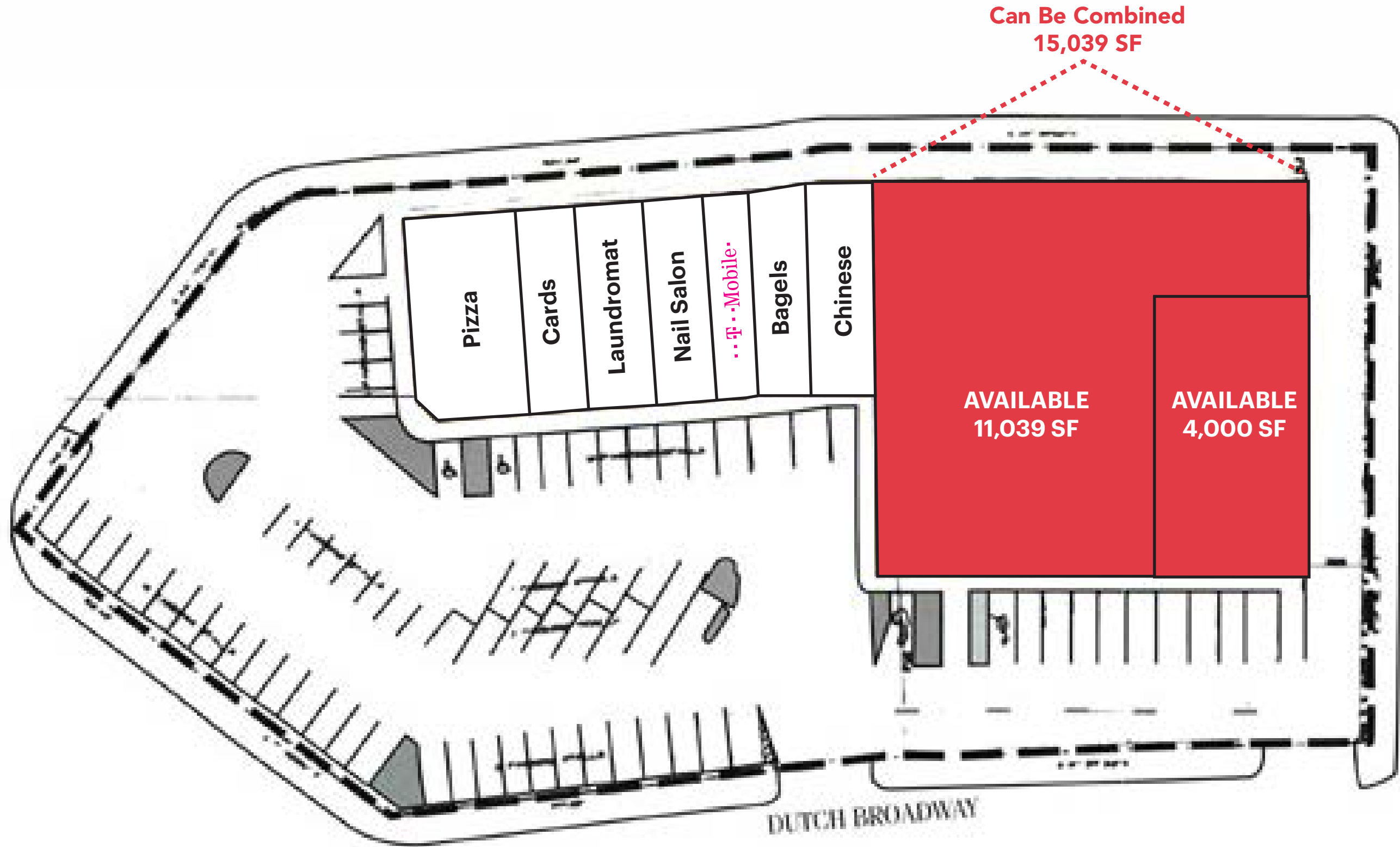
DUTCH BROADWAY

20,420 VPD

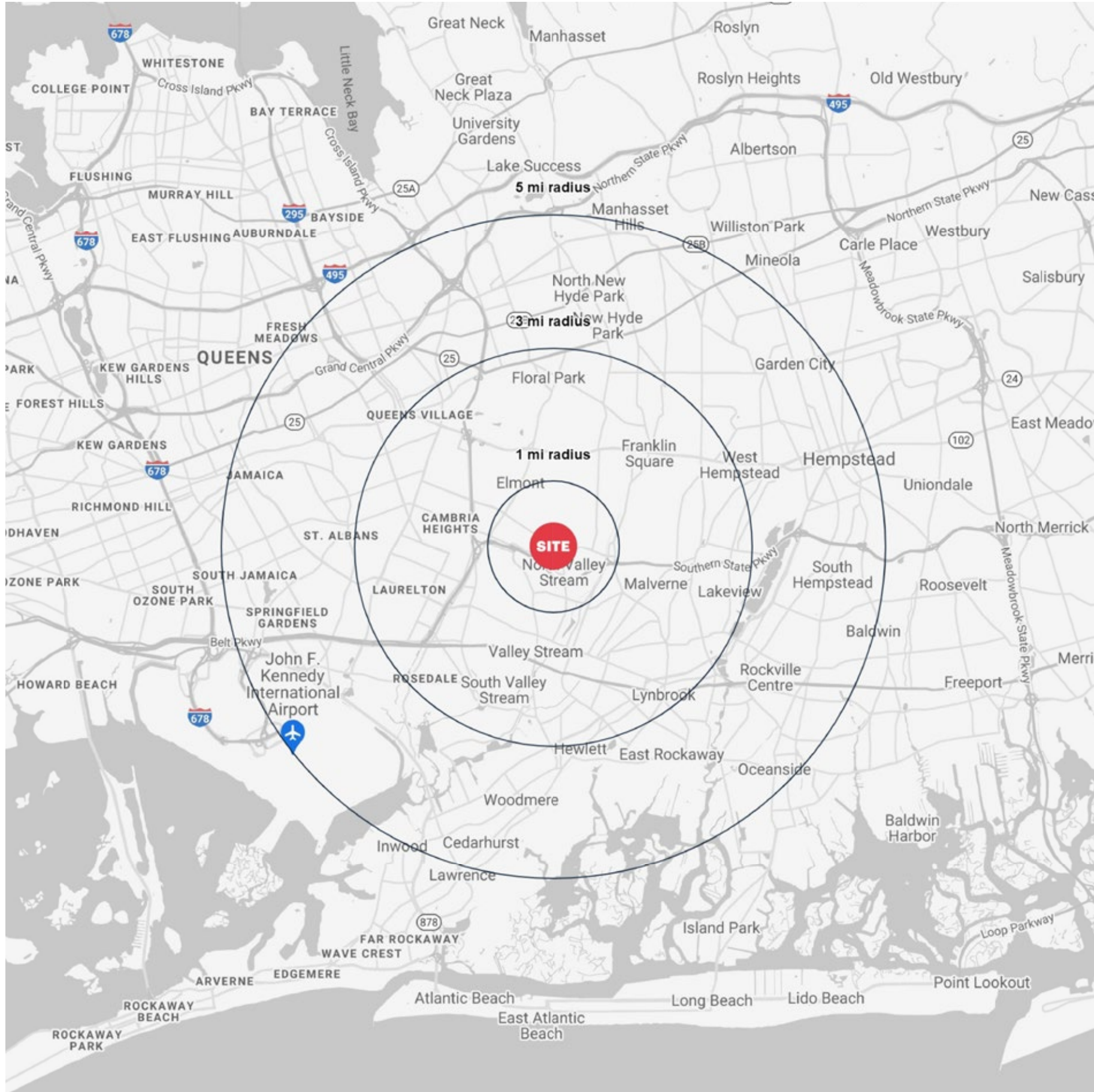
Bethpage

DUTCH BROADWAY ELEMENTARY SCHOOL

SITE PLAN



AREA DEMOGRAPHICS



1633 DUTCH BROADWAY ELMONT, NEW YORK

1 MILE RADIUS

POPULATION
31,337
HOUSEHOLDS
9,279
AVERAGE HOUSEHOLD INCOME
\$149,986
MEDIAN HOUSEHOLD INCOME
\$116,725

COLLEGE GRADUATES (BACHELOR'S +)
8,548 - 39.1%
TOTAL BUSINESSES
866
TOTAL EMPLOYEES
7,139
DAYTIME POPULATION (W/ 16 YR +)
16,912

3 MILE RADIUS

POPULATION
331,847
HOUSEHOLDS
104,531
AVERAGE HOUSEHOLD INCOME
\$135,726
MEDIAN HOUSEHOLD INCOME
\$109,291

COLLEGE GRADUATES (BACHELOR'S +)
86,490 - 36.7%
TOTAL BUSINESSES
11,496
TOTAL EMPLOYEES
82,976
DAYTIME POPULATION (W/ 16 YR +)
196,329

5 MILE RADIUS

POPULATION
845,535
HOUSEHOLDS
274,882
AVERAGE HOUSEHOLD INCOME
\$130,112
MEDIAN HOUSEHOLD INCOME
\$101,776

COLLEGE GRADUATES (BACHELOR'S +)
221,806 - 36.9%
TOTAL BUSINESSES
31,563
TOTAL EMPLOYEES
260,760
DAYTIME POPULATION (W/ 16 YR +)
531,623

AREA DEMOGRAPHICS

