

# AVAILABLE

## 1025 Corporate Drive, Westbury, NY



**Building Size:** 52,000 SF

**Lot Size:** 415,008 SF  
(9.53 Acres)

**Trade Area:** 1,366,526 people

### Comments:

- Direct access off Meadowbrook Parkway (with an average daily traffic count of 120,000) and Old Country Road (with an average daily traffic count of 61,500)
- Less than 1 mile from Roosevelt Field Mall (one of the top ten grossing malls in the United States)
- There are more than 1.9 million people living within a 20 minute drive of the property.

**Neighboring Retailers:** Roosevelt Field Mall, Food Bazaar, Home Depot, PGA Golf, Michael's Stores, Shake Shack, Olive Garden, Costco, Walmart, The Home Depot, Applebee's and many more.



Demographics:	1 Mile	3 Miles	5 Miles
Population:	7,444	178,724	477,301
Avg Household Income:	\$124,026	\$129,705	\$141,269
Daytime Population:	21,490	143,589	282,286



**Mattone Group Raceway, LLC**  
134-01 20<sup>th</sup> Avenue  
College Point, NY 11356  
718-353-5500

**Aaron Fleishaker:** (917)-734-8111  
**Mark Lucaj** (914)-584-0482



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