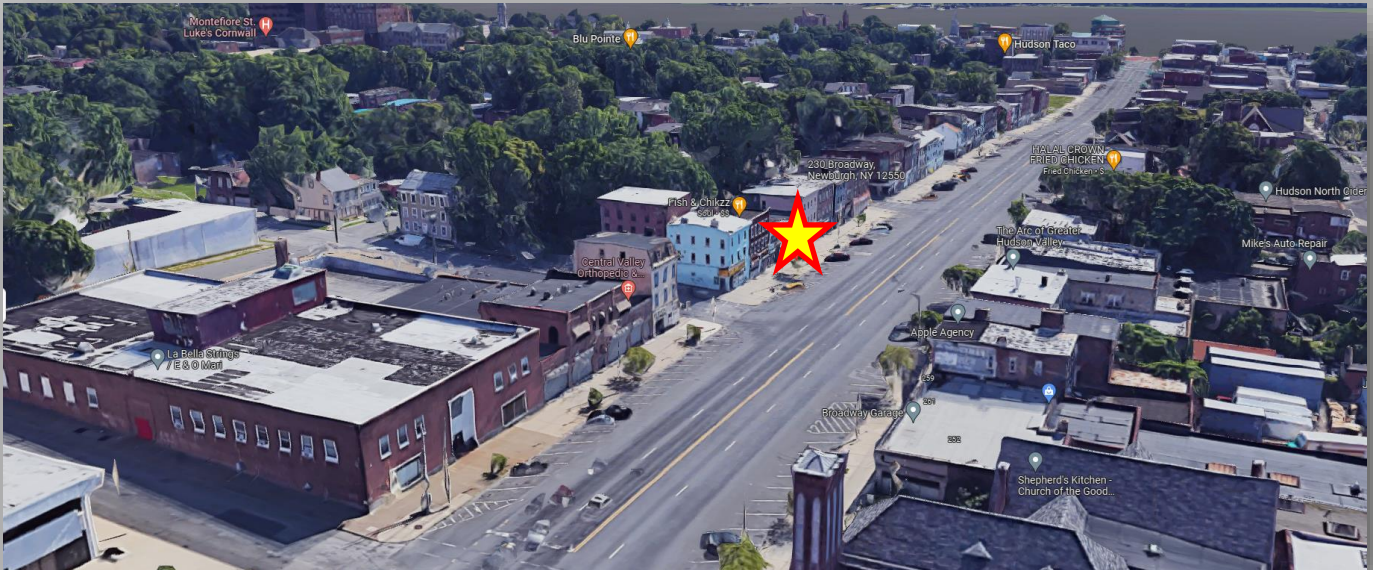




Island Associates Real Estate Inc.

We create value

For Lease
230 Broadway
Newburg, NY



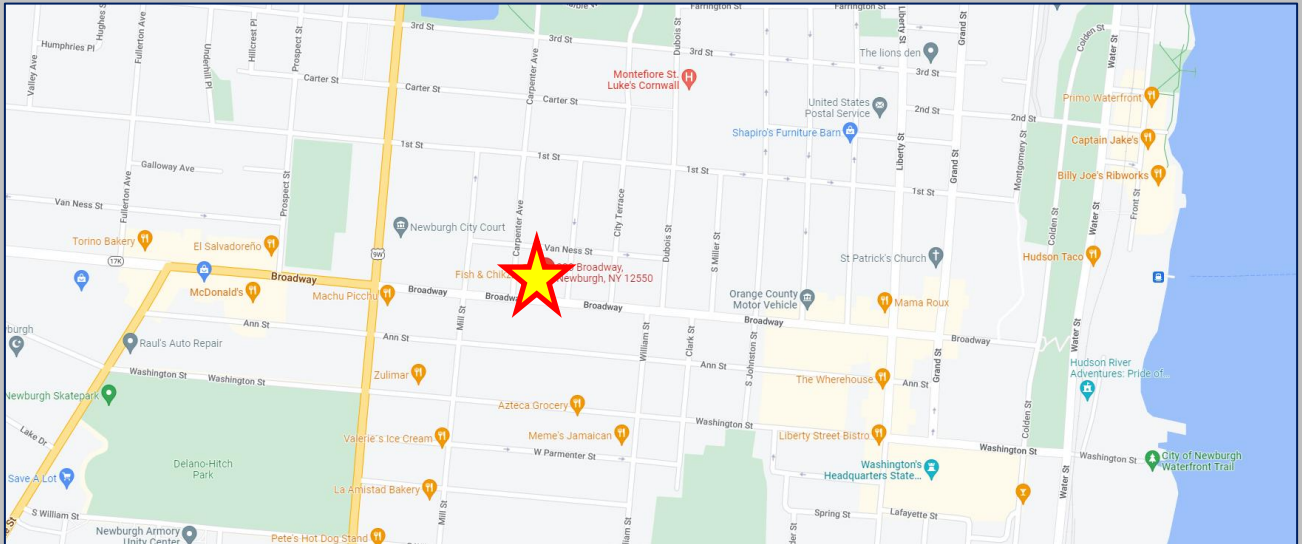
Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

Property Information

+/- 1,750 SF Retail Available

Price: \$22.50 SF / Gross



Beautiful renovated storefront space in mixed use building

- ❖ High ceilings, Poured concrete floors
- ❖ Perfect for a bar/tavern, cafe, office, retail, personal service, art studio, yoga studio, medical office etc.
- ❖ New HVAC
- ❖ Located directly on Broadway. Walking distance to the Waterfront, Downing Park, Downtown Neighborhood Zoning.
 - ❖ Daily Traffic Counts of 15,494
 - ❖ 30' Frontage on Broadway

Located in the Historic district, money is pouring into this area the time to get in and set up shop is now.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	20,888	61,241	104,489
Average HH Income	\$57,324	\$84,523	\$96,284



