



52-54 Broadway

52-54 Broadway, Greenlawn, NY 11740



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52-54 Broadway

\$34.00 /SF/YR - \$2,880/Month plus Utilities

- Heavily Trafficked in Greenlawn Village
- Dedicated Parking Lot Behind
- Walkable to Shopping, Carvel, Restaurants, Post Office, LIRR



Rental Rate:	\$34.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	15,000 SF
Year Built:	1900
Walk Score ®:	68 (Somewhat Walkable)
Rental Rate Mo:	\$2.83 /SF/MO

1st Floor

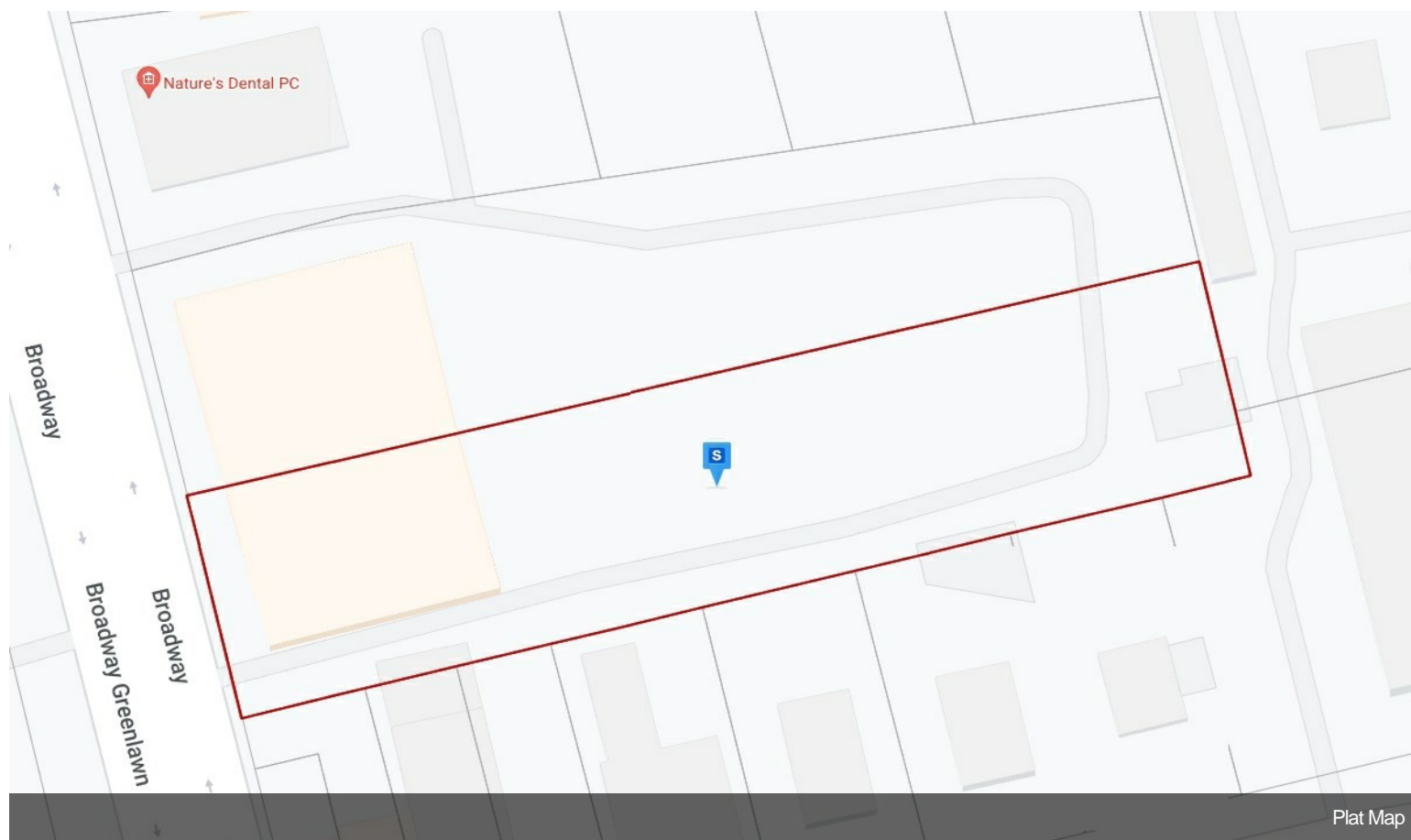
Space Available	1,000 SF
Rental Rate	\$34.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Direct
Space Use	Retail
Lease Term	5 Years +

1,000SF of First Floor Retail on the heavily trafficked Broadway in Greenlawn Village. Can be used as street retail, office, and food uses to be considered. 54 space parking lot located directly behind. Traffic Average Daily Volume 15,368 at Broadway & East Pulaski Road. Demographics 2023 Avg Household Income \$162,369 in 5 Mile Radius, \$156,132 3 Mile and \$150,114 1 Mile.

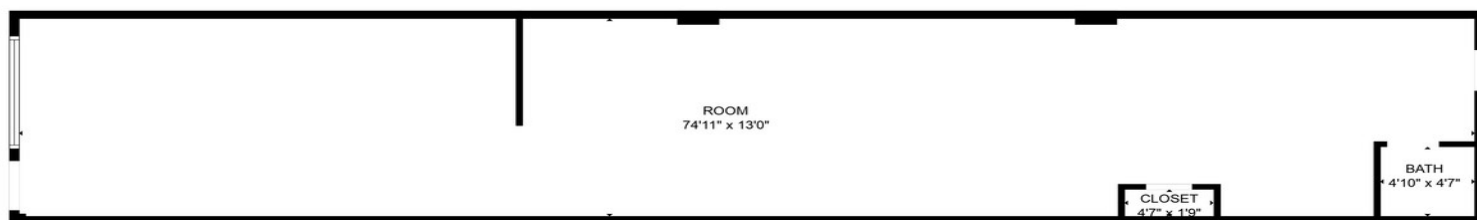


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Property Photos



Plat Map



TOTAL: 971 sq. ft
FLOOR 1: 971 sq. ft

MEASUREMENTS ARE CALCULATED BY CURICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan