

1,600 SF STOREFRONT AVAILABLE

Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780

Total Building Size:	30,000 SF	Lot Size:	3.5 Acres
Available SF:	1,600 SF	Parking:	150 Spaces
Number of Available Units:	One	Traffic Counts:	20,000 Cars/Day
Frontage:	439 Feet	Lease Rate:	Price On Request

**enter disclaimer here...*

Property Overview

One 1,600 SF Storefront Available for Lease in the highly desired Green Hills Shopping Center. Strategically located on heavily traveled route 25A in St. James. This 1,600 SF former Dry Cleaner Space is ideal for most retail or office uses. This renovated and extremely busy shopping center sits on 3.5 acres with an abundance of parking. Incredible demographics and tremendous traffic counts consisting of 30,000 + cars passing this location each day! Anchored by Flagstar Bank, join neighbors Soul Brew, Ancient Ginger, TJE Dance Studio, just to name a Few. Do Not Miss This Opportunity!

Property Highlights

- Retail Space Available 1,600 SF
- Ample Parking On 3.5 Acres
- Tremendous Traffic Counts + Excellent Demographics

Exclusively represented by:

Michael G. Murphy

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Mike Lightcap

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LEASE SPACES

 **Douglas Elliman**
Commercial

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	Price On Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Dry Cleaner	Available	1,600 SF	NNN	Price On Request

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ADDITIONAL PHOTOS

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AERIAL VIEW

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RETAILER MAP

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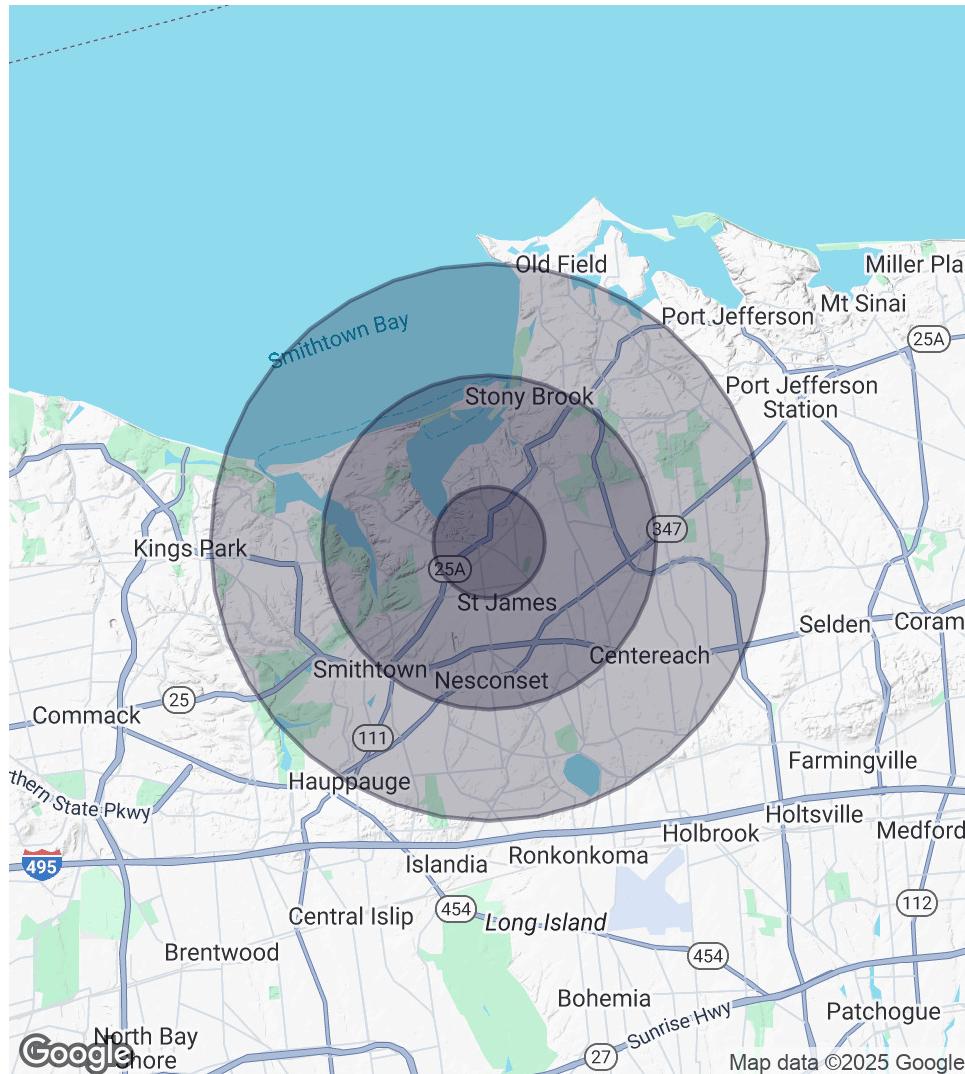
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DEMOGRAPHICS MAP & REPORT

Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780

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1 Mile Radius

Population

5,364

Households

1,925

Average HH Income

\$104,258

3 Miles Radius

Population

54,016

Households

16,260

Average HH Income

\$118,963

5 Miles Radius

Population

159,044

Households

49,259

Average HH Income

\$118,636

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