



**2700 Grand Avenue**

Bellmore, NY 11710

# Retail/Office Spaces Available

Prime South Shore Neighbourhood Location





# Property Overview

2700 Grand Avenue offers two high-visibility storefront opportunities in the heart of Bellmore's main commercial corridor. The building sits in an established, high-income suburban market with steady local traffic and convenient access to the LIRR. The property is currently being upgraded, making these spaces ideal for operators looking for a clean, refreshed, and professional setting.

The immediate area is dense, affluent, and highly active throughout the day with schools, residential neighbourhoods, service businesses, and strong commuter flow. Both spaces offer flexible layouts suitable for retail, professional services, wellness, beauty, speciality food, or office-based tenants.





# Available Spaces

## Suite A

1,204 SF

## Suite B

1,058 SF



### Building Type

Neighbourhood Retail / Office



### Parking

On-site surface parking



### Zoning

Commercial



### Visibility

Direct frontage on Grand Avenue



### Transit

Close access to LIRR Bellmore Station





# Location & Access

Positioned along Grand Avenue, the site benefits from strong vehicle flow and easy access to Sunrise Highway (NY-27) and Newbridge Road. The corner serves as a daily route for commuters, school traffic, and local residents.

## Traffic Counts (2024)

18K

Grand Avenue

Cars per day

27K

Sunrise Highway

NY-27 daily traffic

13K

Newbridge Road

Cars per day

This combination creates consistent visibility throughout the day and supports a broad range of tenant categories.





# Demographics (2024 Estimates)

All data pulled from Placer.AI

## Population

- 1 Mile: 16,329
- 3 Miles: 112,306
- 5 Miles: 300,000+

## Households

- 1 Mile: 5,809
- 3 Miles: 38,857
- 5 Miles: 100,000+



### Average Household Income

~\$190,000

Median: ~\$157,000



### Education Levels

Bachelor's Degree: 29.2%

Graduate Degree: 21.8%

## Ethnicity Breakdown



White    Hispanic/Latino    Asian    Black    Other

These demographics reflect a high-income, well-educated suburban market with strong spending potential for service-based retail, wellness, professional offices, and speciality uses.





# Consumer Spending (5-Mile Radius)

*Annual Estimated*



Total Consumer Spending



Food & Beverage



Personal Services

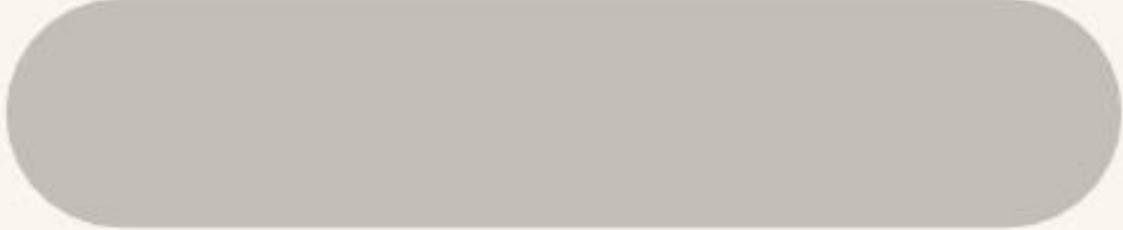


Home & Lifestyle



Entertainment

The surrounding community supports operators that cater to lifestyle, family services, professional services, and speciality retail categories.





# Highlights

1

## Two Small-Format Storefronts

High-demand Long Island neighbourhood location with flexible layouts

2

## Strong Income Base

Average household income around \$190K with high spending power

3

## Consistent Vehicle Traffic

Excellent visibility on all major surrounding roads

4

## Close to LIRR Station

Bellmore Station provides steady daily commuter activity

5

## Versatile Use Cases

Ideal for retail, office, wellness, beauty, speciality service, or boutique food

6

## Building Upgrades

Property undergoing improvements to enhance curb appeal

7

## Stable Trade Area

Positioned in a high-spending, established suburban market



# Summary

2700 Grand Avenue offers two turnkey spaces in a prime Bellmore corridor. With excellent household incomes, strong visibility, convenient transit access, and ongoing building upgrades, this property is well positioned for operators seeking a high-performing location in one of Nassau County's most established suburban markets.

## Ready to Learn More?

Contact our leasing team today to schedule a site visit and discuss how these spaces can support your business goals.



### Prime Location

Heart of Bellmore

### Affluent Market

\$190K avg income

### High Traffic

58K+ daily cars

### Flexible Spaces

1,058–1,204 SF