

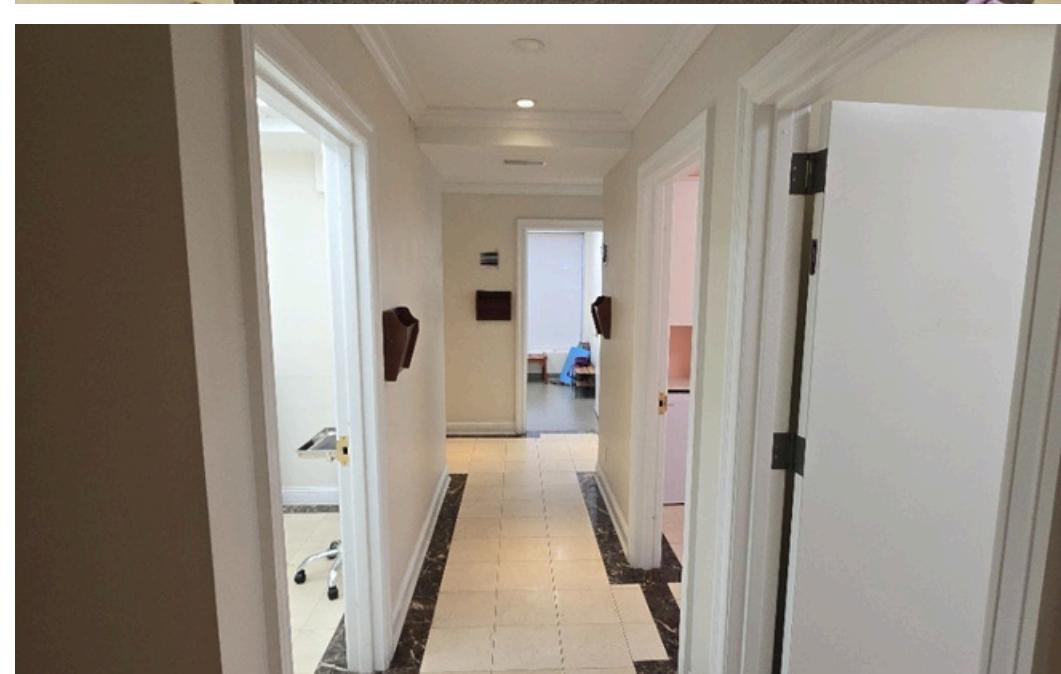


1062 Old Northern Blvd, Roslyn NY

2,202 Sq. Ft

Retail / Medical Use

PARALLEL



Discover the perfect blend of convenience, professionalism, and boutique charm in this 2,200 SF office suite located in the heart of Miracle Mile in Manhasset just a 5-minute Drive to both LIE and Northern State Parkways.



Reception desk and welcoming entry area  
IT closet for clean equipment/storage management  
5 dedicated parking spaces included Ideal for professional services



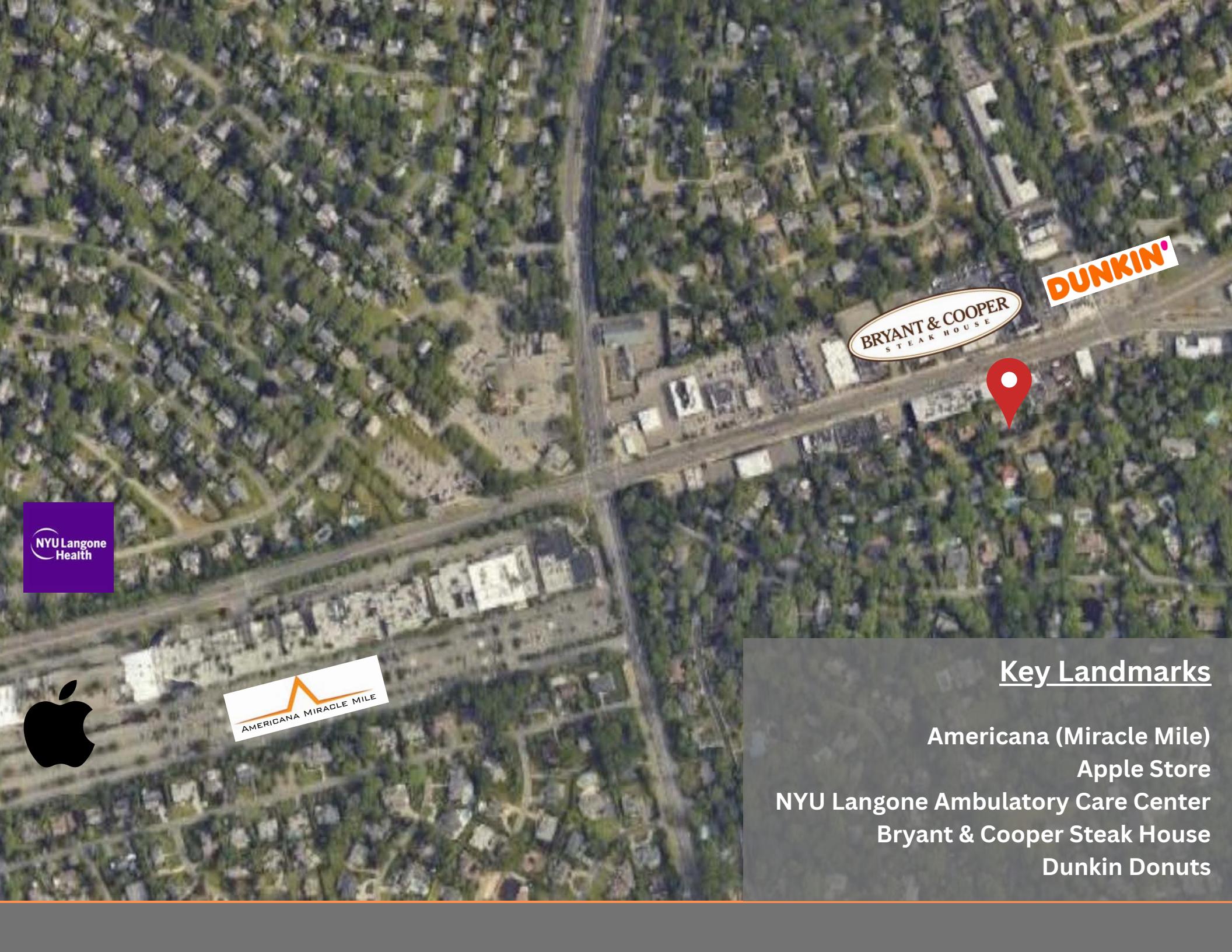
Currently Built out as Medical Use  
4 Medium Size offices/Exam Rooms  
Large procedure rooms  
2 Bathrooms, one ADA-compliant



Average Household Income: \$195,700

Population (10 Mile Radius): 1,815,760

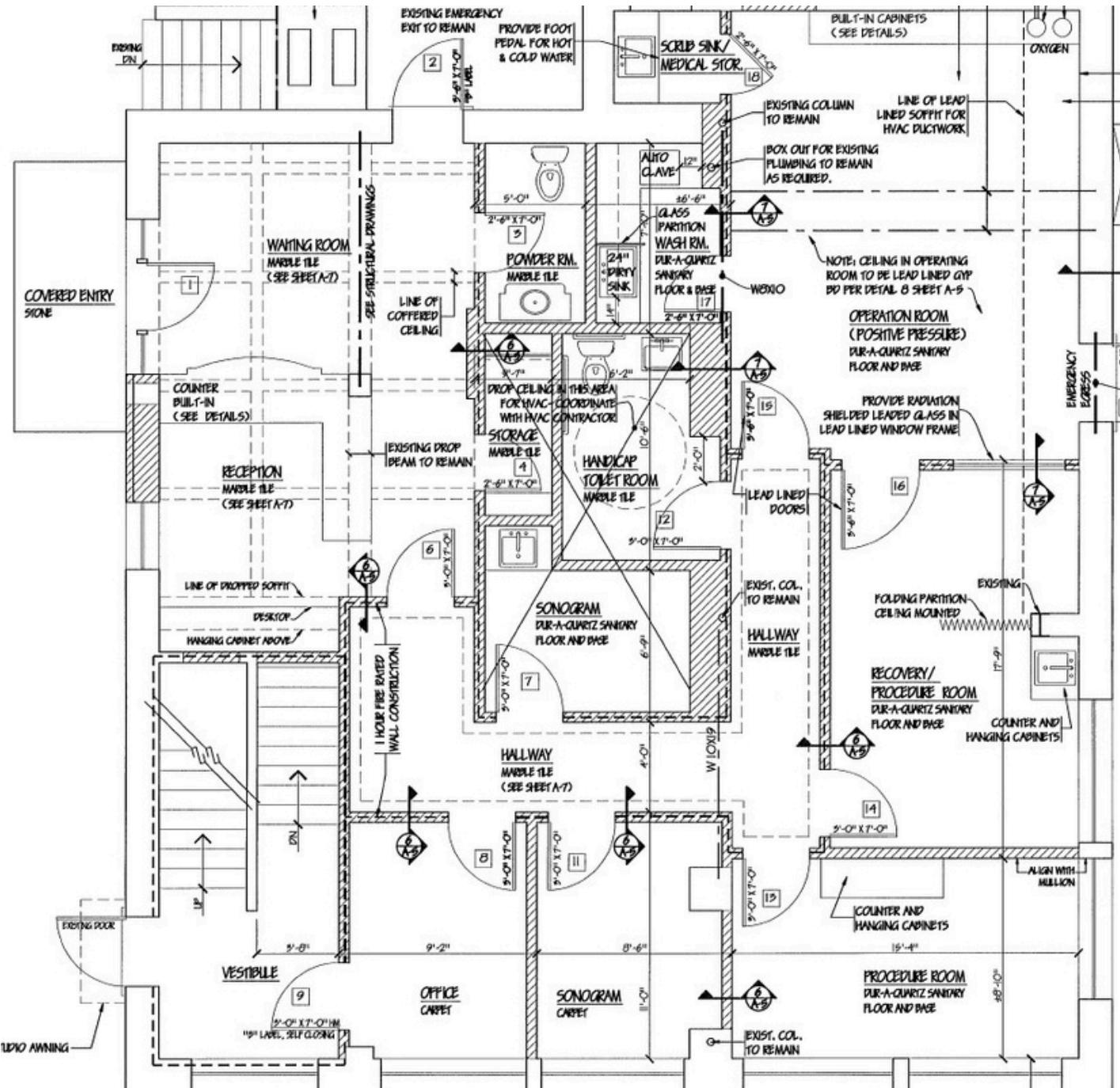
Traffic Counts: 29,667



## Key Landmarks

- Americana (Miracle Mile)
- Apple Store
- NYU Langone Ambulatory Care Center
- Bryant & Cooper Steak House
- Dunkin Donuts

## Ground Floor 2,022 Sq. Ft



# RETAIL SPACE AVAILABLE

FOR LEASING INQUIRIES, PLEASE CONTACT BROKERS

**Bradley Diamond**

CELL: 516 606 4656

OFFICE: 516 869 9200

**Robert Bakhchi**

CELL: 917 239-1852

OFFICE: 516 869 9200

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