

OFFICE – MEDICAL – RETAIL PROPERTY FOR LEASE

2300 Grand Avenue – Baldwin, NY 11510

ADDRESS: 2300 GRAND AVE.
CITY, STATE: BALDWIN, NY 11510
LOT SIZE: +/- 1.2 ACRE
BUILDING SIZE: +/- 13,000 SF
GROUND FLOOR: 5,000 SF BANK WITH DRIVE-UP
SECOND FLOOR: 5,000 SF
LOWER LEVEL: 3,000 SF
FRONTAGE: 214' ON GRAND AVE
PROPERTY TAX: +/- \$86,000

ZONING: STOREFRONT RETAIL/OFFICE
PARKING: 97 SPACES

PROPERTY HIGHLIGHTS:

- BOA Bank Deposits in excess of \$100 M (2023)
- Cross Easement to Baldwin Square Shopping Center
- Property has a drive-thru & vault
- There is a pylon signage opportunity on Sunrise Hwy.
- Property is walking distance to Baldwin Train and there is a bus stop on the block.
- Entire building is available, inclusive of free-standing drive through/ATM building in rear of building.
- 250+ apartment units are being developed close by.



	1 Mile	2 Miles	3 Miles
Population	28,083	196,336	472,337
Households	9,011	61,934	151,251
Avg. Household Income	\$119,244	\$129,721	\$134,091

Contact Exclusive Brokers for More Information

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REALTY INC.
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120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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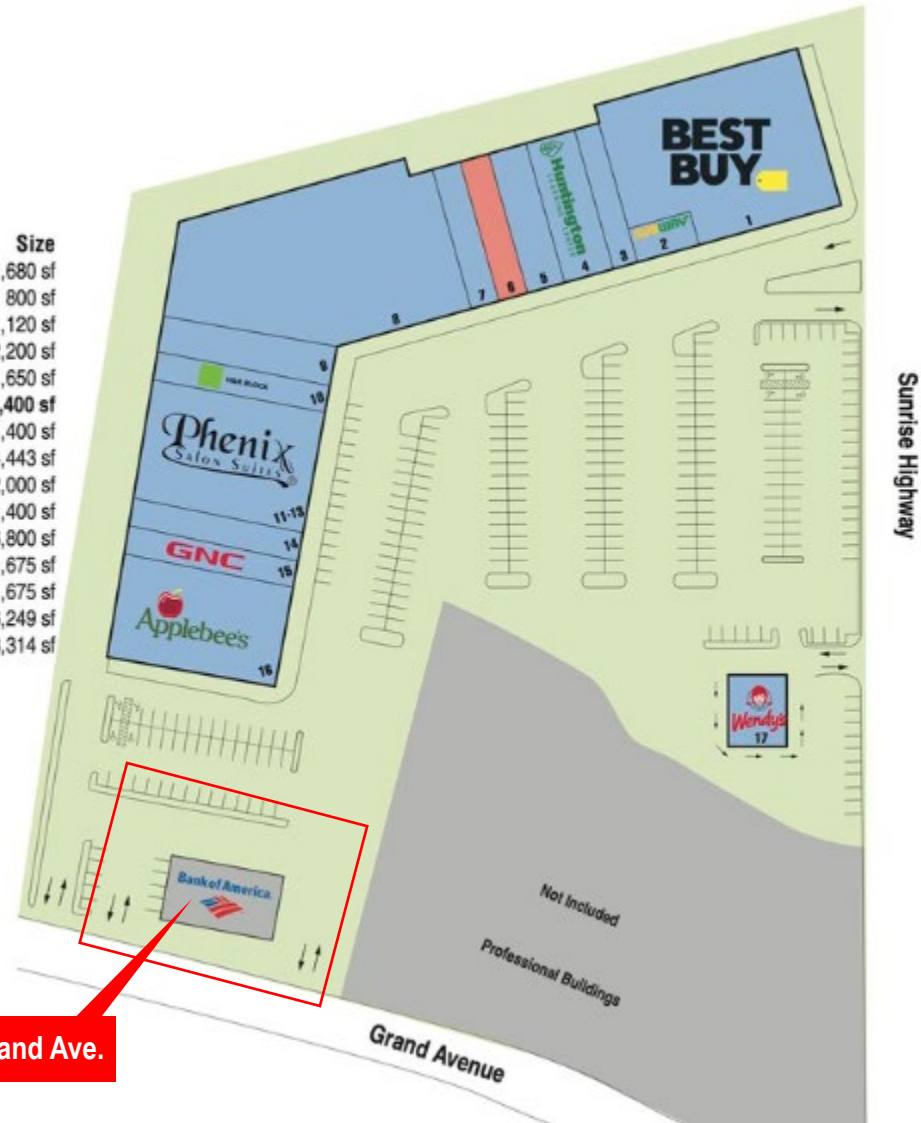
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ADJACENT RETAIL

Baldwin, NY Nassau County Baldwin Square

Store	Addr.	Tenant	Dimensions	Size
1.	660	Best Buy	(134' x 245') ±	31,680 sf
2.	646	Subway	(20' x 40')	800 sf
3.	654	Subs & Tacos	(13'9" x 80'4")	1,120 sf
4.	656	Huntington Learning Center	(26'9" x 80'4")	2,200 sf
5.	656A	Wines & Liquor	(21' x 80'4")	1,650 sf
6.	658	Available	(16'9" x 80'4")	1,400 sf
7.	662	Nail Salon	(17'8" x 80'4")	1,400 sf
8.	668	American Thrift	(100' x 150' irr.) ±	14,443 sf
9.	670	Convenience Store	(19'4" x 100')	2,000 sf
10.	672	H&R Block	(14'9" x 100')	1,400 sf
11-13.	676-680	Phenix Salon Suites	(67'3" x 100')	6,800 sf
14.	682	Jamaican Bakery	(16'9" x 100')	1,675 sf
15.	682A	GNC	(16'9" x 100')	1,675 sf
16.	684	Applebee's	(63' x 100')	6,249 sf
17.	690	Wendy's	(48'6" x 62') ±	3,314 sf

*all store addresses are located on Sunrise Highway
the above dimensions are for illustrative purposes only*



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AREA RETAIL

