

Melville Plaza

610 Broadhollow Road | Melville, NY



HIGHLIGHTS

- **Melville Plaza** sits at the heart of a thriving commercial and residential hub, surrounded by a dense office market, nearby residential communities, and high-traffic retail neighbors.
- Located on the heavily trafficked **Route 110 corridor**, the property benefits from high daily traffic counts and **easy connections to the Long Island Expressway**, maximizing exposure for tenants and drawing customers from across Long Island.
- Join Established **Retail Tenancy**



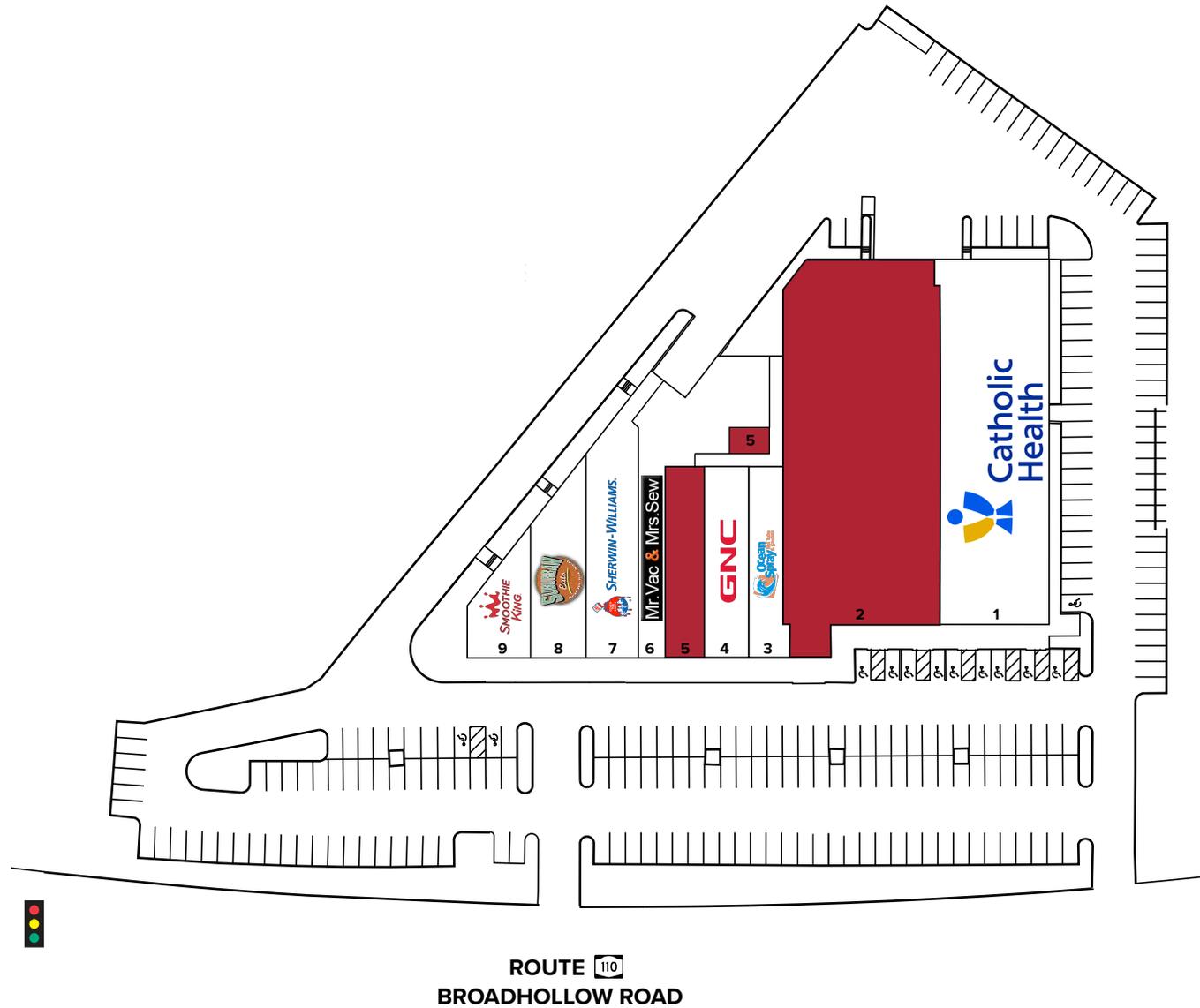
CURRENT AVAILABILITY	SQUARE FOOTAGE	FRONTAGE	TYPE OF SPACE
SUITE 2	19,393	90' 9"	ANCHOR
SUITE 5	3,072	23' 4"	IN LINE

GNC LiveWell.



SITE MAP

SPACE	TENANT	AREA (SF)
1	Catholic Health	13,000
2	Available	19,393
3	Ocean Spray Hot Tub	2,900
4	GNC	2,590
5	Available	3,072
6	Mr. Vac & Mrs. Sew	4,375
7	Sherwin Williams	4,290
8	Suburban Eats	3,000
9	Smoothie King	2,143



SUITE 2

Size: 19,393 SF

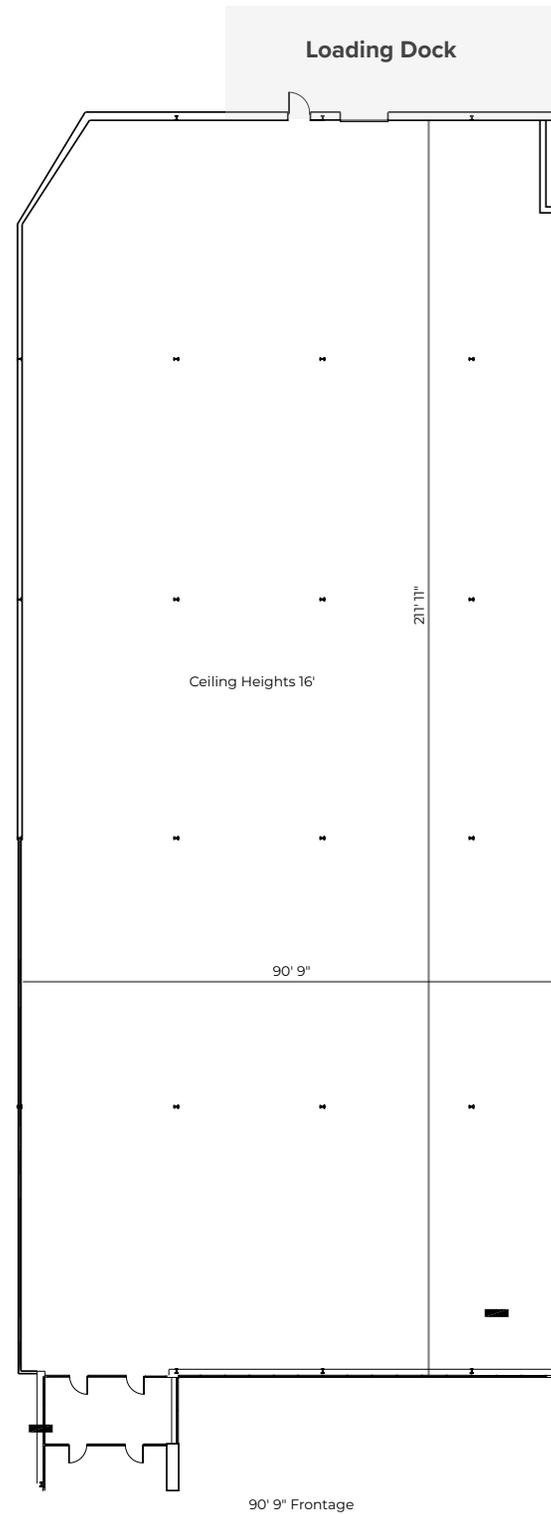
Space: Anchor

Zoned: C-8 (General Business A)

· **High Impact Location:** Fronting the busy Route 110 retail corridor with excellent visibility and strong traffic counts.

· **Flexible Use:** Ideal for retail, showroom, fitness, or restaurant concepts—County-approved for multiple commercial uses.

· **Ample Parking & Access:** Convenient on-site parking for customers and employees, with easy connections to the Long Island Expressway and major highways.



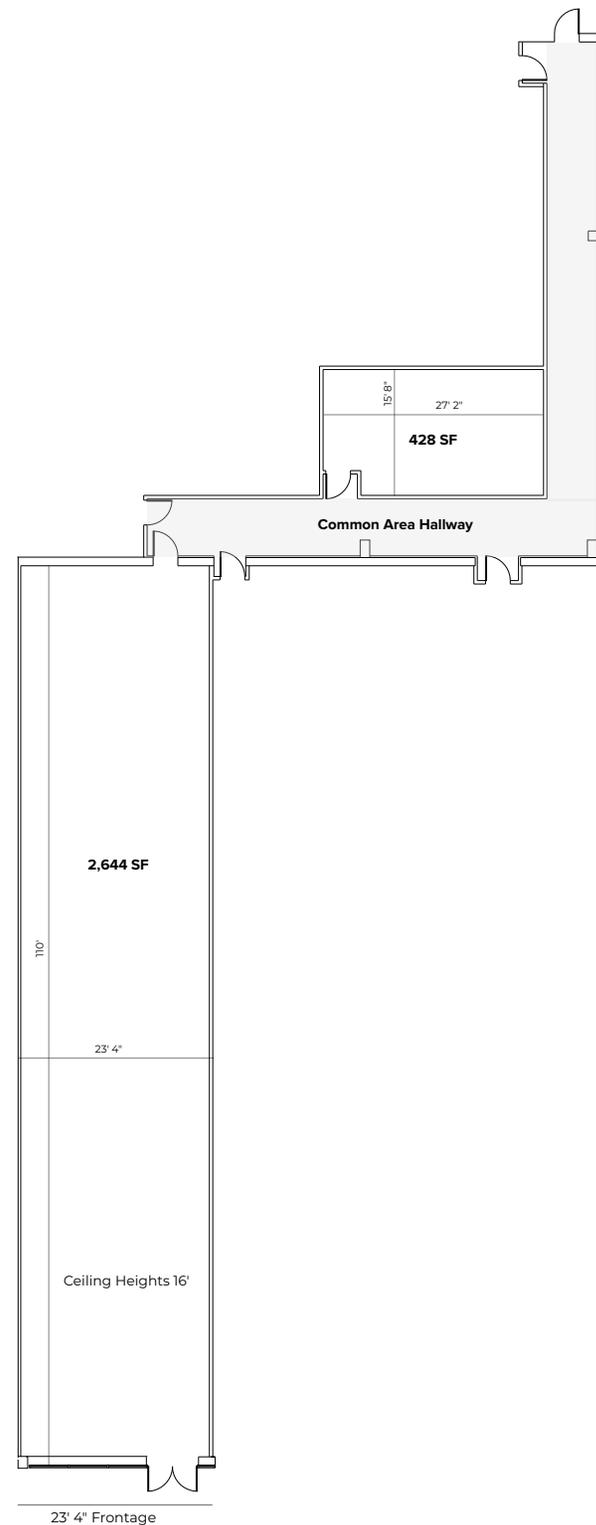
SUITE 5

Size: 3,072 SF (incl. 428 SF storage)

Space: In-Line

Zoned: C-8 (General Business A)

- **Rare Turnkey Second-Generation Restaurant Space Opportunity:** Key back-of-house code compliant components including ventilation, plumbing, gas lines, ADA bathrooms, and grease management are already installed. A new operator can focus on their concept rather than heavy construction and permitting.
- **Extra Storage Space:** Includes a 428 SF storage and pantry area located in the shared hallway, providing additional back-of-house space for dry storage, supplies, or operational support.



DEMOGRAPHICS

· **Affluent Trade Area:** Over 212,000 residents within a 5-mile radius with average household incomes near \$195,000, supporting strong discretionary spending.

· **Strong Daytime Population:** More than 240,000 daytime employees and over 12,000 businesses nearby, anchored by Melville's dense office and corporate presence along Route 110.

· **Educated, Stable Market:** Roughly 37–38% college-educated population, reinforcing long-term demand and brand-loyal consumers in one of Long Island's most established business hubs.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,312	57,691	212,059
HOUSEHOLDS	2,708	19,804	68,591
AVG. HOUSEHOLD INCOME	\$197,322	\$201,935	\$193,634
TOTAL EMPLOYEES	6,591	58,117	131,812

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