

Join Family Dollar at Five Towns Plaza

450-470 Sheridan Blvd, Inwood, NY 11096

AERIAL VIEW



SCHUCKMAN
REALTY INC.

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

Contact Exclusive Brokers for More Information

Edward Gottlieb, CRX, CLS

Associate RE Broker
ed@schuckmanrealty.com

Kenneth Schuckman

RE Broker
ken@schuckmanrealty.com

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ADDRESS: 450 SHERIDAN BLVD.

CITY, STATE: INWOOD, NY 11096

MARKET: FIVE TOWNS

SIZE(S) AVAILABLE:

5,000 SF RETAIL

+12,000 SF WAREHOUSE ON LOWER LEVEL

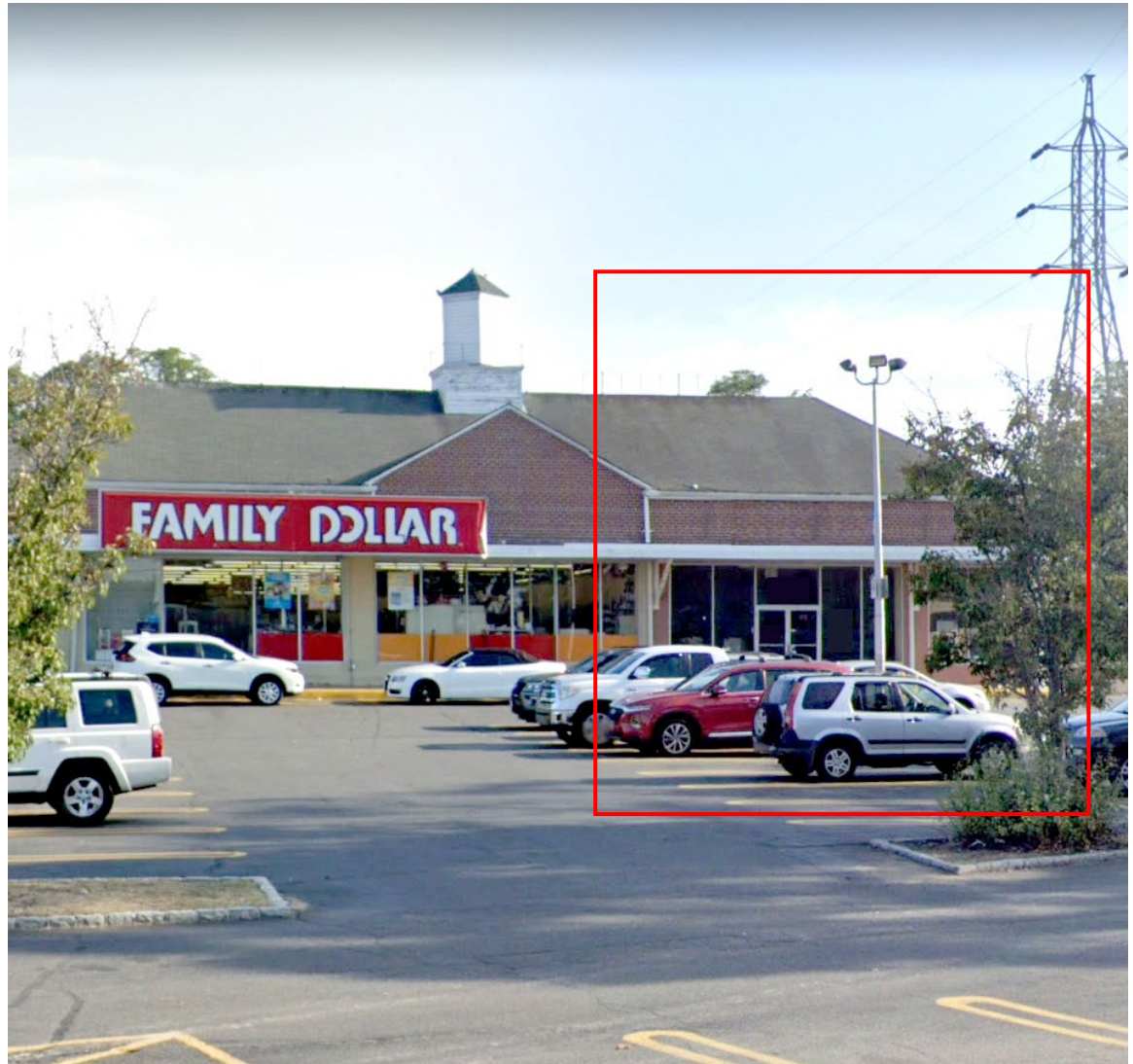
FRONTAGE: -/+30'

POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- BUSY NEIGHBORHOOD CENTER
- DEDICATED PARKING WITH -/+ 113 SPACES
- BRANDING OPPORTUNITY
- VISIBLE FROM BUSY SHERIDAN BLVD.
WITH APPROX. 20,000 VEHICLES PER DAY
- PYLON SIGNAGE SPACE AVAILABLE

AREA TENANTS:



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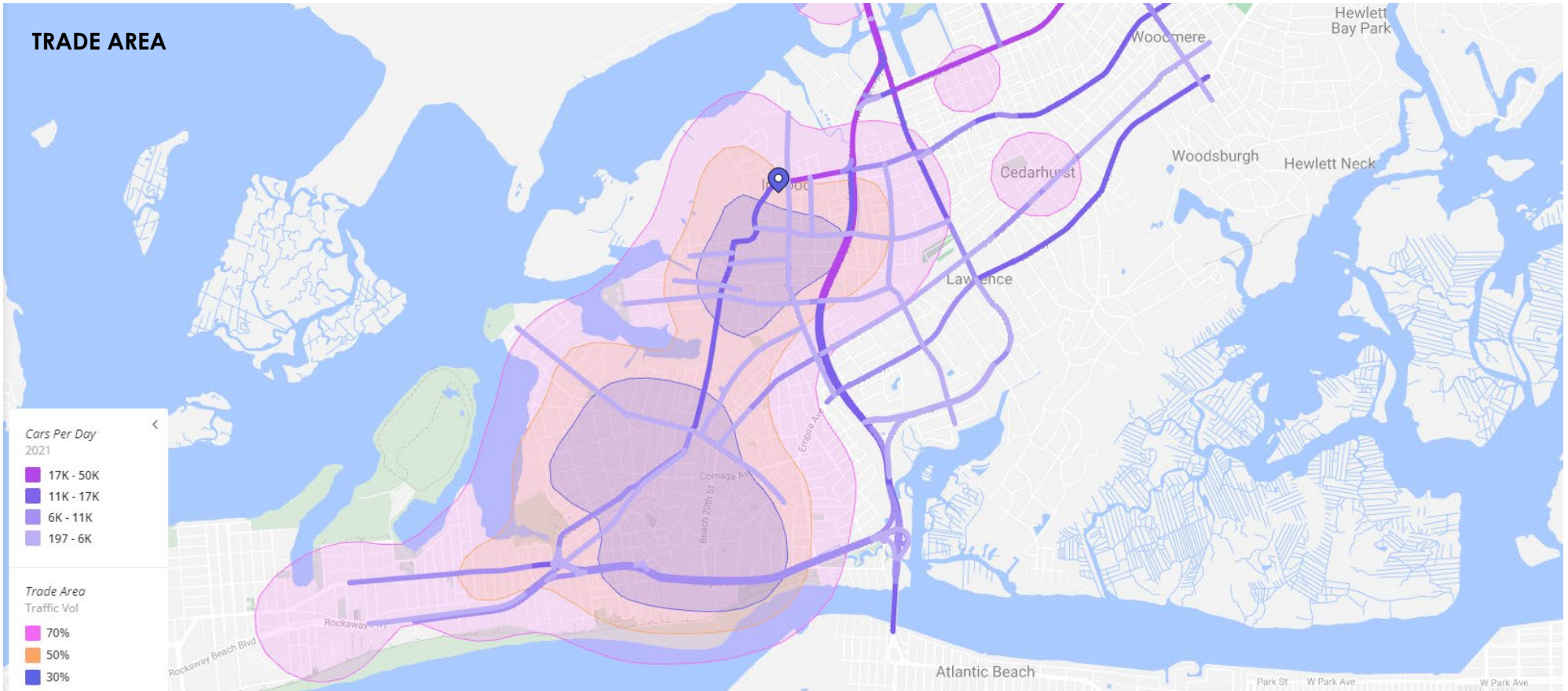


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	22,049	167,362	466,158
Households	6,327	52,365	152,612
Avg. Household Income	\$119,685	\$123,701	\$126,747

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