



191 Post Ave

Westbury, NY 11590

Property Overview

Prime opportunity to lease a 4,000 SF restaurant/retail space located on highly trafficked Post Avenue in the heart of downtown Westbury. This property sits on one of Nassau County's most active retail corridors, surrounded by national tenants, local eateries, and dense residential development, making it an ideal location for restaurant operators and retail users seeking strong visibility and consistent foot traffic.

Investment Highlights

- ±4,000 SF ground-floor commercial space.
- Prime street retail/restaurant frontage on Post Ave.
- Excellent visibility and signage opportunity.
- Strong foot traffic + vehicle exposure.
- Surrounded by established restaurants, bars, and retailers.
- Located near LIRR Westbury Station and major roadways.
- Dense residential + daytime population driving consistent demand.

Ideal Use

- Restaurant / Café / Bar
- Fast casual or franchise concept
- Boutique retail or service-based business



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Property Specifications

| | |
|------------------------|------------------------------------|
| Address | 191 Post Ave Westbury, NY 11590 |
| SF GLA | 7,548 SF |
| AC Lot | 1.50 AC |
| Year Built | 1946 |
| Asking Rent | Upon Request |
| Frontage | 41' on Post Ave |
| Available Space | Approx 4000 SF |



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Pictures



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Demographics

| Population | | |
|------------------------------------|---------|-----------|
| | 5 miles | 10 miles |
| 2020 Population | 417,860 | 1,599,233 |
| 2025 Population | 419,528 | 1,573,882 |
| 2030 Population Projection | 420,005 | 1,567,468 |
| Annual Growth 2020-2025 | 0.10% | -0.30% |
| Annual Growth 2025-2030 | 0% | -0.10% |
| Median Age | 41.8 | 43.5 |
| Bachelor's Degree or Higher | 42% | 44% |
| U.S. Armed Forces | 309 | 753 |

| Households | | |
|--|---------|----------|
| | 5 miles | 10 miles |
| 2020 Households | 128,685 | 522,736 |
| 2025 Households | 129,247 | 511,210 |
| 2030 Household Projection | 129,423 | 508,531 |
| Annual Growth 2020-2025 | 0.30% | 0.10% |
| Annual Growth 2025-2030 | 0% | -0.10% |
| Owner Occupied Households | 98,737 | 394,618 |
| Renter Occupied Households | 30,687 | 113,914 |
| Avg Household Size | 3.1 | 2.9 |
| Avg Household Vehicles | 2 | 2 |
| Total Specified Consumer Spending | \$5.6B | \$21.5B |

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Aerial Map

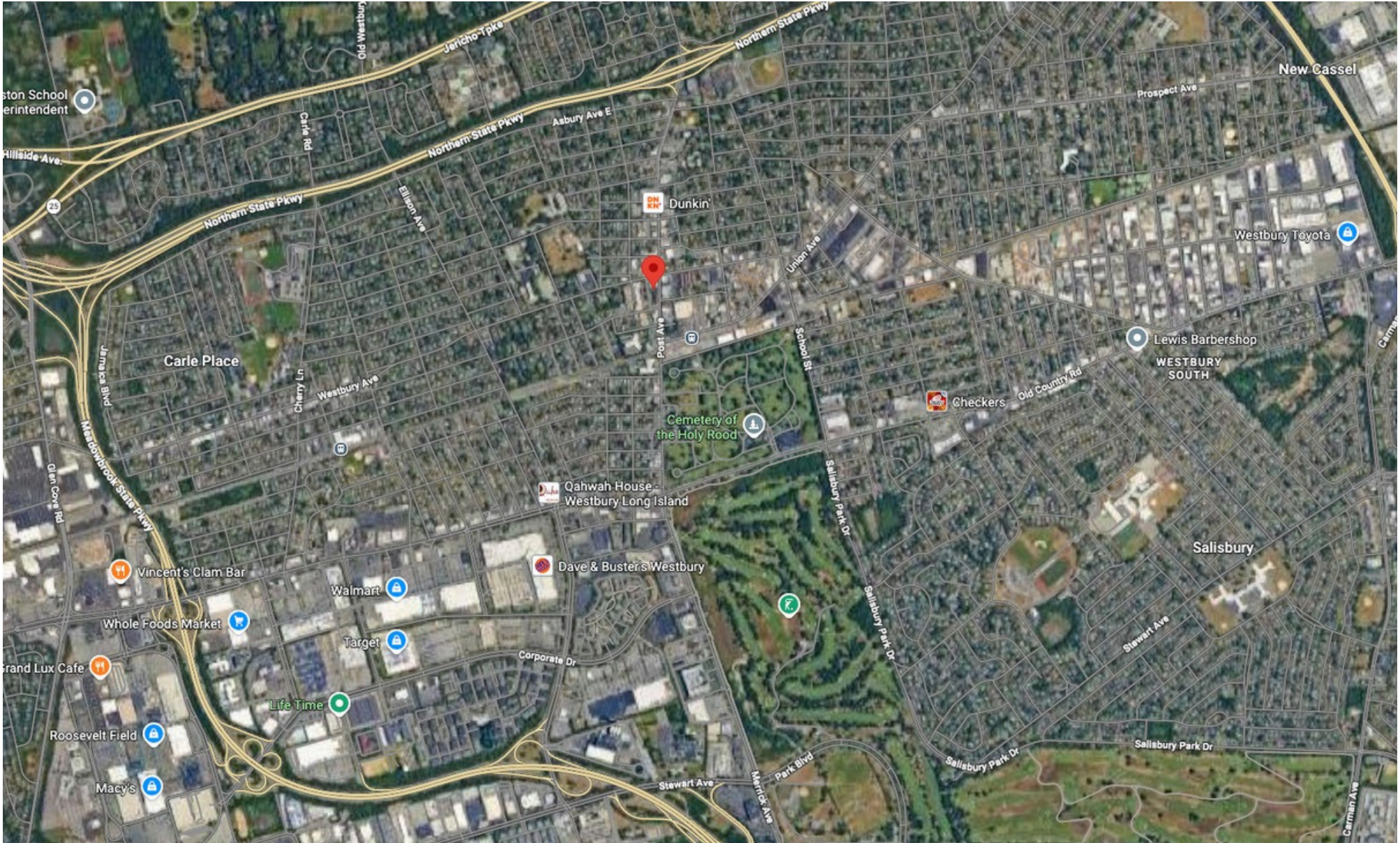


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