

# 15,000 SF FREESTANDING BUILDING FOR SALE OR LEASE



## 1137 OLD COUNTRY ROAD

WESTBURY, NY



[CLICK TO VIEW OUR VIDEO](#)

### Available Space

**A: 8,000 SF**

**B: 4,000 SF**

**C: 3,024 SF**

### Sale Price

**\$4.9 Million**

### Rent

**UPON REQUEST**

**NNN**

**\$12 PSF**

### Frontage

**154' ON OLD COUNTRY ROAD  
WITH 2 CURB CUTS**

### Neighbors

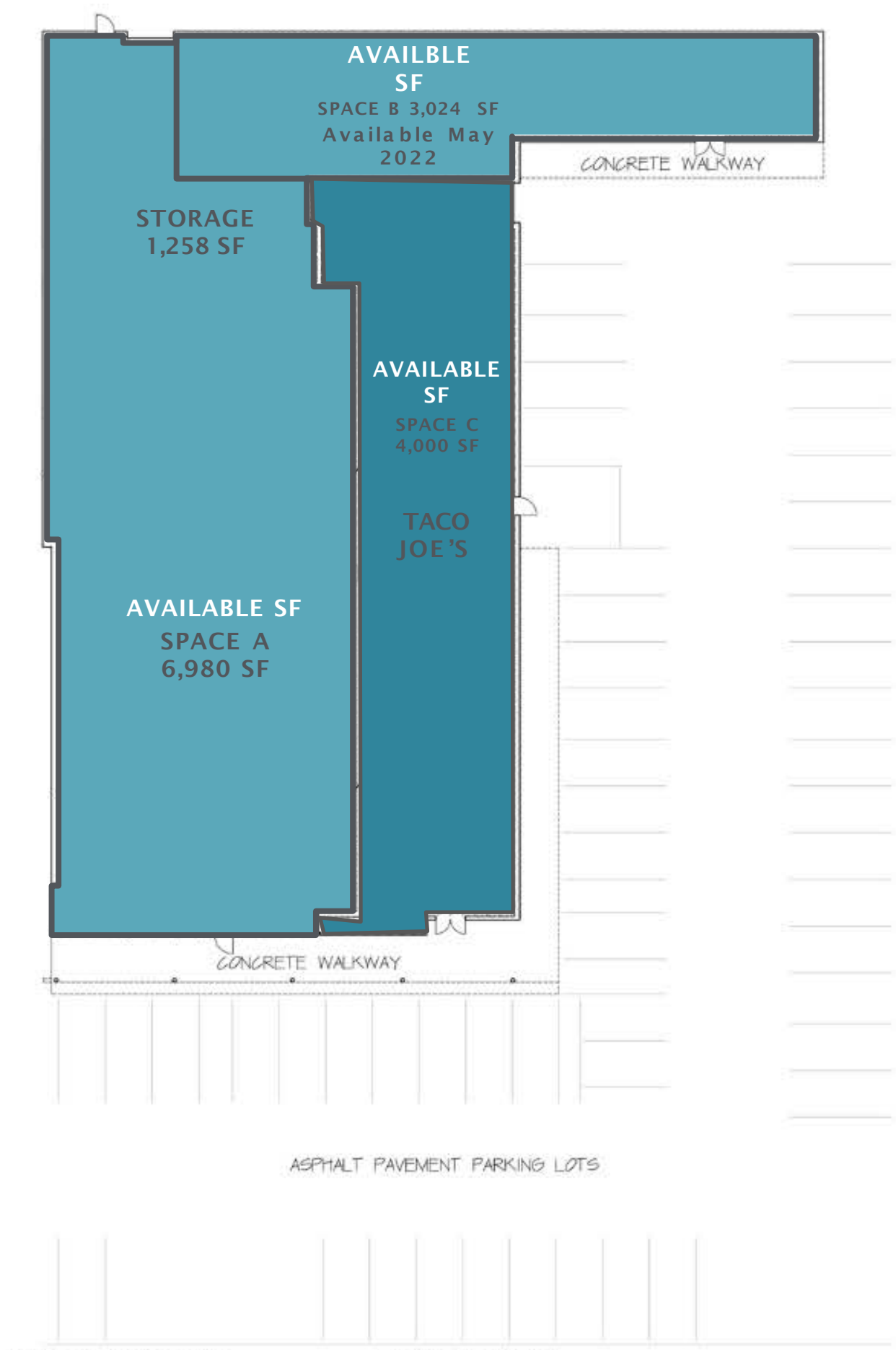
**CITIBANK, TD BANK, DOLLAR TREE, TOYOTA,  
CENTURY 21, OUTBACK STEAKHOUSE, STARBUCKS**

### Comments

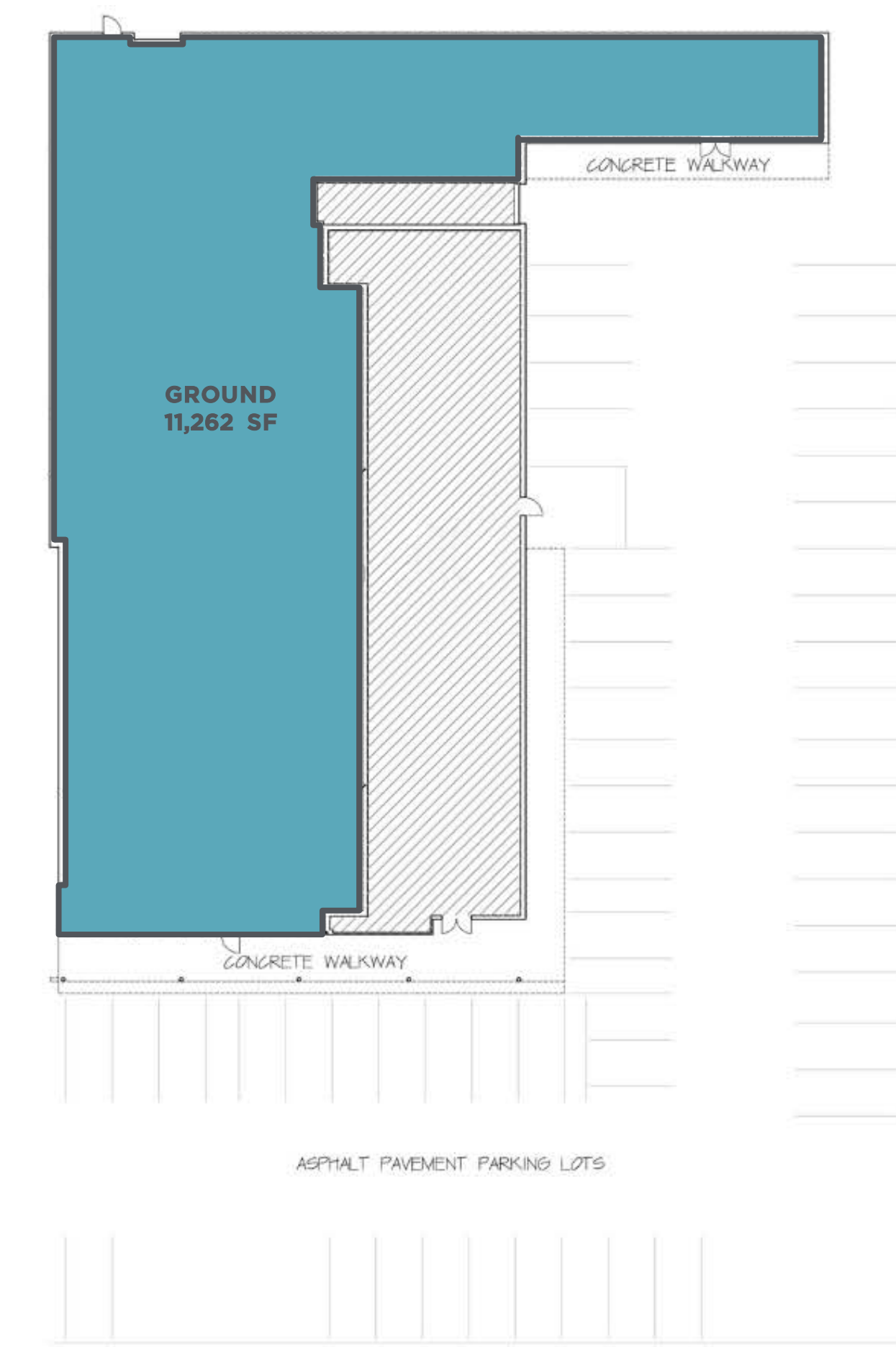
- **RETAIL, OFFICE, & INDUSTRIAL USES  
CONSIDERED**
- **TOTAL LOT SIZE: 37,026 SF**
- **54 PARKING SPOTS ON SITE**
- **RIGHT OFF OF THE WANTAGH PARKWAY**
- **HAS DESIGNATED LOADING DOCK**
- **FREESTANDING BUILDING**

**MELISSA NAEDER** 631 425 1222 | [MELISSA.NAEDER@CUSHWAKE.COM](mailto:MELISSA.NAEDER@CUSHWAKE.COM)

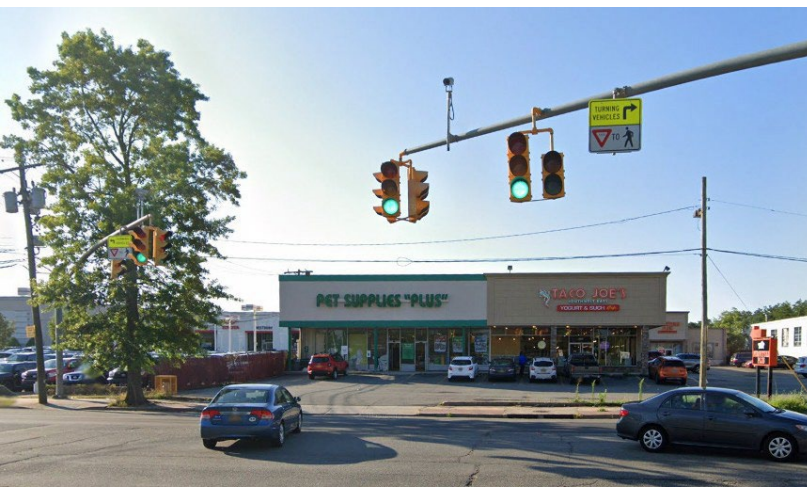
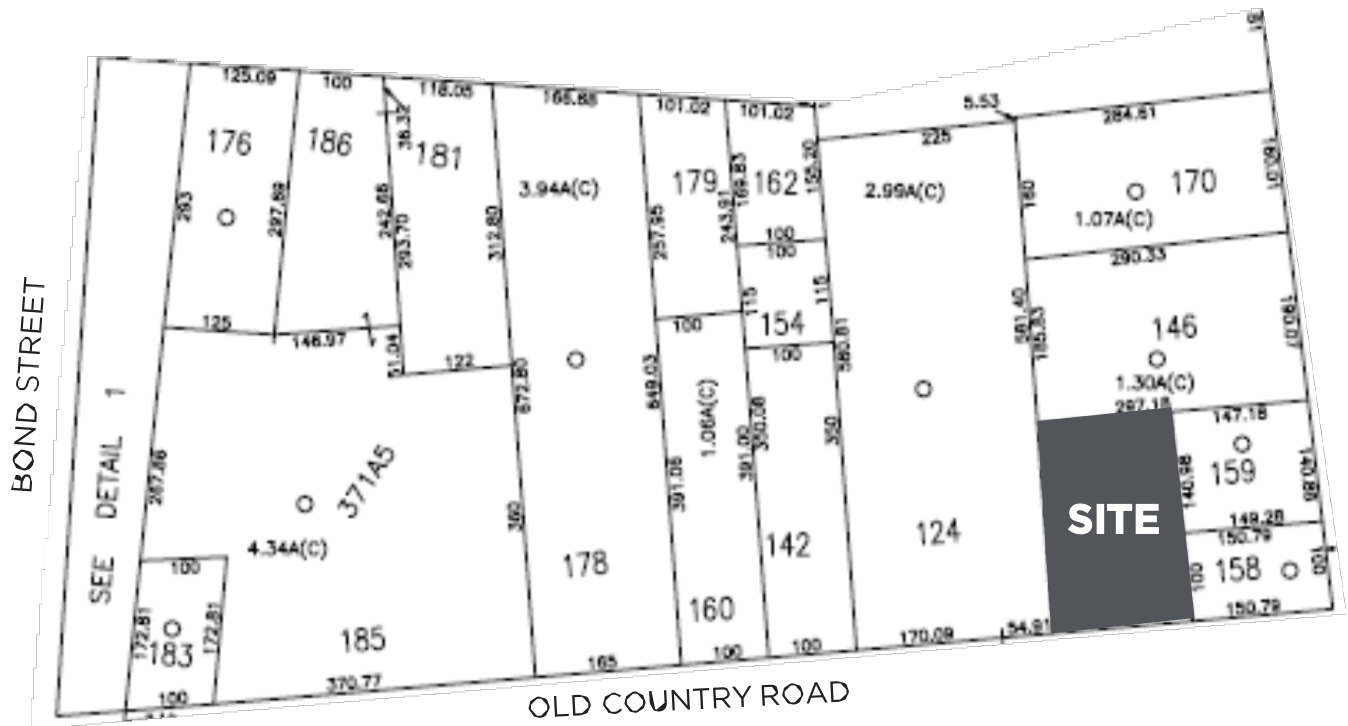
FLOORPLANS DIVISIONS



# FLOORPLANS COMBINED DIVISIONS



# TAX MAP



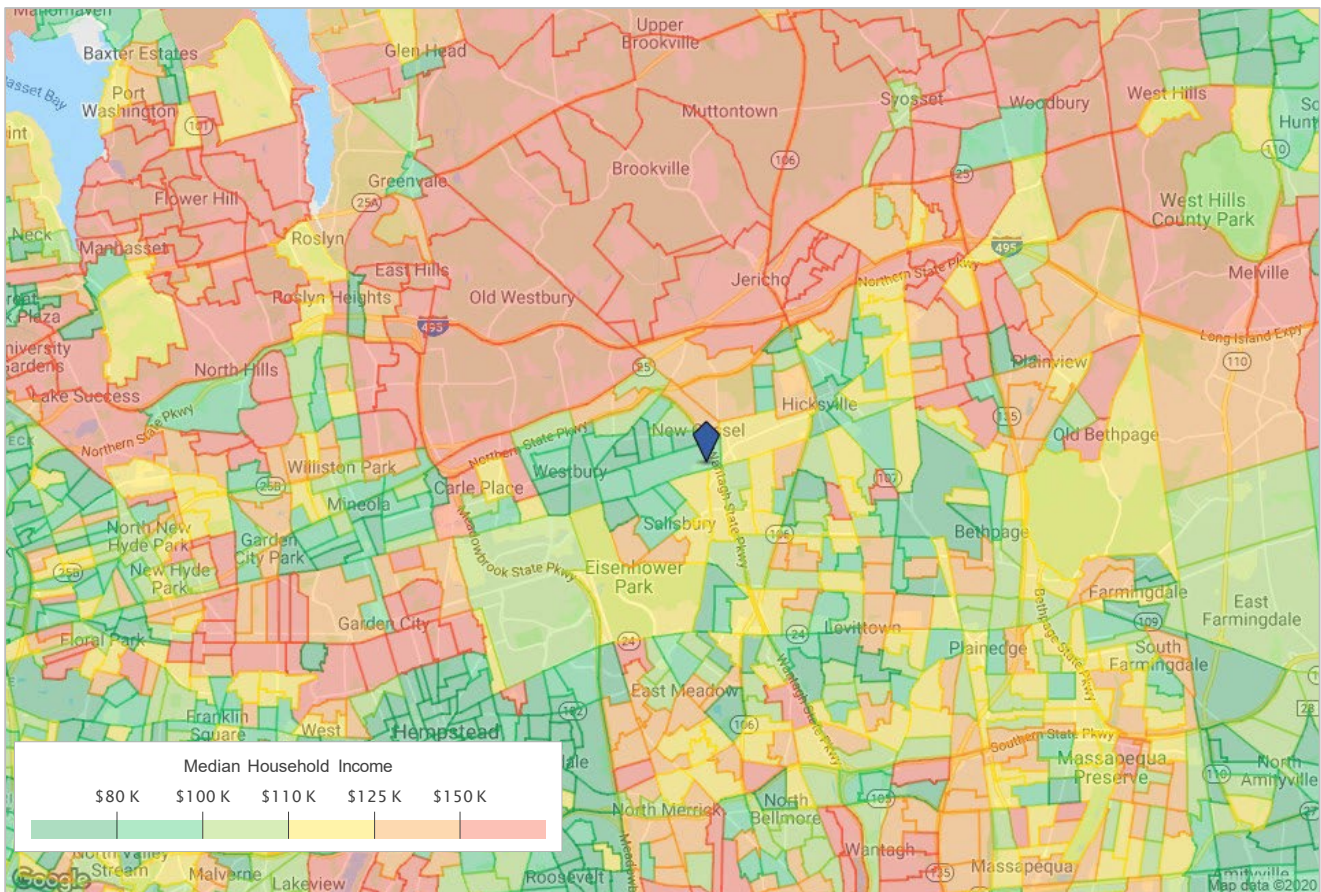
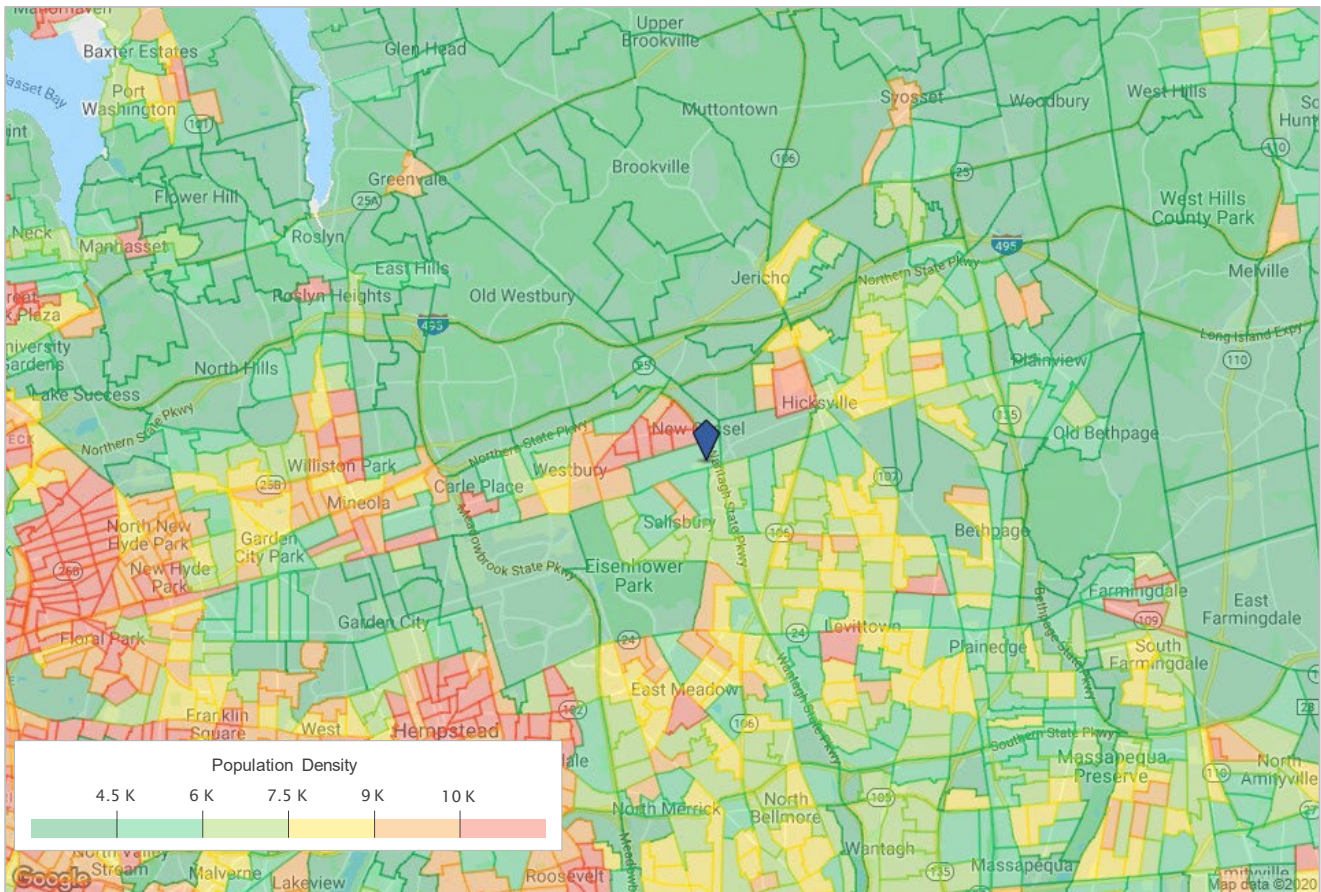
PROXIMITY TO TRAFFIC LIGHT



SPACE A FRONTAGE



# HEAT MAPS





# AREA INFO

TRAFFIC COUNT	COLLECTION STREET	CROSS STREETS	TRAFFIC VOL	YEAR	DISTANCE
	OLD COUNTRY RD.	FROST ST. E	33,871	2018	0.06 MI
	CARMAN AVE. EXD.		6,523	2017	0.08 MI
	CARMAN AVE. EXD.	OLD COUNTRY RD. N	6,370	2018	0.08 MI
	OLD COUNTRY RD.	CARMAN AVE. S	4,502	2018	0.11 MI
	OLD COUNTRY RD.	WANTAGH STATE PKWY. E	4,487	2017	0.11 MI
	OLD COUNTRY RD.	WANTAGH STATE PKWY. E	31,947	2018	0.13 MI
	CARMAN AVE.	CYPRESS LN. S	4,197	2018	0.15 MI
	WANTAGH STATE PKWY.	OLD COUNTRY RD. S	6,441	2012	0.16 MI
	WANTAGH STATE PKWY.	OLD COUNTRY RD. N	5,965	2018	0.18 MI
	CARMAN AVE.	CYPRESS LN. NE	6,370	2018	0.18 MI



## DEMOS

## 1 MILE

## 3 MILES

## 5 MILES

POPULATION

**21,144**

**142,771**

**400,173**

DAYTIME POPULATION

**20,508**

**163,562**

**447,949**

AVERAGE HOUSEHOLD INCOME

**\$134,868**

**\$143,012**

**\$149,815**

MEDIAN HOUSEHOLD INCOME

**\$106,793**

**\$107,910**

**\$110,184**



**MELISSA NAEDER** 631 425 1222 | [MELISSA.NAEDER@CUSHWAKE.COM](mailto:MELISSA.NAEDER@CUSHWAKE.COM)

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