

15,000 SF FREESTANDING BUILDING FOR SALE OR LEASE



1137 OLD COUNTRY ROAD

WESTBURY, NY



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

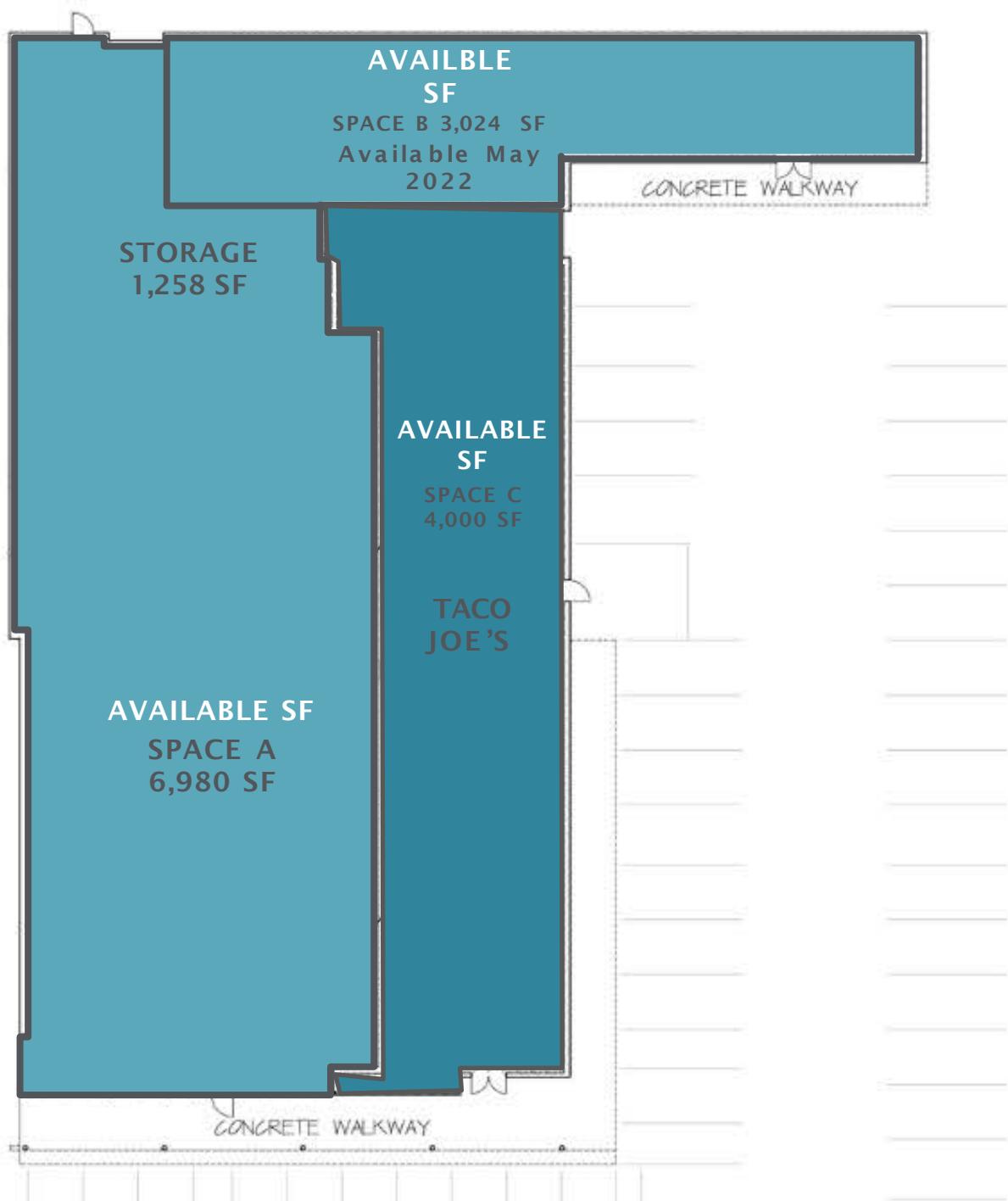
**CITIBANK, TD BANK, DOLLAR TREE, TOYOTA,
CENTURY 21, OUTBACK STEAKHOUSE, STARBUCKS**

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**

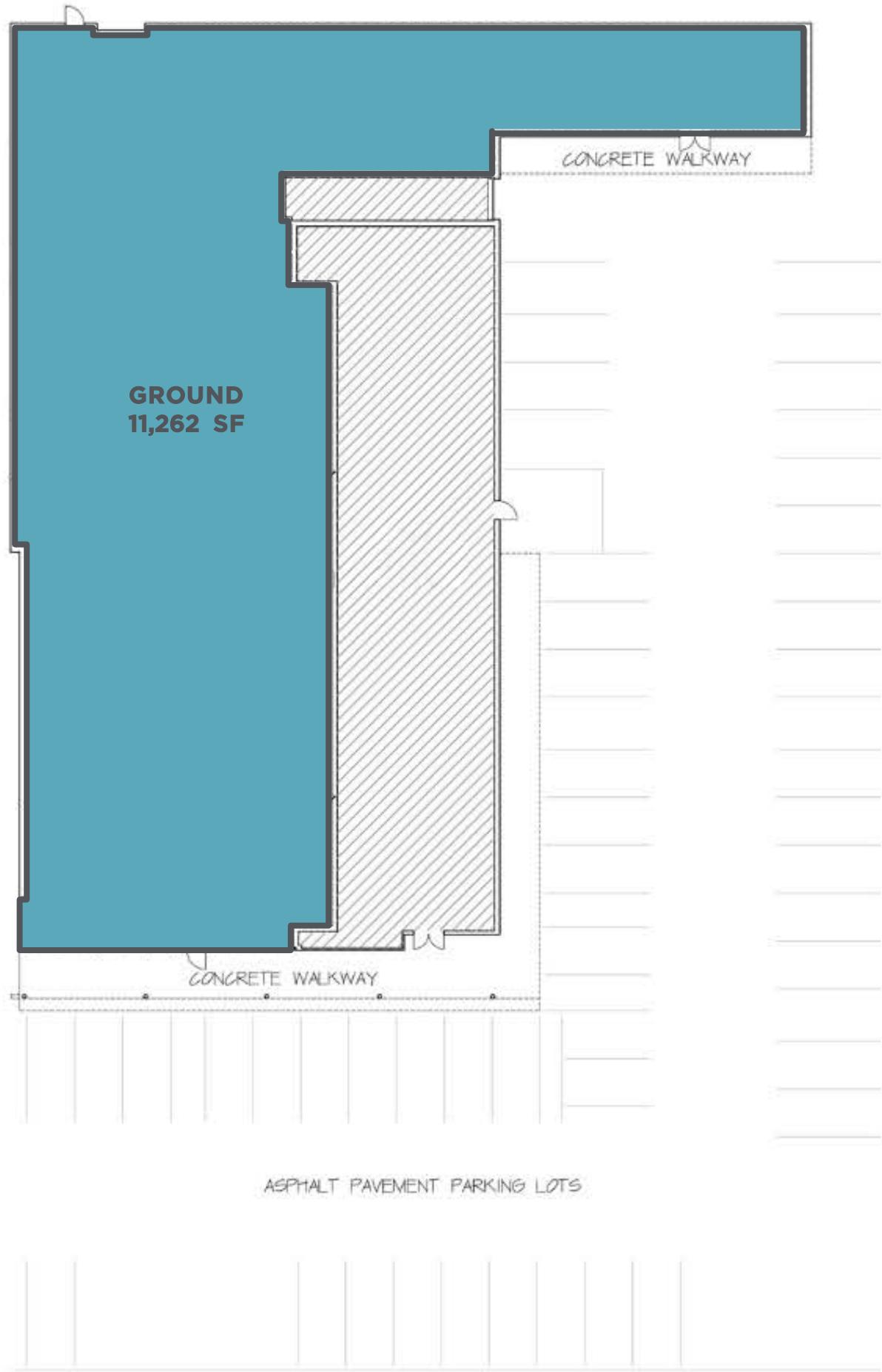
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FLOORPLANS DIVISIONS



ASPHALT PAVEMENT PARKING LOTS

FLOOR PLANS COMBINED DIVISIONS



TAX MAP

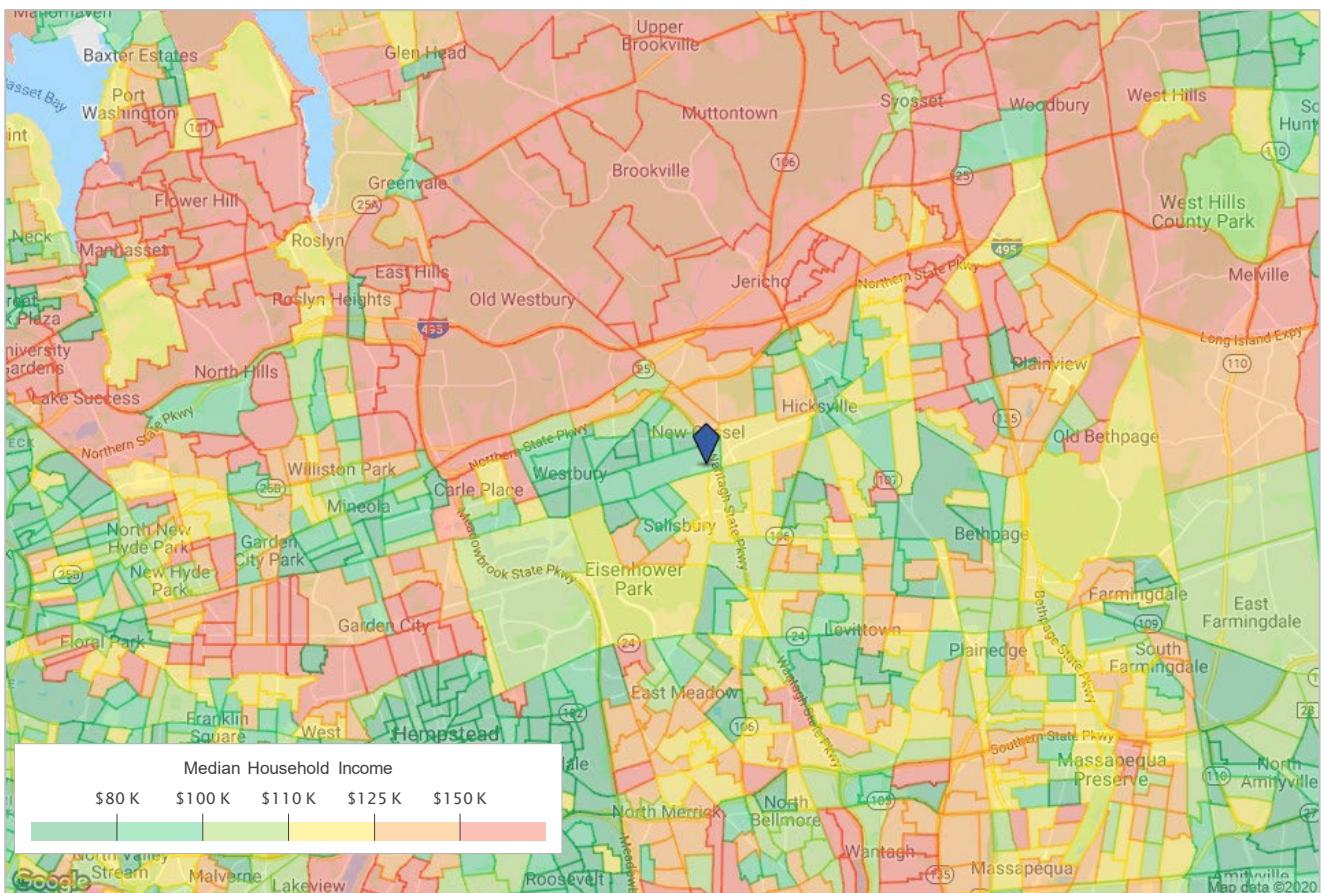
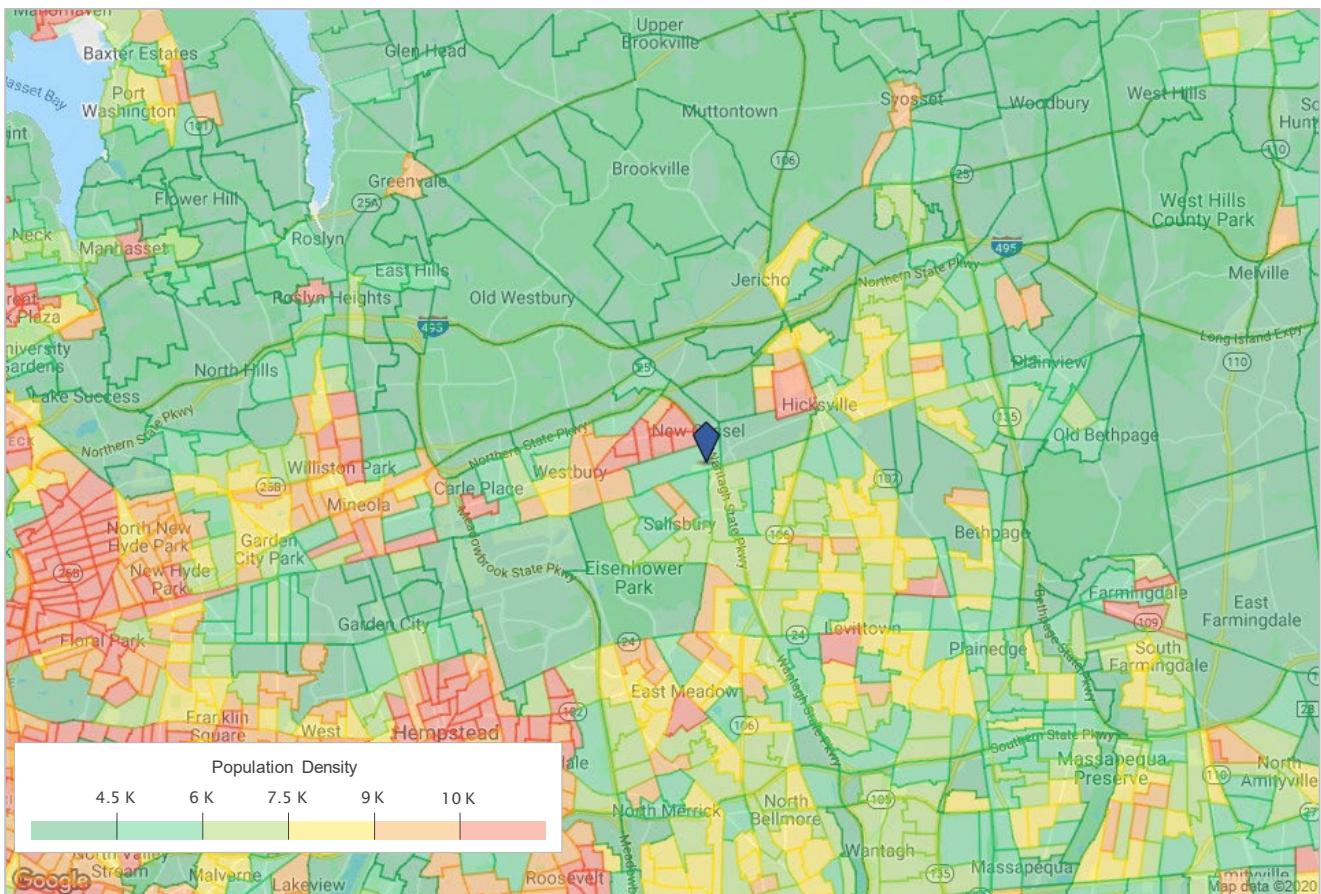


PROXIMITY TO TRAFFIC LIGHT



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.		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

MERRICK AVENUE



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



**CUSHMAN &
WAKEFIELD**

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