

2400 SF RETAIL STOREFRONT FOR LEASE

75 Atlantic Avenue | Lynbrook, NY 11563



For More Information:

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Commercial

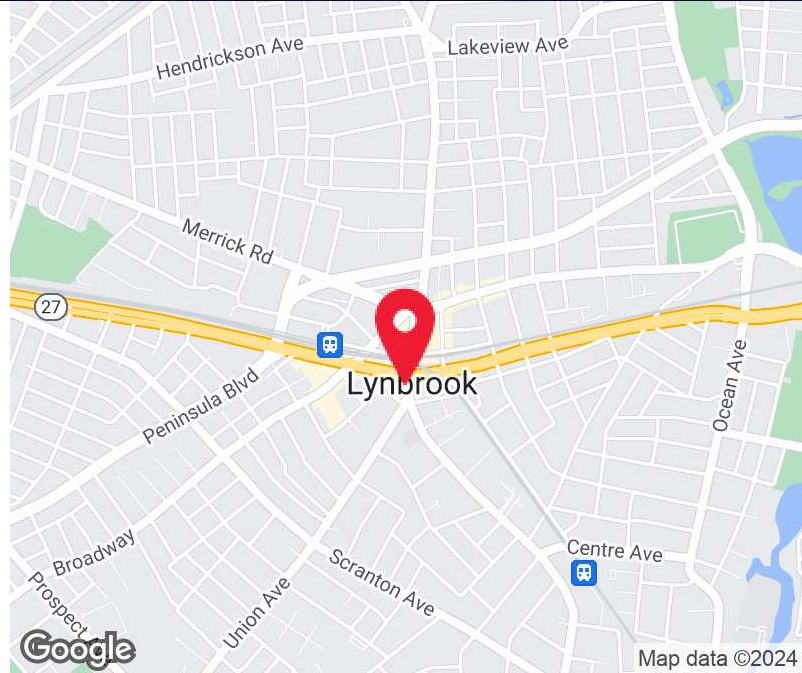
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2,400 SF RETAIL STOREFRONT FOR LEASE

75 Atlantic Avenue Lynbrook, NY 11563



Offering Summary

Lease Rate:	\$5,000.00 PER MONTH
Available SF:	2,400 SF
Parking:	Metered Street + Municipal Lot
HVAC:	CAC/Gas

Property Overview

CONTACT JESSICA HOLLENSTEIN FOR ALL INFORMATION AND SHOWINGS: (516) 522-4969. Unlock the potential of your business with this prime retail space, strategically located just a block from Lynbrook High School and the LIRR. Stand out in this bustling area w/any creative venture you envision. 2,400 SF Retail Storefront for Lease. Space includes a Spacious 1,200 SF open area complete with a welcoming reception. Beyond this, you'll find an additional 660 SF office and bonus room perfect for meetings or specialized services. There's an extra 500 SF room-perfect for storage or additional retail display, featuring a large closet for convenience. This property boasts 2 baths and offers the tenant autonomy with their own electric and gas meters. Parking for one spot available in back lot while a municipal lot is just a block away, plus metered street parking. Don't miss out on establishing your business in this vibrant neighborhood!

Property Highlights

- Metered Street Parking
- Municipal Lot Just Blocks Away
- Reception Area + 660 SF Office + Bonus Room
- Two Bathrooms + Separate Gas/Electric Meters

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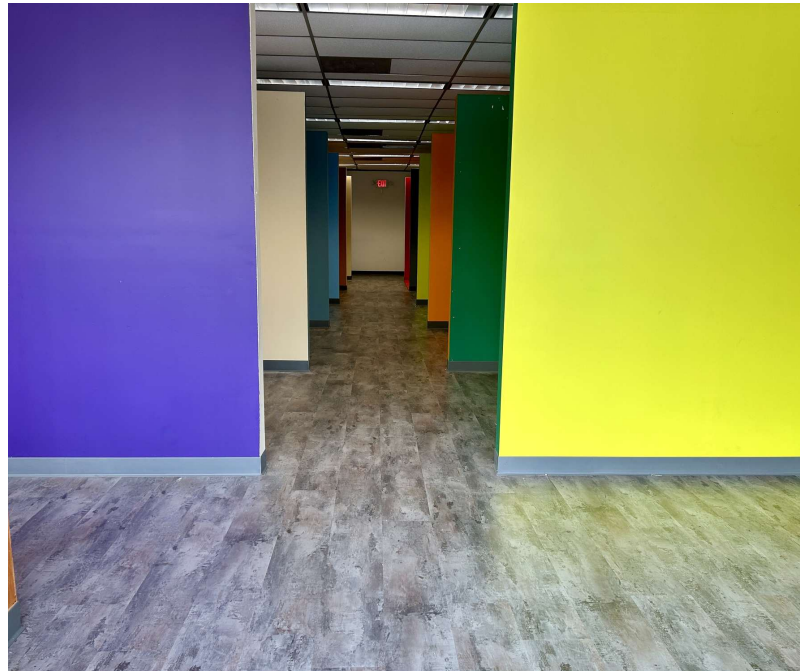
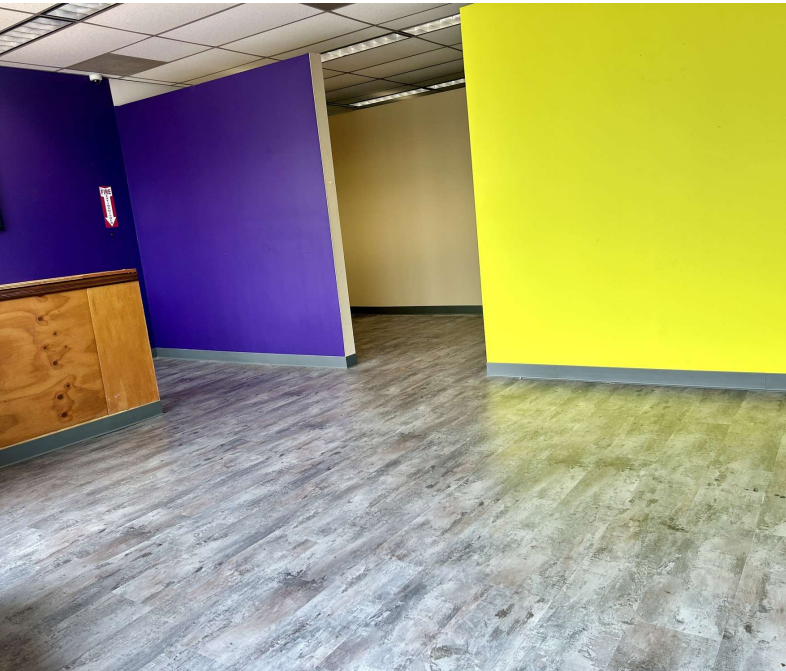
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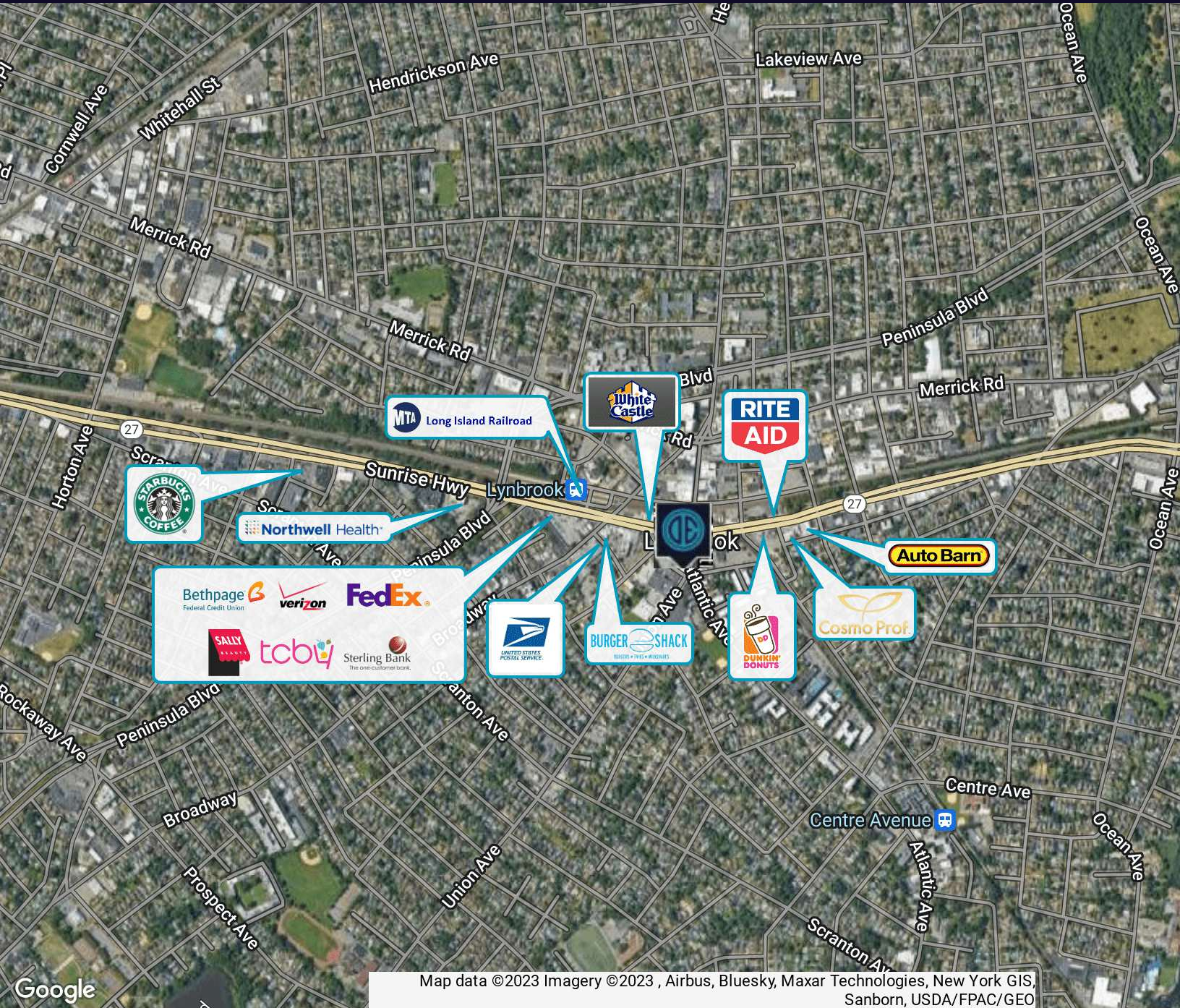
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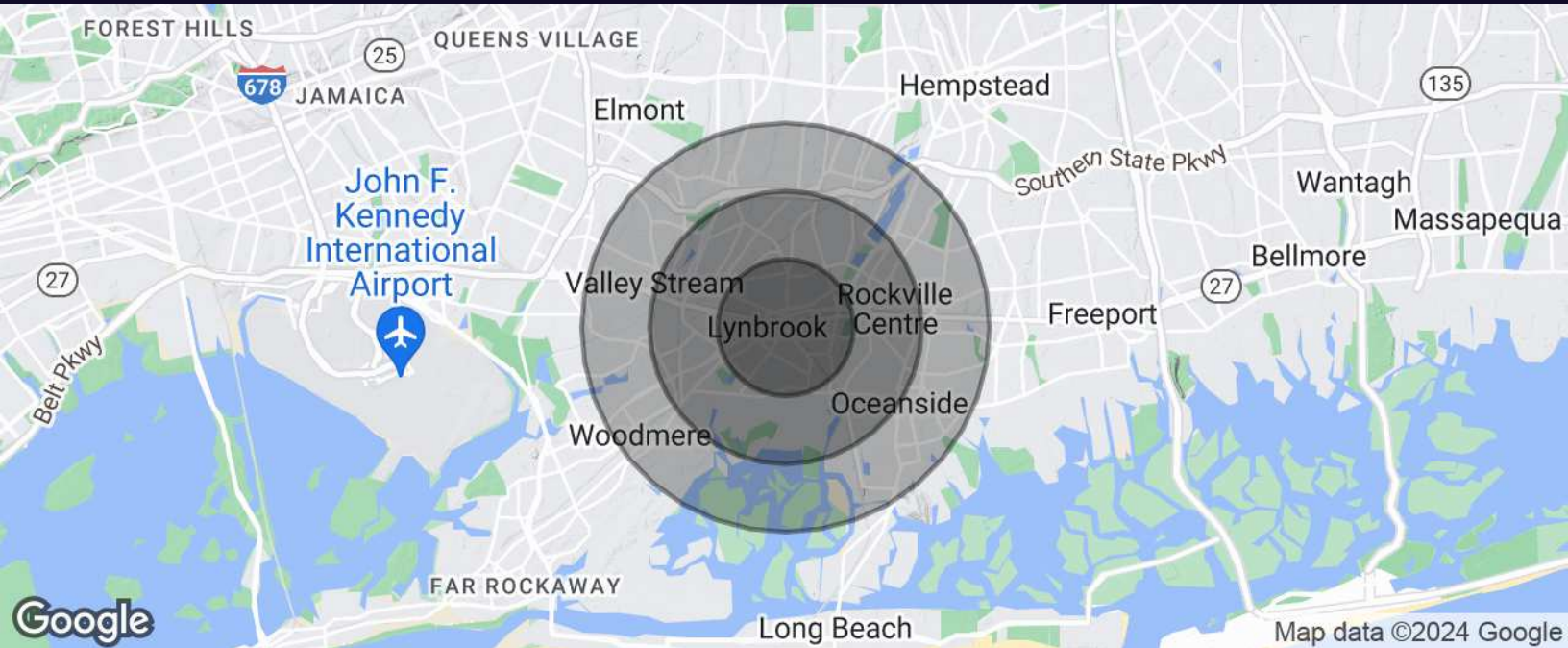
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Population	1 Mile	2 Miles	3 Miles
Total Population	29,217	96,071	193,818
Average Age	42.9	42.0	41.5
Average Age (Male)	39.9	39.6	39.1
Average Age (Female)	45.5	43.9	43.3

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	10,893	34,752	67,674
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$98,195	\$106,835	\$110,448
Average House Value	\$459,459	\$495,051	\$506,913

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