

EXPRESSWAY PLAZA

2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY

PROPERTY INFORMATION

TYPE OF SPACE: RETAIL

RENT: UPON REQUEST

AVAILABILITY: ARRANGED

CROSS STREETS: NORTH OCEAN AVENUE AND
HORSEBLOCK ROAD

COMMENTS:

- FULL RENOVATION IN PROGRESS
- STRONG COMMUNITY SHOPPING CENTER
- OVER 56K VPD ON NORTH OCEAN AVENUE AND
OVER 25K VPD ON HORSEBLOCK ROAD
- EXCELLENT DEMOGRAPHICS
- 1/4 MILE NORTH OF THE LONG ISLAND EXPRESSWAY

JOIN:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS
POPULATION	10,391	87,237	243,703	44,949	221,011
HOUSEHOLDS	3,199	29,501	82,574	15,508	75,199
AVG. HOUSEHOLD INCOME	\$107,777	\$107,097	\$103,655	\$153,425	\$130,655

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

JESSICA VILMENAY

LIC. Associate RE Broker

jessica@schuckmanrealty.com

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

EXPRESSWAY PLAZA

2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY
LEASING PLAN • FULL CENTER



2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY

The map displays visit density across Long Island, New York. A prominent red arrow points to a high-density area in the center, labeled "EXPRESSWAY PLAZA". The map uses a color scale from purple (low) to red (high) to indicate the number of visits. Major roads and geographical features are labeled. A legend in the bottom left shows the color scale and map controls. The bottom right includes the source "SOURCE: PLACER.AI" and a Google Maps footer.

*SOURCE: PLACER.AI

SCHUCKMAN®
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.