

Route 347 & Alexander Avenue, Lake Grove NY



PROPERTY HIGHLIGHTS:

- **Building 12,500 SF**
- **Lot 1.5 Acres**
- **Rent \$35 NNN**
- **Zoned Neighborhood Business**
- **High Visibility Regional Retail Location**

FEATURES:

- **High visibility location on Route 347**
- **Signalized intersection with Full accessibility**
- **110 Parking Spaces**
- **Traffic Count 46,238 VPD**
- **Immediately adjacent to Smith Haven Mall**

AREA TENANTS INCLUDE:

DEMOGRAPHICS	1MILE	3MILES	5MILES
TOTAL POPULATION	8,217	81,505	208,613
HOUSEHOLDS	2,773	26,764	66,351
AVERAGE HH INCOME	132,087	131,883	128,660

- **Macy's**
- **Costco**
- **Trader Joe's**
- **Lowes**
- **Whole Foods**
- **LA Fitness**

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