

Property For Lease

4451 Austin Blvd

4451 Austin Blvd Island Park, NY 11558



For More Information:



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Offering Summary

Lease Rate:	Price Upon Request
Building Size:	819 SF
Lot Size:	4,982 SF
Year Built:	1970
Traffic Count:	40,249

Property Overview

4451 Austin Blvd is an 819 SF freestanding retail building located at a high-visibility corner on Austin Boulevard and Broadway in Island Park. Formerly a drive-thru convenience store, the property features dual curb cuts and strong frontage on both streets. With growing demand for convenient pickup options from customers and delivery services, this site is ideal for quick-service restaurants, cafés, or specialty retail. The property sits on a 0.114-acre lot along a major corridor with over 40,000 vehicles per day, just minutes from the Island Park LIRR station. A rare opportunity to secure a well-positioned retail site with drive-thru potential.

Property Highlights

- Prime retail location
- High visibility
- Signage opportunity

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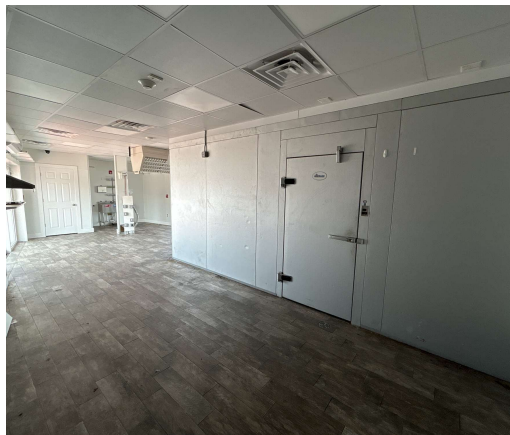
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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	819 SF	Lease Rate:	Price Upon Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4451 Austin Blvd	Available	819 SF	NNN	Price Upon Request	4451 Austin Blvd is an 819 SF freestanding retail building located at a high-visibility corner on Austin Boulevard and Broadway in Island Park. Formerly a drive-thru convenience store, the property features dual curb cuts and strong frontage on both streets. With growing demand for convenient pickup options from customers and delivery services, this site is ideal for quick-service restaurants, cafés, or specialty retail. The property sits on a 0.114-acre lot along a major corridor with over 40,000 vehicles per day, just minutes from the Island Park LIRR station. A rare opportunity to secure a well-positioned retail site with drive-thru potential.

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Retail Property For Sale / Lease

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,432	6,225	16,710
Average Age	45	44	43
Average Age (Male)	44	42	41
Average Age (Female)	46	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	887	2,202	5,739
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$123,703	\$125,758	\$147,877
Average House Value	\$610,044	\$623,444	\$725,188

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