



For Lease

2700 Grand Avenue

New Construction, Heart Of Bellmore | 1,075 - 3,400 SF

MRG
Momentum Realty Group

Property Details

OVERVIEW

ADDRESS	2700 Grand Avenue, Bellmore, NY 11710
CROSS STREETS	Sunrise Highway (NY-27) / Newbridge Road
NEIGHBORHOOD	Bellmore

SPACE DETAILS

TOTAL SF	1,075 - 3,400 sq ft
VAULTED CEILINGS	11 - 23 ft
FRONTAGE	73 ft

HIGHLIGHTS

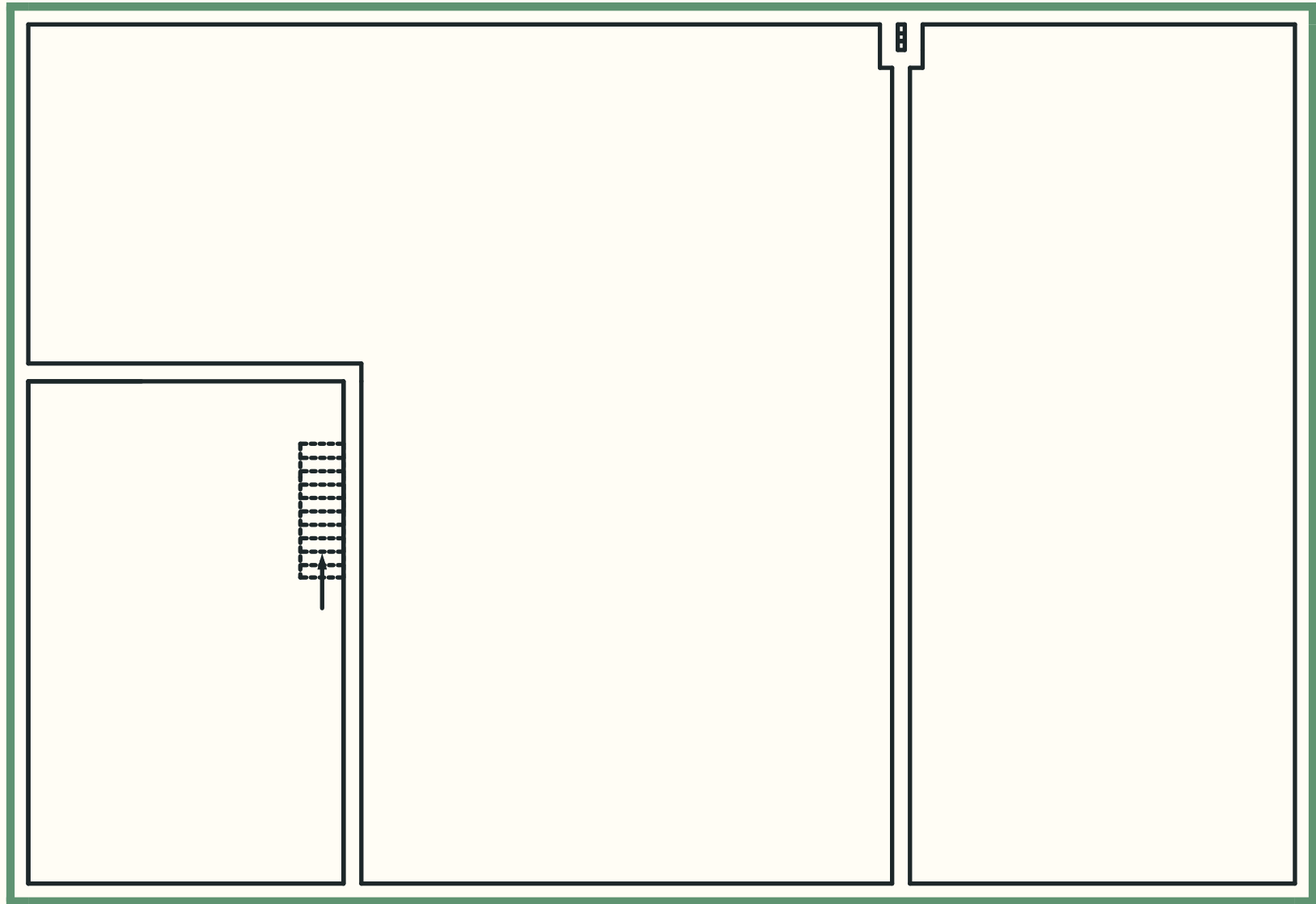
- 3,400 SF Available, Divisible to Suit
- Affluent Trade Area with Average Household Income Near \$190K
- Positioned on Grand Avenue with 18,000+ Cars Per Day, Minutes from Sunrise Highway (27,000 + VPD)
- Part of a Newly Redeveloped, Fully Leased Building Anchored by a Hair Salon and Pilates Studio (Selah)
- Estimated Completion in Approximately 4 Months
- Exterior Access
- Soaring Ceiling Height, Rising from 11 ft to 23 ft at Peak
- Delivered as a White Box, Ready for Tenant Buildout
- Steps from the Bellmore LIRR Station, Driving Daily Commuter and Foot Traffic

NEIGHBORS



More Than Brokers.
Trusted Partners.

Floor Plan



Interior Images



Concept Rendering



Concept Rendering



Concept Rendering

Location

TRANSPORTATION



NICE n19 Bus

2 min walk to bus lines



Train LIRR

3 min walk to subway



JFK Airport

20 min drive

LGA Airport

35 min drive

EWR Airport

55 min drive

DEMOGRAPHICS



Population

16,641



Median Household Income

\$157,845



Median Home Value

\$742,300





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Bellmore, NY 11710

1,075 - 3,400 sq ft · For Lease

INQUIRIES

*To arrange a showing or discuss
leasing terms, please reach out to
one of our agents directly.*

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