

# AVAILABLE • FORMER BANK BRANCH • WITH DRIVE-THRU

## 1 FRANKLIN AVENUE • LYNBROOK, NY 11563

**LOCATED ON A 5-CORNER SIGNALIZED INTERSECTION  
4,295 SF RETAIL/OFFICE BUILDING AVAILABLE**



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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### PROPERTY INFORMATION:

**CROSS STREETS:** FRANKLIN AVE. & HENDRICKSON AVE.  
**SIZE AVAILABLE:** 4,295 SF  
**PARKING:** 17 SPACES (AS BUILT)  
**POSSESSION:** IMMEDIATE

### COMMENTS:

STRATEGICALLY LOCATED AT ONE OF THE BUSIEST 5-POINT INTERSECTIONS ON LONG ISLAND, CONNECTING LYNBROOK WITH FRANKLIN SQUARE WITH OVER 13,000 VEHICLES PER DAY ON FRANKLIN AVE.

THE PROPERTY FEATURES A DRIVE-THRU AND IS LOCATED IN A DENSELY POPULATED AREA, MAKING IT SUITABLE FOR VARIOUS RETAIL OR FINANCIAL SERVICES.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	26,797	231,528	658,541
HOUSEHOLDS	9,952	80,238	217,867
AVG. HOUSEHOLD INCOME	\$134,986	\$153,642	\$125,524



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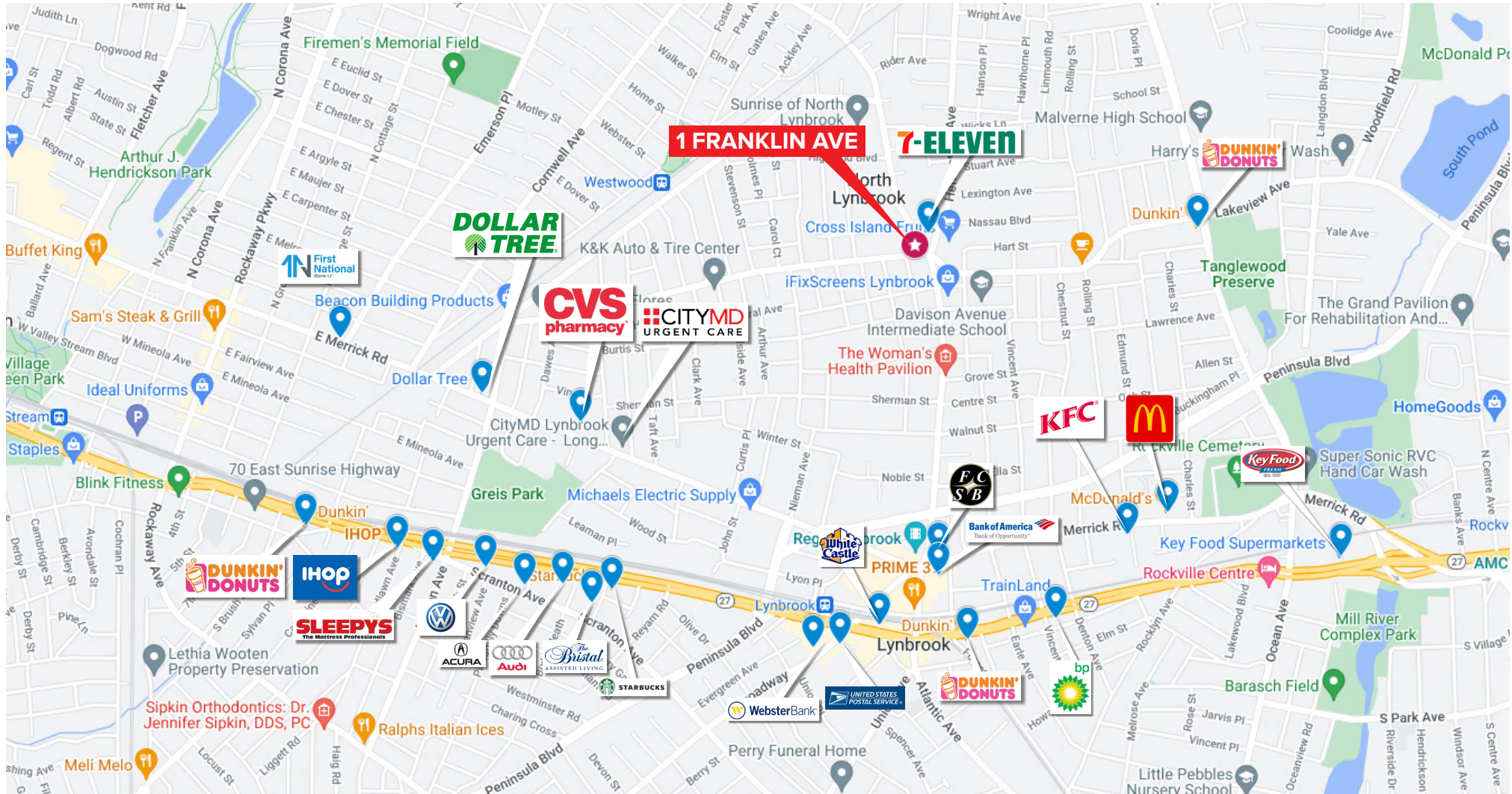
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