

ISLANDIA, NEW YORK

New Retail Development on Veterans Memorial Highway (NY-454)

www.breslinrealty.com



Contact

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SITE INFO

LOCATION

1900 Veterans Memorial Highway
Islandia, NY

AVAILABLE

± 3,200 Square Feet (*This space is also divisible into Two ± 1,600 SF Spaces*)

SPACE DIMENSIONS

54' x 59'

PROPERTY SIZE

± 2 Acres

TRAFFIC

49,000 total vehicles per day on Veterans Highway (NY-454)

CO-TENANTS

Panera Bread (Now Open)
Chipotle (Opening Spring 2025)
Walgreens

PRICE UPON REQUEST

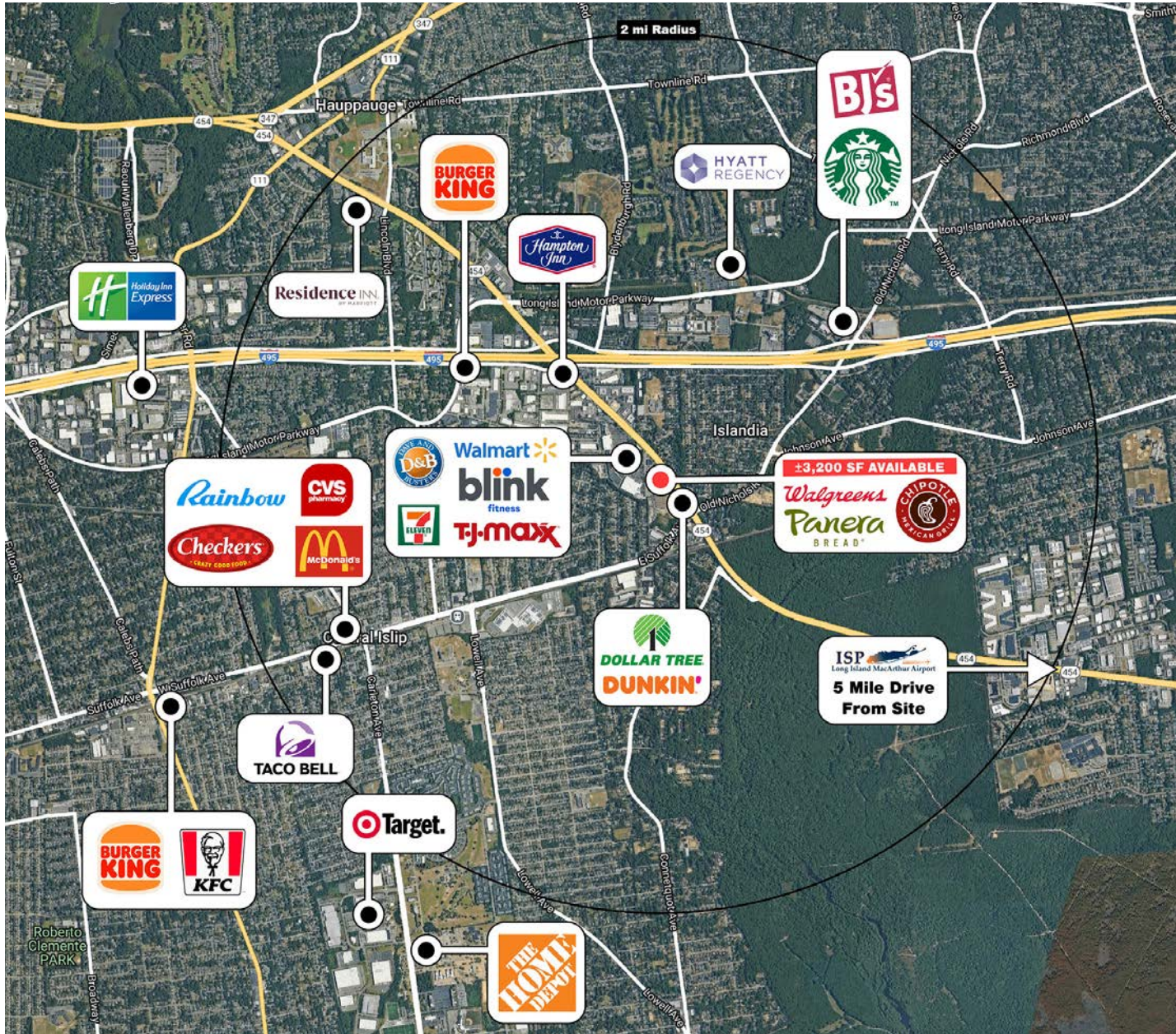


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AREA INFO

- There is one space left at this new retail development that is set to be built on the highly trafficked Veterans Memorial Highway (NY-454), with Panera Bread & Chipotle Mexican Grill already signed on.

- Shares a cross easement with Walgreens, providing access to a fully signalized intersection at the corner of Veterans Highway & Sycamore Avenue

- Shares an Intersection with the ±350,000 Square Foot Islandia Shopping Center, anchored by Walmart

- Surrounding retailers include Walmart, Dave & Busters, Dollar Tree, TJ Maxx, Blink Fitness & more

- One of the last parcels of land available along this stretch of Veterans Highway, with zoning that permits retail

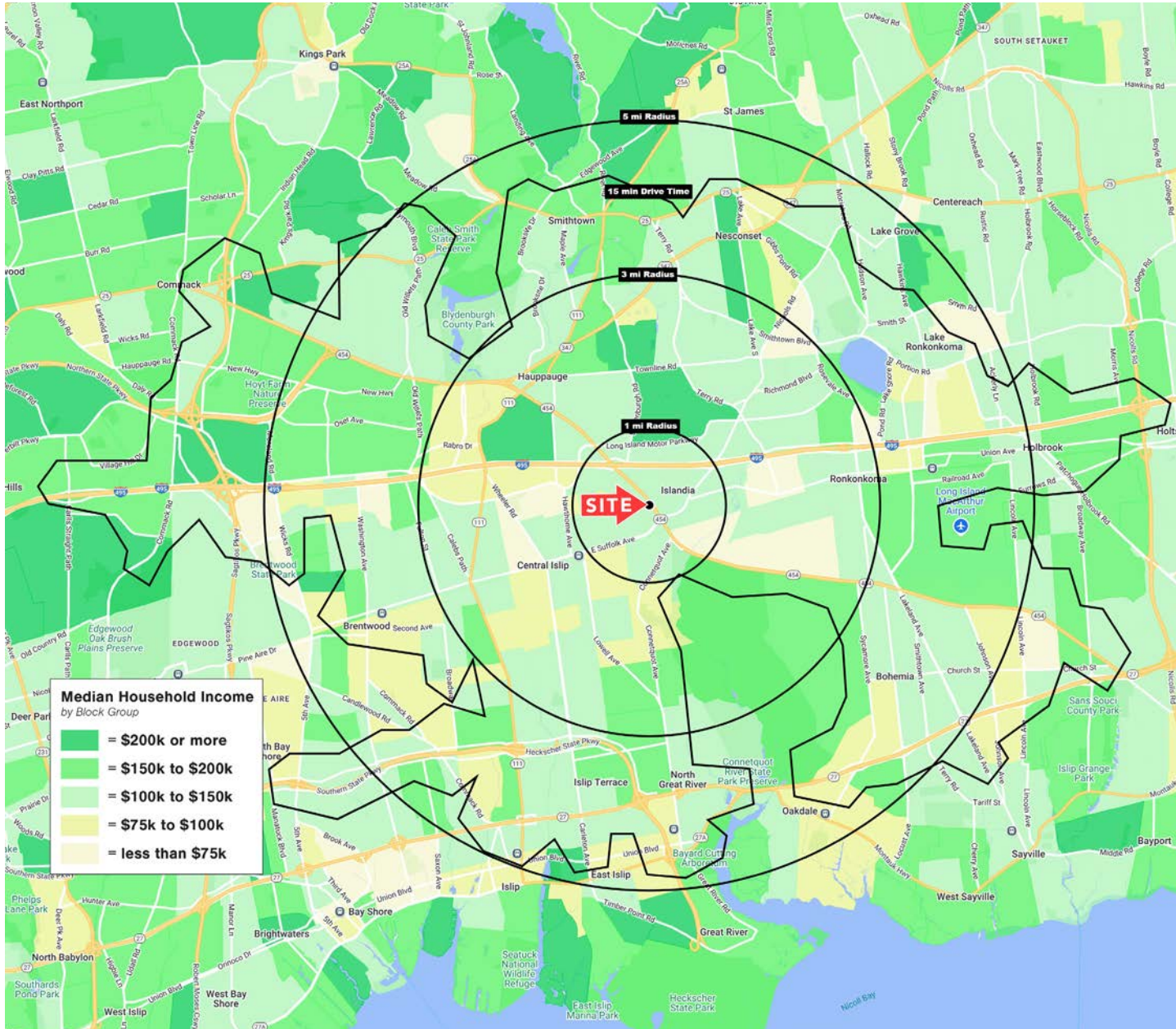


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KEY DEMOS

TOTAL POPULATION

1 Mile:	7,722
3 Mile:	90,236
5 Mile:	245,566
15 Min. Drive:	230,489

HOUSEHOLDS

1 Mile:	2,025
3 Mile:	27,829
5 Mile:	75,170
15 Min. Drive:	72,173

MEDIAN H.H. INCOME

1 Mile:	\$111,108
3 Mile:	\$127,580
5 Mile:	\$131,129
15 Min. Drive:	\$132,737

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	7,426
3 Mile:	47,582
5 Mile:	146,863
15 Min. Drive:	159,220

BUYING POWER

1 Mile:	\$224 Million
3 Mile:	\$3.6 Billion
5 Mile:	\$9.9 Billion
15 Min. Drive:	\$9.6 Billion



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NOW OPEN!

Panera
BREAD®

OPENING SOON!

CHIPOTLE
MEXICAN GRILL



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