

PRIME RETAIL/OFFICE SPACE AVAILABLE



243 ROSLYN ROAD, ROSLYN, NY

RETAIL/OFFICE SPACE

GROUND FL./ 1,504 SF*

LEASE RATE

\$45.00 PSF

OCCUPANCY

IMMEDIATE

SPACE HIGHLIGHTS

- PERFECT FOR ANY RETAIL OR PROFESSIONAL OFFICE USE
- PRIVATE LOT AND STREET PARKING
- CLOSE PROXIMITY TO LONG ISLAND EXPRESSWAY & NORTHERN STATE PARKWAY

FOR FURTHER INFORMATION, PLEASE CONTACT:

HARRIS ROUSSO

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All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

MAP AND DEMOGRAPHICS



<u>2024 DEMOGRAPHICS</u>	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	14,582	95,832	315,514
HOUSEHOLDS	4,886	32,407	106,850
AVERAGE HH INCOME	\$196,493	\$189,869	\$176,419

<u>VEHICLES PER DAY</u>	
ROSLYN ROAD VPD	22,362
LONG ISLAND EXPRESSWAY VPD	192,000

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