

## MAIN ROAD RETAIL EXPOSURE

### Available for Lease or Sale

**1,435 SF +/- Building on 8,052 SF Lot +/-**  
**305 N. Newbridge Road, Levittown**



**Lease: \$5,500 Mo. Gross**  
**Sale Price: \$988,000**  
**Taxes: \$15,408**

For additional information and to arrange inspection contact:

#### ***Exclusive Agent:***

**Steven Epstein**  
**Real Estate Salesperson**  
**Direct: 516.320.7704**  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

#### **Property Characteristics:**

- ◆ **Size: 1,435 SF +/- building on 8,052 SF +/- Lot**
- ◆ **Centrally located between Hempstead Turnpike and Old County Road**
- ◆ **Traffic Count: 25,000 +/- cars daily**
- ◆ **Large rear yard fenced and gated**
- ◆ **Zoned business.**
- ◆ **Gas heat**
- ◆ **Electric 200 amps**

**Available Immediately**