

PRIME RETAIL OPPORTUNITY

Austin Blvd Retail

4000 Austin Blvd Island Park, NY 11558 ·

Prime Retail Space – 1,100 SF

High-Exposure Nassau County Corner With Exceptional Traffic



Property Overview

This is a clean, **move-in ready ±1,100 SF** retail space located just off **Austin Blvd** in Island Park. The space is in excellent condition and sits in a dense, high-income South Shore trade area with constant daily traffic and strong year-round demand for convenience retail, food, and service users.

With **major roadway exposure** and easy access to surrounding neighbourhoods, this is the type of small-format space that works well for operators who need visibility, quick in-and-out access, and consistent local customers.



Property Details

Available Space

±1,100 SF

Condition

Great condition (retail-ready)

Lease Rate

\$35.00/SF + NNN

Use

Retail / Service

Ideal for high-visibility storefront users seeking immediate occupancy in a premium Nassau County location.



Traffic Counts

Two major drivers of exposure at this location:

~40K

Long Beach Road

Cars per day

~24K

Austin Boulevard

Cars per day



Demographics Snapshot

Census 2025/ ACS – Placer Audience Profile

Household Income

Metric	1 Mile	5 Miles	10 Miles
Average HH Income	\$138,661	\$153,721	\$153,037
Median HH Income	\$111,130	\$118,284	\$118,097

Household Makeup

Metric	1 Mile	5 Miles	10 Miles
Persons per Household	2.53	2.56	2.62
Family Households	61.9%	63.1%	64.1%

Ethnicity (Share of Residents)

Metric	1 Mile	5 Miles	10 Miles
White	79.5%	72.1%	67.8%
Hispanic or Latino	12.0%	15.9%	17.0%
Asian	3.1%	3.8%	4.3%
Black	1.5%	4.6%	7.1%
Two or More Races	1.9%	2.5%	2.5%

This is a **stable, family-heavy, higher-income** consumer base — the kind that supports everyday retail and service operators.



Highlights

- **1,100 SF retail space** in great condition
- **\$35/SF + NNN** competitive lease rate
- **Extremely strong roadway exposure** (Long Beach Rd + Austin Blvd)
- **Affluent, family-heavy** surrounding trade area

Ideal For



Coffee / QSR



Beauty / Wellness



Medical / Service



Daily Convenience





Summary

If you want a small-format space where visibility actually matters, this checks the box.

1,100

Square Feet

Retail-ready

64K+

Daily Traffic

Combined CPD

\$138K

Avg HH Income

1-mile radius

This property delivers **serious traffic** with a **high-income household base** behind it. Contact us today to schedule a viewing.

