

# ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com



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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, Chipotle Mexican Grill, Walgreens

**PRICE UPON REQUEST**

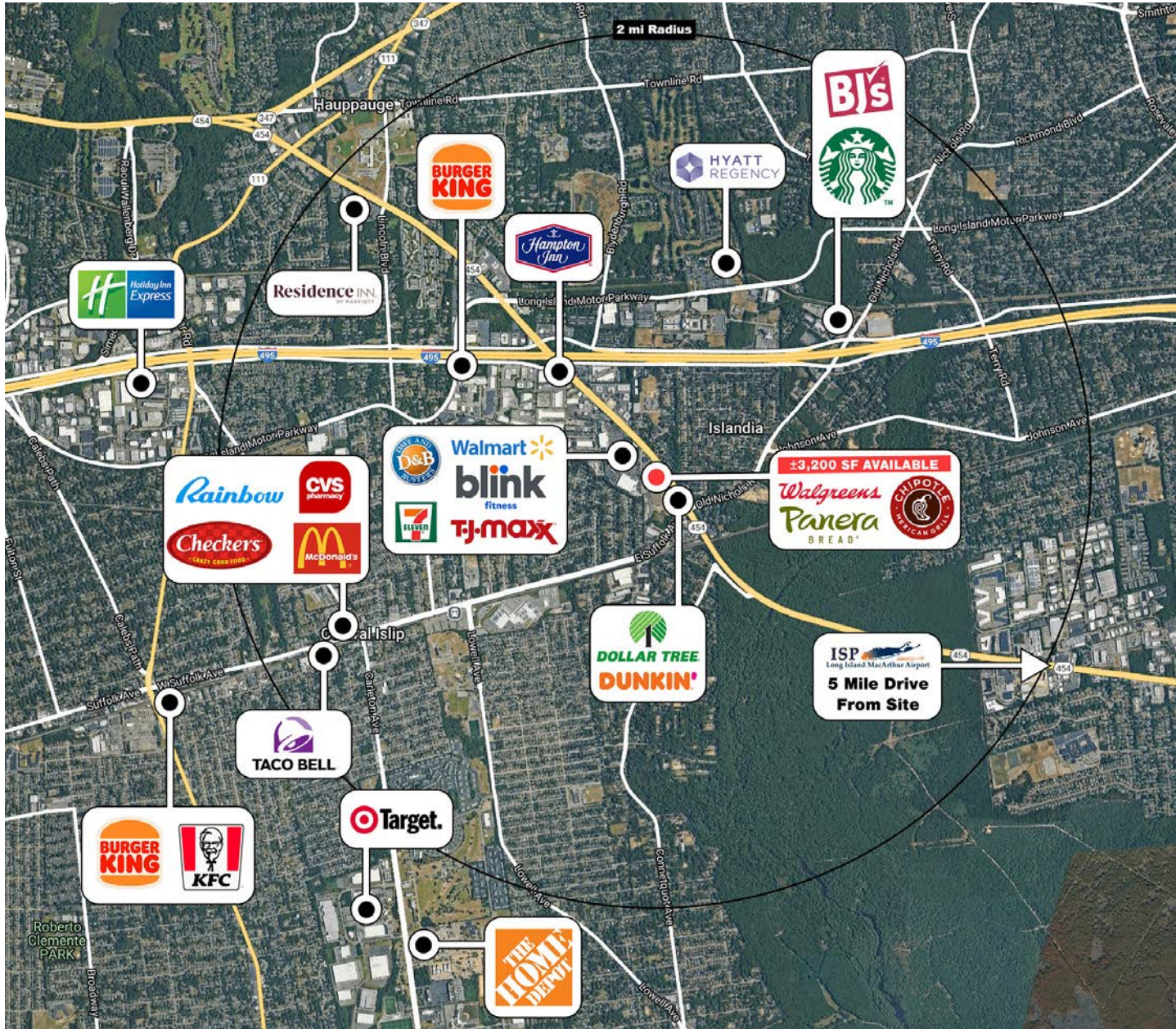


**BRESLIN REALTY**  
DEVELOPMENT CORP.

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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 now open.

- 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

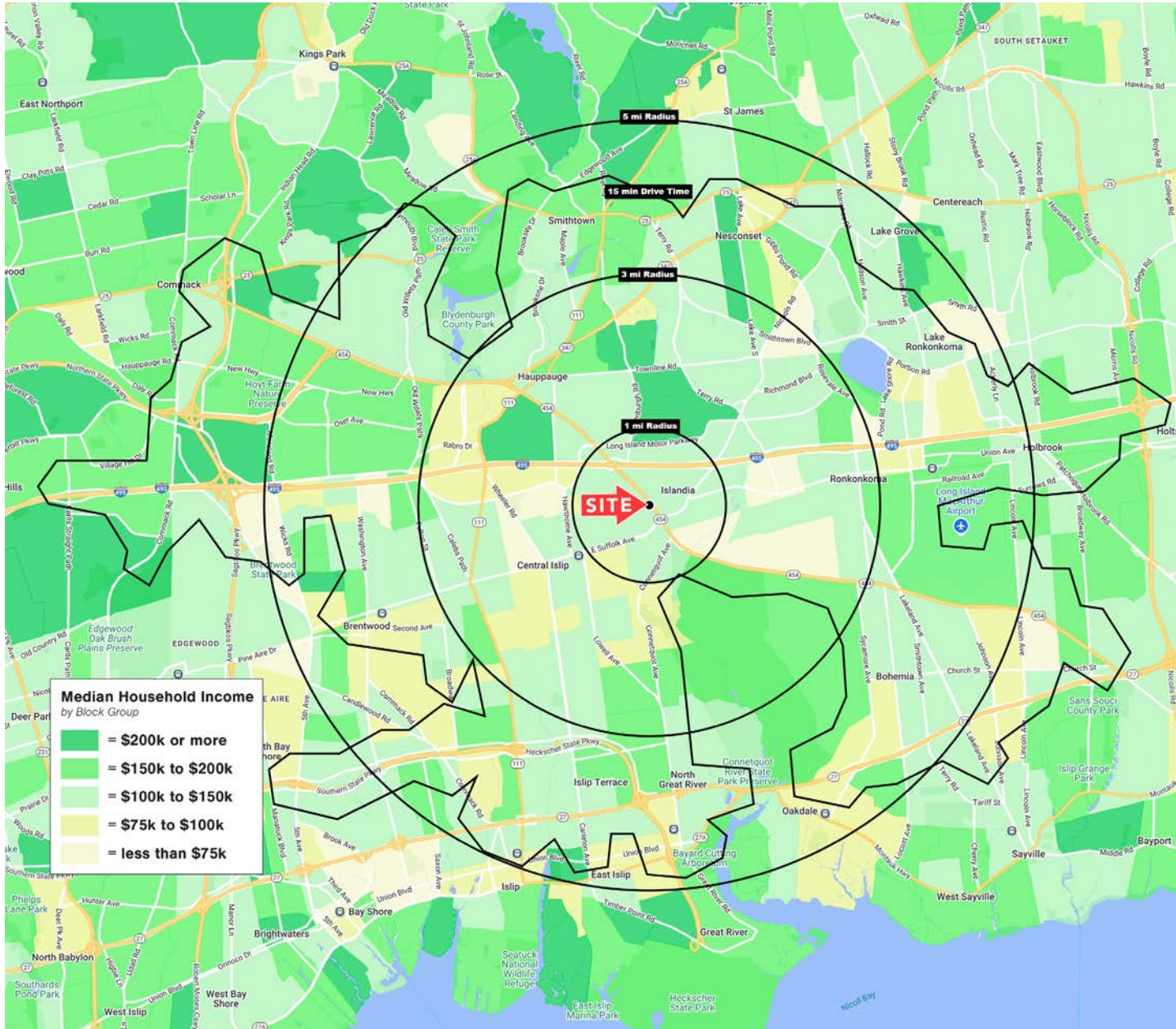


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## KEY DEMOS

### 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®

NOW OPEN!

**CHIPOTLE**  
MEXICAN GRILL



BR  
DC

**BRESLIN REALTY**  
DEVELOPMENT CORP.

Contact

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