

RETAIL | OFFICE | MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

# The Shoppes at Green Hills

556 North Country Road, Saint James, NY 11780



For More Information:

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# Space Available For Lease

## 556 North Country Rd, Saint James, NY 11780



### Offering Summary

<b>Lease Rate:</b>	Price OnRequest
<b>Building Size:</b>	30,000 SF
<b>Space 1 SF:</b>	1,434 SF
<b>Space 3 SF:</b>	1,700 SF
<b>Lot Size:</b>	3.5 Acres
<b>Year Built:</b>	1970
<b>Renovated:</b>	2007
<b>Traffic Count:</b>	30,000 Cars Per Day

### Property Overview

Two Spaces Available for Lease in the highly desired Green Hills Shopping Center. Strategically located on heavily traveled route 25A in St. James this property currently offers Two (2) units, including one 1,700 SF Space previously used for medical office and one 1,711 (Dry Cleaner) SF Space. Both units are ideal for most retail or office uses. This renovated and extremely busy shopping center sits on 3.5 acres with an abundance of parking. Incredible demographics and tremendous traffic counts consisting of 30,000 + cars passing this location each day! Anchored by Flagstar Bank, join neighbors Soul Brew, Ancient Ginger, TJE Dance Studio, just to name a Few. Do Not Miss This Opportunity!

### Property Highlights

- Two +/- 1,700 SF Units Available
- 1,700 SF Office (Medical Approved)
- Ample Parking On 3.5 Acres
- Tremendous Traffic Counts, 30K Cars Pass Per Day!

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# Retail | Office | Medical | For Lease

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### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	3,874 SF	<b>Lease Rate:</b>	Price On Request

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Dry Cleaner 1711 SF	Available	1,434 SF	NNN	Price OnRequest
Medical   Office 1,700 SF	Available	1,700 SF	NNN	Price On Request

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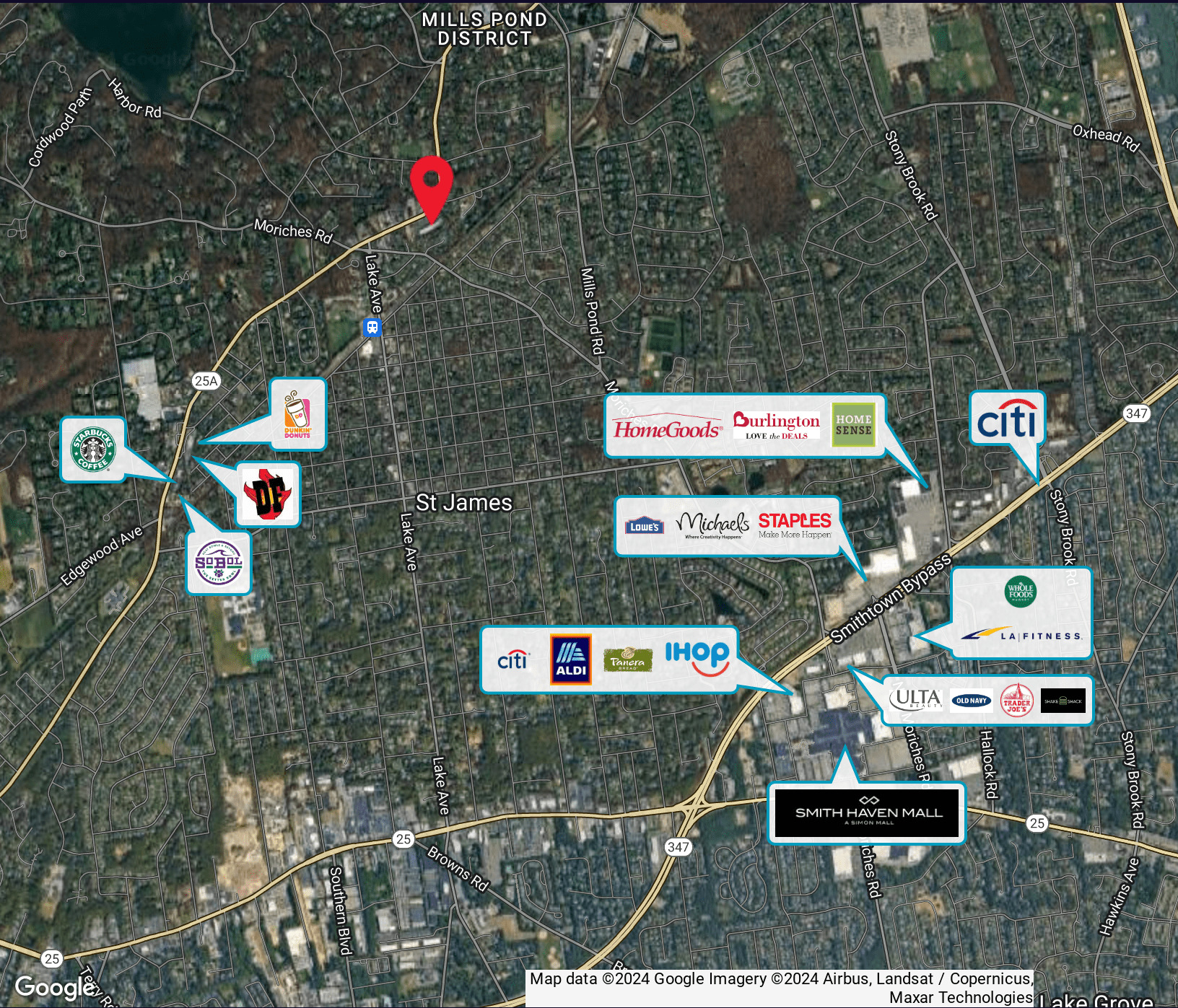
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# Retailer Map

## 556 North Country Rd, Saint James, NY 11780



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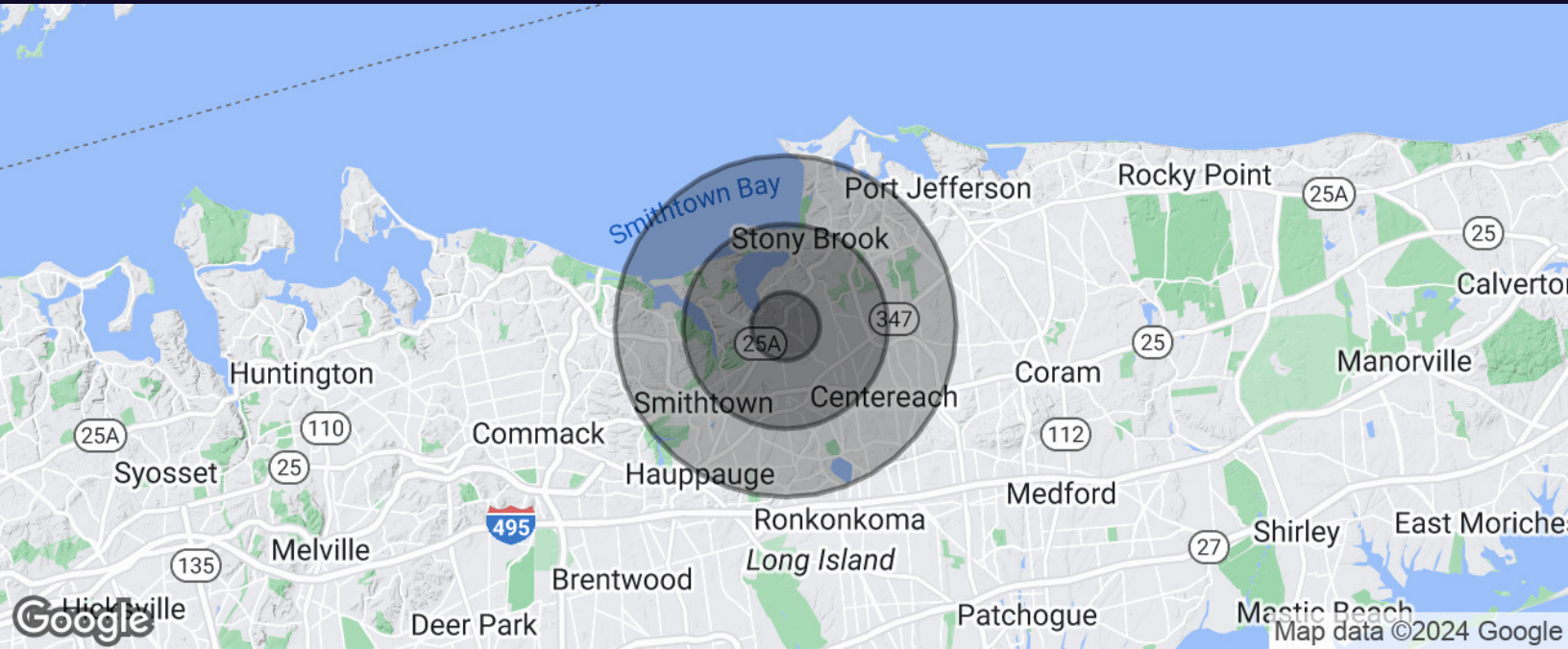
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# Property Demographics

## 556 N. Country Rd, St. James, NY 11780



Population	1 Mile	3 Miles	5 Miles
Total Population	5,364	54,016	159,044
Average Age	44.3	38.8	38.9
Average Age (Male)	40.7	37.6	37.8
Average Age (Female)	49.8	40.3	40.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,925	16,260	49,259
# of Persons per HH	2.8	3.3	3.2
Average HH Income	\$104,258	\$118,963	\$118,636
Average House Value	\$510,389	\$509,221	\$500,434

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