

HOLTSVILLE, NEW YORK

+/- 2.2 Acres For Sale



LOCATION

N/W/C of Waverly Avenue
& LIE (I-495) North Service Road
Holtsville, NY

PROPERTY SIZE

+/- 2.2 Acres

ZONING

Business / Office / Retail

FRONTAGE

- 329' on Waverly Avenue
- 298' on LIE North Service Road

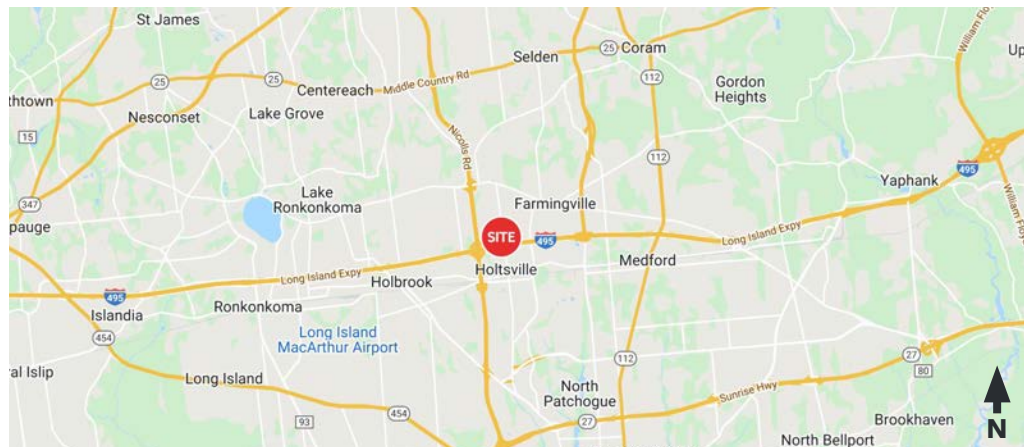
TRAFFIC

- 27,000 VPD on Waverly Avenue
- 214,000 VPD on LIE (I-495)

PRICE UPON REQUEST

COMMENTS

- Highly visible from both directions of the Long Island Expressway (I-495), with easy access to and from Exit 62
- Access to large residential, office, and industrial areas surrounding the 2.2 Acre property



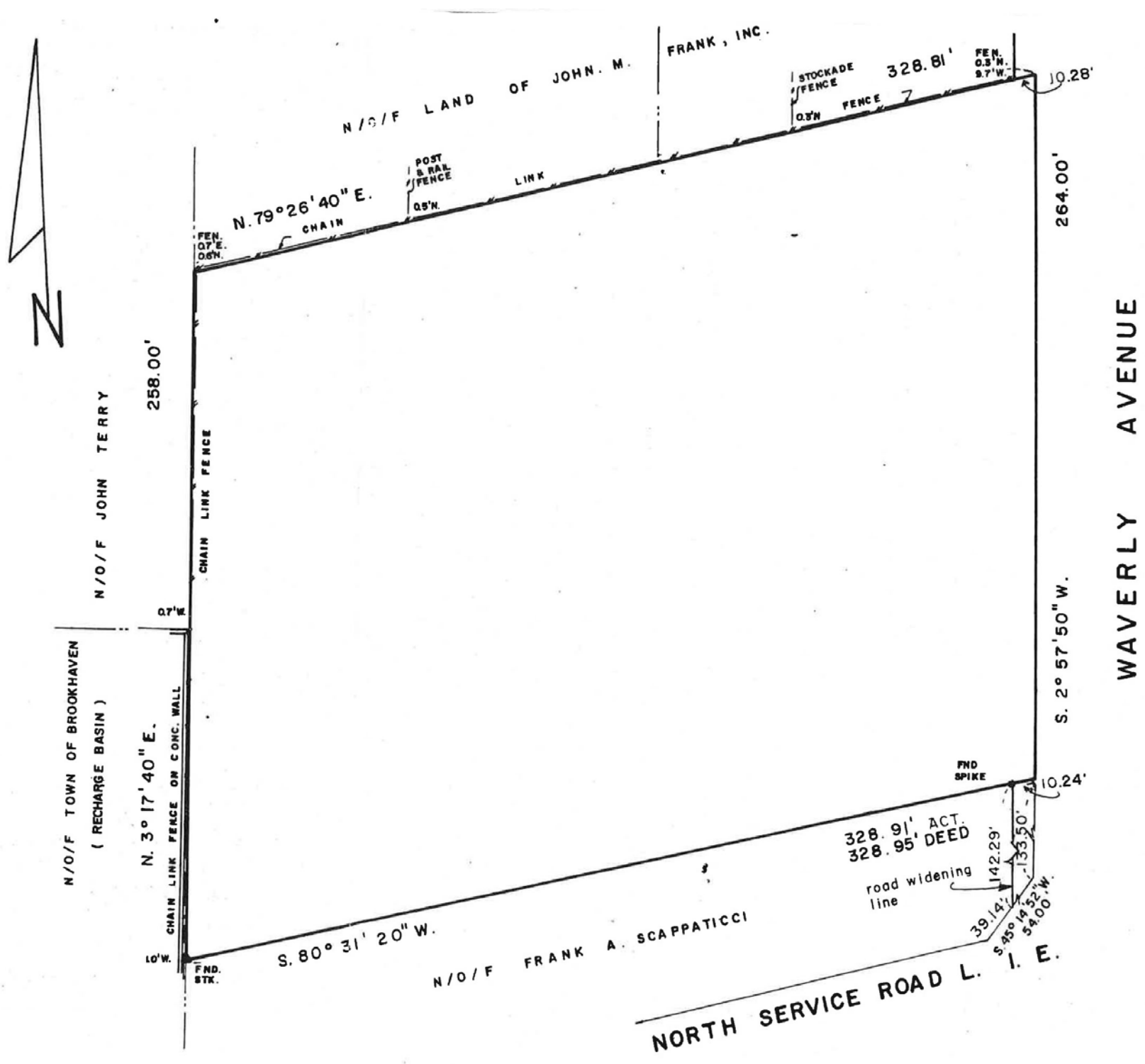
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	9,158	91,058	257,403
HOUSEHOLDS	3,069	31,026	88,576
M.H.H.I.	\$107,049	\$104,555	\$101,194

Breslin Realty
DEVELOPMENT CORP.

Robert Delavale | VP, Leasing
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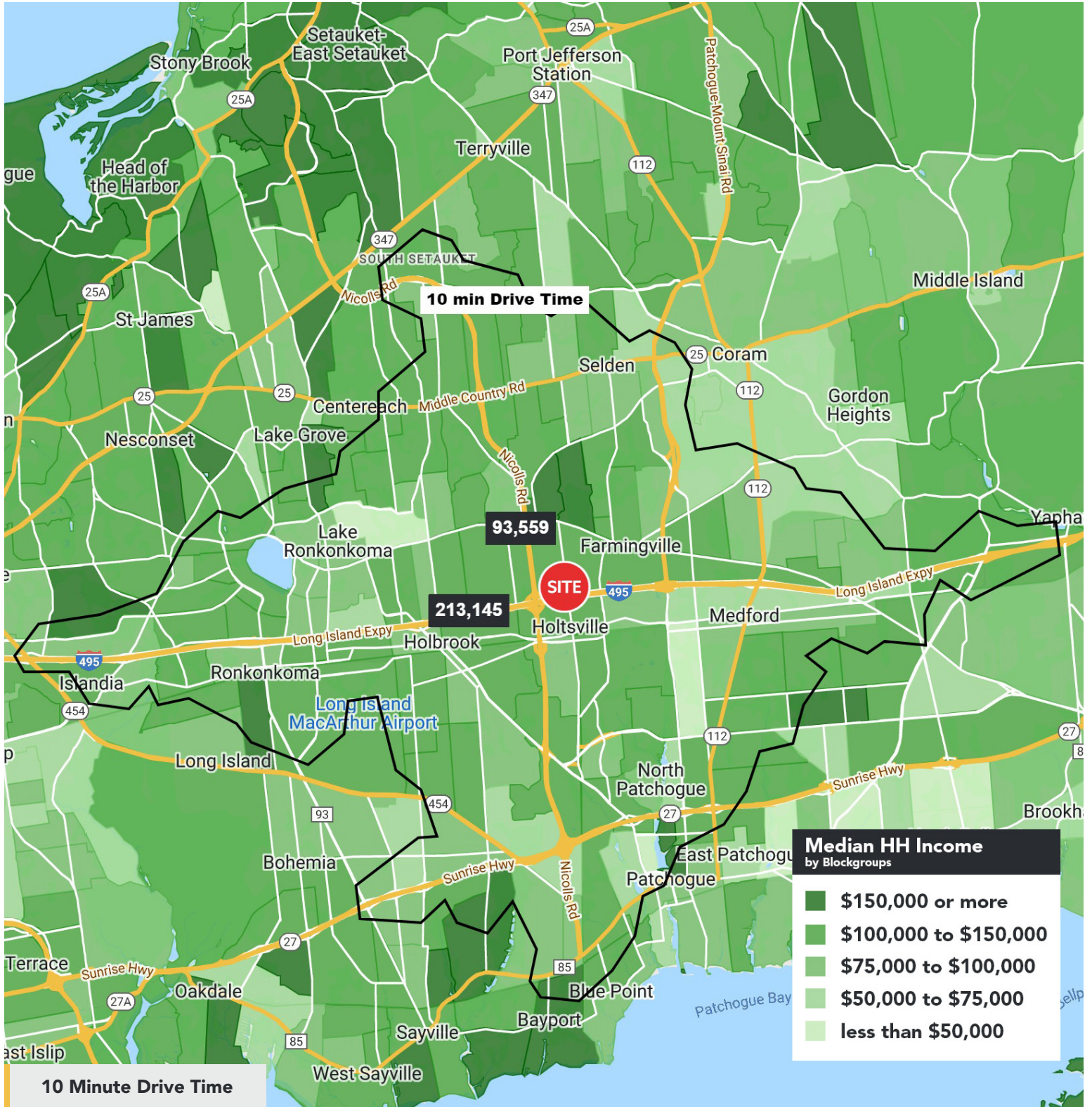
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