

# EXPRESSWAY PLAZA

2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY

## PROPERTY INFORMATION

**SIZE:** ±6,795 SF  
**TYPE OF SPACE:** FREESTANDING RESTAURANT  
**RENT:** UPON REQUEST  
**AVAILABILITY:** ARRANGED  
**CROSS STREETS:** NORTH OCEAN AVENUE AND HORSEBLOCK ROAD

### COMMENTS:

- CENTER RECENTLY UNDERWENT FULL RENOVATION
- STRONG COMMUNITY SHOPPING CENTER
- OVER 56K VPD ON NORTH OCEAN AVENUE AND OVER 25K VPD ON HORSEBLOCK ROAD
- EXCELLENT DEMOGRAPHICS
- 1/4 MILE NORTH OF THE LONG ISLAND EXPRESSWAY

### JOIN:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	5 MINS	10 MINS
POPULATION	10,391	87,237	243,703	44,949	221,011
HOUSEHOLDS	3,199	29,501	82,574	15,508	75,199
AVG. HOUSEHOLD INCOME	\$107,777	\$107,097	\$103,655	\$153,425	\$130,655

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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**FREESTANDING RESTAURANT AVAILABLE ON N. OCEAN AVE. RTE 83.**



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REALTY INC.

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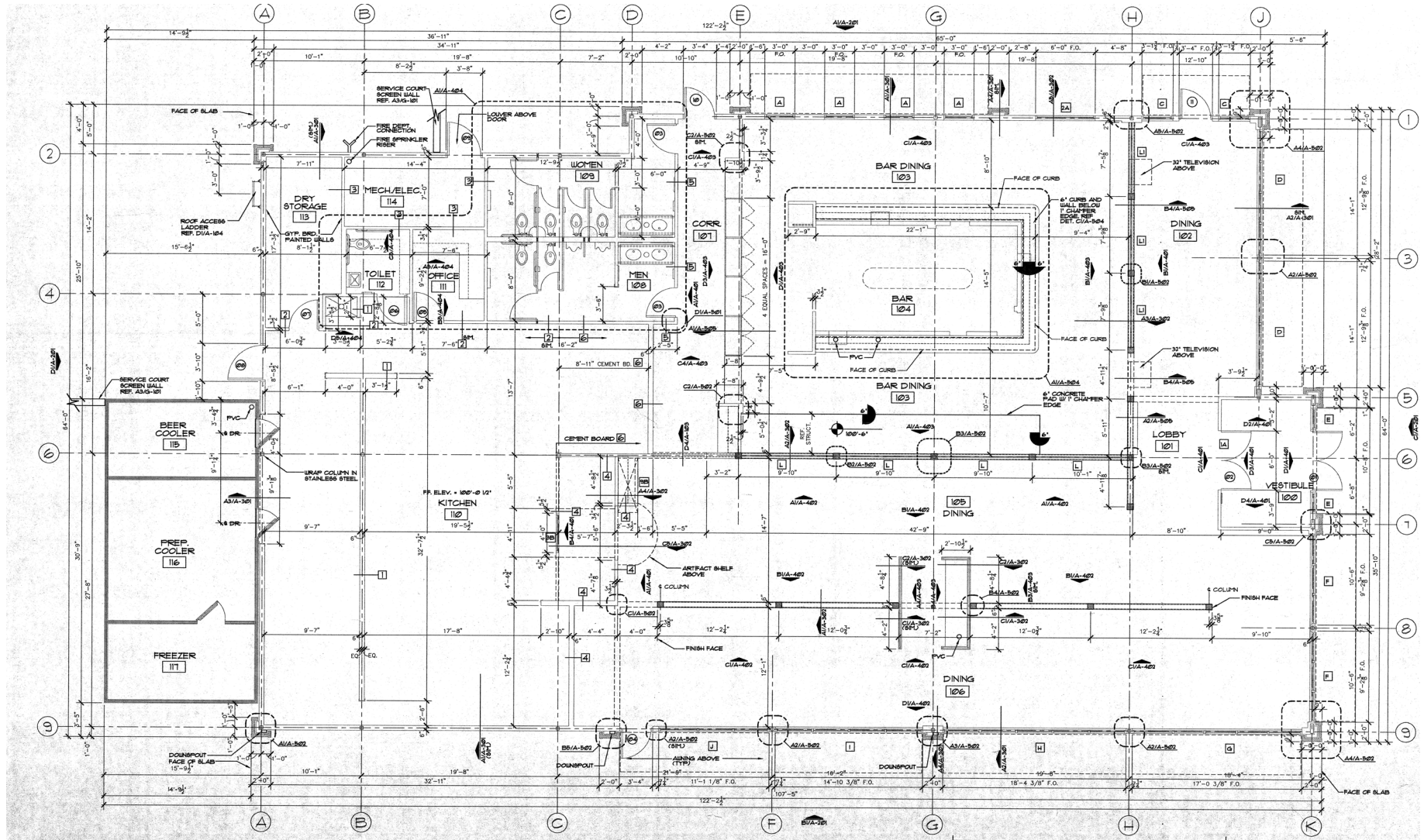
2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY  
LEASING PLAN • FULL CENTER



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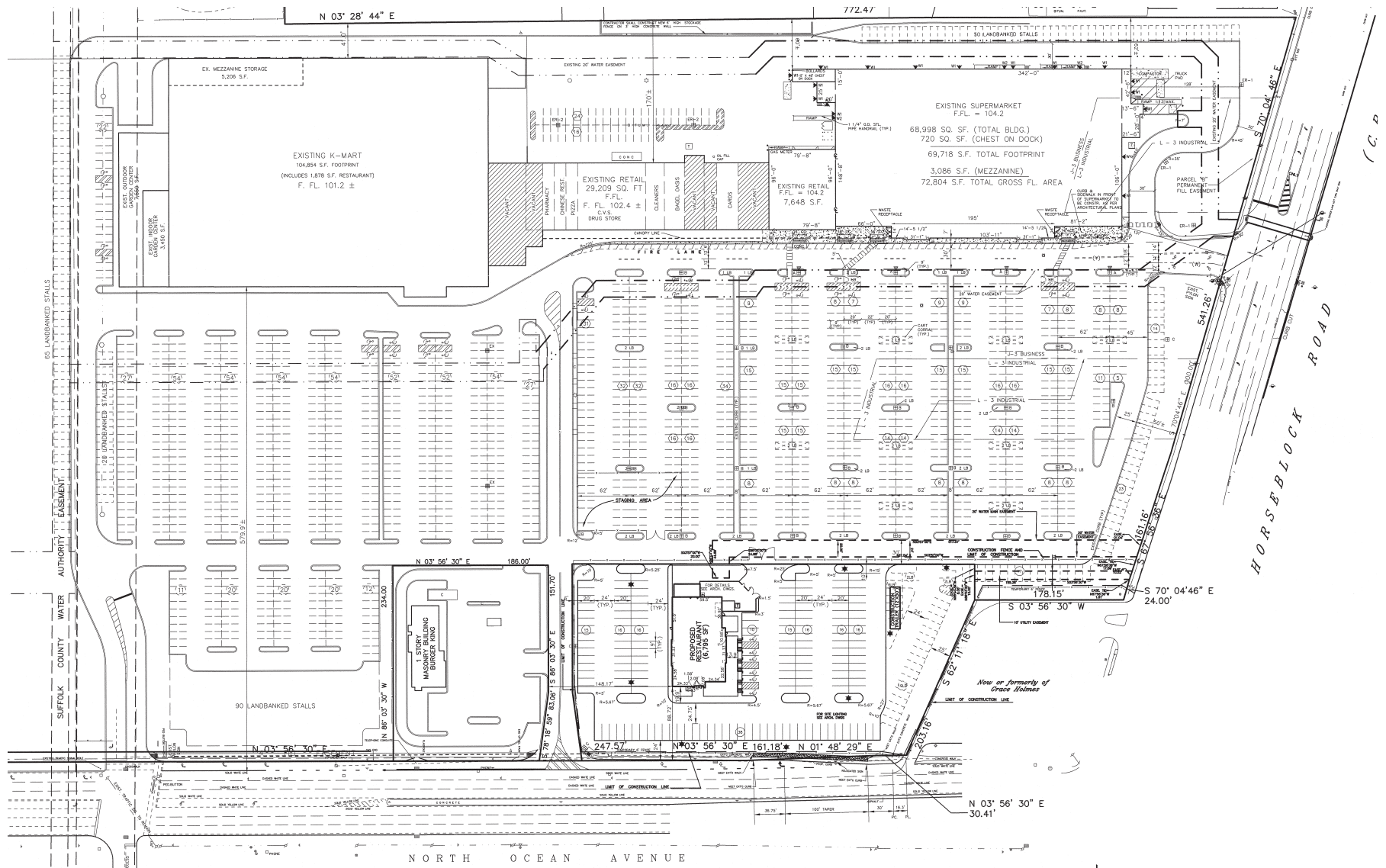
FLOOR PLAN



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SITE PLAN



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## AREA COMPETITION MAP



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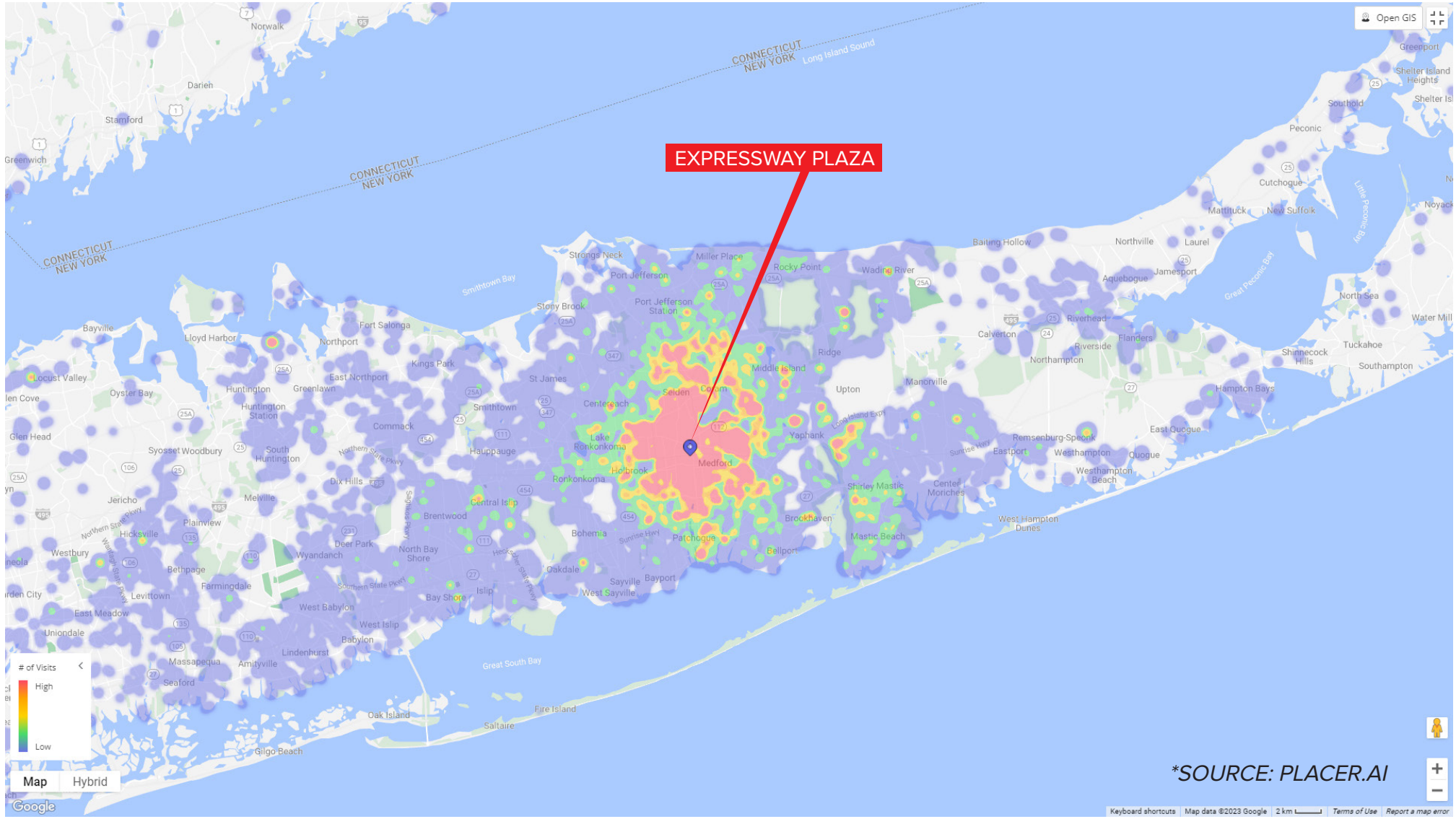
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2280-2350 NORTH OCEAN AVENUE | FARMINGVILLE, NY

TRADE AREA HEATMAP



\*SOURCE: PLACER.AI

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