



## 901 OLD COUNTRY RD, PLAINVIEW, NY

### SPACE AVAILABLE

UNIT A/ 1,800 SF

ENTIRE BUILDING/3,200 SF

### LEASE RATE

UPON REQUEST

UPON REQUEST

### OCCUPANCY

IMMEDIATE

ARRANGED

### PROPERTY OVERVIEW

- ± 3,400 SF PRIME CORNER MEDICAL OFFICE BUILDING SPACE WITH A LARGE WAITING & RECEPTION AREA, 3 EXAM ROOMS, 2 OFFICES, KITCHENETTE AND 2 RESTROOMS. SUFFICIENT ADJACENT LOT
- PERFECT FOR ANY MEDICAL PRACTICE OR ANY PROFESSIONAL OFFICE USE

### PROPERTY HIGHLIGHTS

- HIGHLY VISIBLE CORNER LOCATION AT TRAFFIC LIGHT INTERSECTION
- TRAFFIC COUNTS EXCEEDING 30,000 CARS PER DAY
- ACROSS FROM NORTHWELL HEALTH PLAINVIEW HOSPITAL
- ADJACENT TO BUSY ORAL SURGERY OFFICE

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

# RETAILER MAP AND DEMOGRAPHICS



<b><u>HOUSEHOLDS &amp; INCOME</u></b>	<b><u>0.25 MILES</u></b>	<b><u>0.5 MILES</u></b>	<b><u>1 MILE</u></b>
TOTAL HOUSEHOLDS	315	1,449	6,511
# OF PERSONS PER HH	3.2	3.0	2.9
AVERAGE HH INCOME	\$137,512	\$152,905	\$166,760
AVERAGE HOUSE VALUE	\$552,272	\$573,929	\$596,882

  

<b><u>TRAFFIC COUNTS</u></b>	EXCEED 30,000 CARS PASSING EACH DAY
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