



Island Associates Real Estate Inc.

We create value

# NEW Retail Space Available **425 Union Boulevard** **West Islip, NY**



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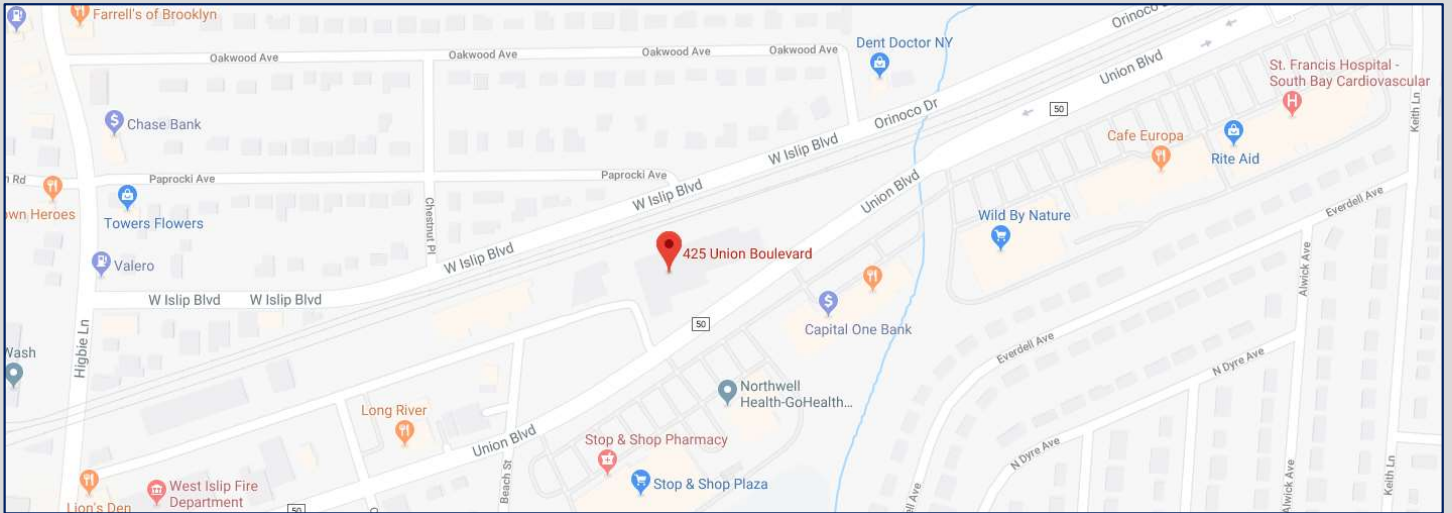
444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 [www.IslandAssociates.com](http://www.IslandAssociates.com)

# Property Info

## 1,775 SF Retail Space Available

Lease Price: \$35.00 SF / NNN

\*Estimated Taxes: \$6 SF



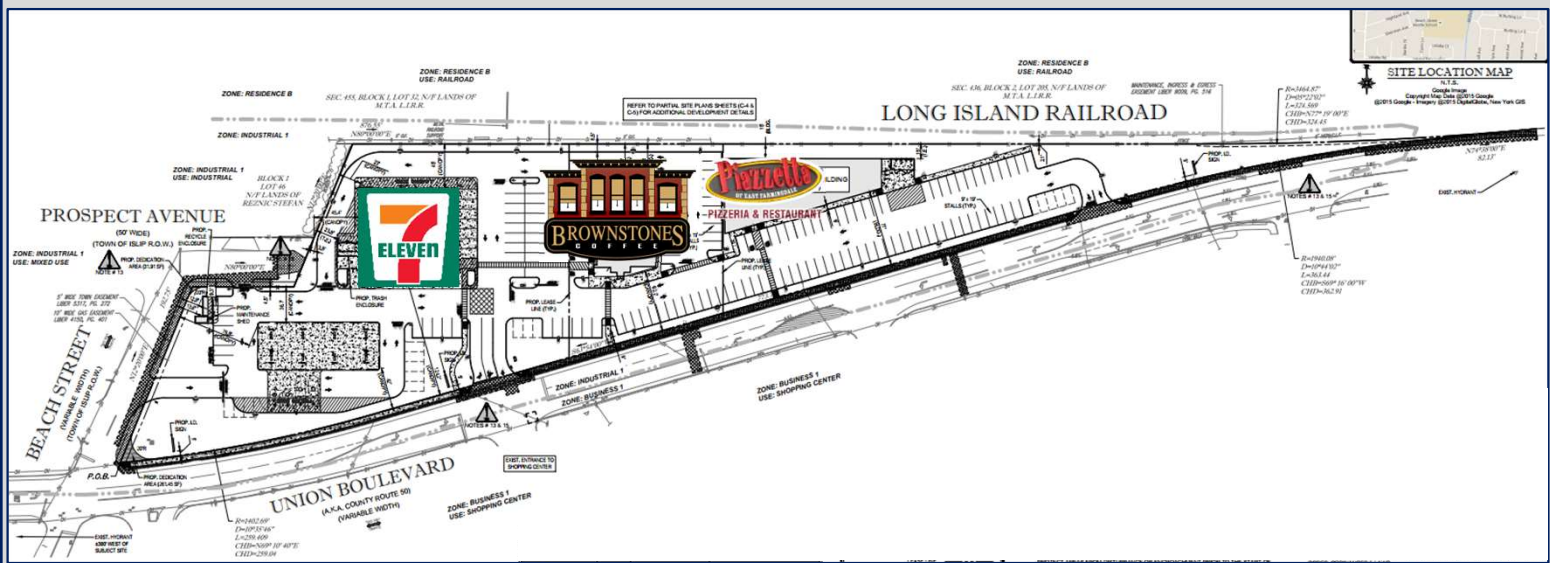
Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,865	103,958	263,947
Average HH Income	\$175,638	\$150,566	\$138,689

Join brand new 7-Eleven, Brownstones Café, Club Pilates & Piazzetta  
This site is home to 7-Eleven's brand-new concept that includes  
“Raise the Roost” / Indoor & Outdoor Seating as well as a  
full-service Gas Station.

- ❖ Daily Vehicle Counts of over 14,500
  - ❖ Dedicated Signaled Traffic Light at Entrance across from Stop & Shop!
  - ❖ 176 Parking Stalls / Sewers
  - ❖ Just East of Higbie Lane. Located across the street from Stop 'n Shop, Dunkin Donuts, Rite Aid, Dollar Tree, Astoria Federal Savings Bank, People's United Bank, Wild By Nature, Costello's & Ace Hardware!
- 1.5 Miles From Good Samaritan Hospital

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Site Plan & 7-Eleven Elevations



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# Additional Information



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