

# Wellwood Shopping Center Wellwood Ave, Lindenhurst, NY 11757

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| Rental Rate:         | Upon Request       |
|----------------------|--------------------|
| Property Type:       | Retail             |
| Gross Leasable Area: | 5,000 SF           |
| Year Built:          | 1980               |
| Walk Score ®:        | 84 (Very Walkable) |
|                      |                    |

**Wellwood Shopping Center** 

- Located 1.5 miles from The Wel Luxury Apartments - Close proximity to the Lindenhurst LIRR station and Southern State Parkway

- Located within a 250,000 SF shopping center, offering a great National and Regional Tenant Mix

- Parking for 474 Cars
- TRAFFIC COUNT: 60,000 CARS PER DAY

- <u>Area Retail:</u> Blink Fitness, CityMD, King Kullen, Outback Steakhouse, Dollar Tree, Rainbow Shop, Applebee's, Smashburger, Family Dollar, Rite Aid, H&R Block, Sally Beauty Supply, The UPS Store, Fitness 19, and more <u>Demographics:</u>

Population

1 Mile - 22,444 3 Mile - 150,495 5 Mile - 312,854 Household Income

1 Mile - \$84,417 3 Mile - \$90,170 5 Mile - \$98,050



#### Store - 636

| Space Available | 1,500 SF         | • |
|-----------------|------------------|---|
| Rental Rate     | Upon Request     |   |
| Date Available  | Now              | - |
| Service Type    | Triple Net (NNN) | • |
| Built Out As    | Standard Retail  |   |
| Space Type      | Relet            | • |
| Space Use       | Office/Retail    |   |
| Lease Term      | 5+ Years         |   |
|                 |                  |   |

Space Excellent for: Offices, Medical Facility, Animal Care, Education, and more!

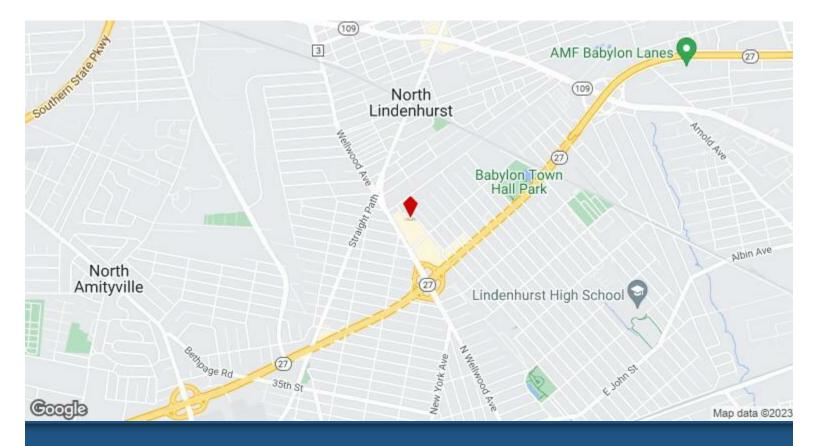
New Heating & A/C Unit Ceiling Height: 20FT 3 Bathrooms \_oading Dock in Rear 500 Electrical Amps Store Frontage: 36 Feet

### Store - 634

| Space Available | 5,000 SF         | <ul> <li>Space Excellent for: Of<br/>Animal Care, Education,</li> </ul>                                |
|-----------------|------------------|--------------------------------------------------------------------------------------------------------|
| Rental Rate     | Upon Request     | Animal Care, Education,                                                                                |
| Date Available  | Now              |                                                                                                        |
| Service Type    | Triple Net (NNN) | - New Heating & A/C Unit                                                                               |
| Built Out As    | Standard Office  | <ul> <li>New Heating &amp; A/C Unit</li> <li>Ceiling Height: 20FT</li> <li>3 Bathrooms</li> </ul>      |
| Space Type      | Relet            | <ul> <li>Loading Dock in Rear</li> <li>500 Electrical Amps</li> <li>Store Frontage: 36 Feet</li> </ul> |
| Space Use       | Office/Retail    | Store Frontage: 36 Feet                                                                                |
| Lease Term      | 5+ Years         |                                                                                                        |
|                 |                  |                                                                                                        |

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## **Property Photos**





birds eye view\_Our Property Outlined

# **Property Photos**

