



Wellwood Shopping Center

Wellwood Ave, Lindenhurst, NY 11757

Ivee Gedell

International Summit Equities, Corp.

PO Box 13, Glen Head, NY 11545

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(516) 510 - 0302

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
- **Area Retail:** 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

Demographics:

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



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

1

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
- Loading Dock in Rear
- 500 Electrical Amps
- Store Frontage: 36 Feet

2

Store - 634

Space Available	5,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	5+ Years

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Property Photos



Building Photo



birds eye view_Our Property Outlined

Property Photos



birds eye view