

# NORTH AMITYVILLE CROSSROADS CENTER

3395A Great Neck Road, North Amityville, Babylon, NY 11701

**5,000 S.F. Sub-dividable Building Available**

**Join Dollar General at this Busy Signalized Intersection**



- **Rare opportunity to locate next to very busy Dollar General**
- **New Town of Babylon Municipal Building located across the street**
- **Excellent visibility and signage at signalized intersection**
- **20,000 + ADT on Surface Roads**

## 5,000 SF New Build



New Town of Babylon Municipal Building

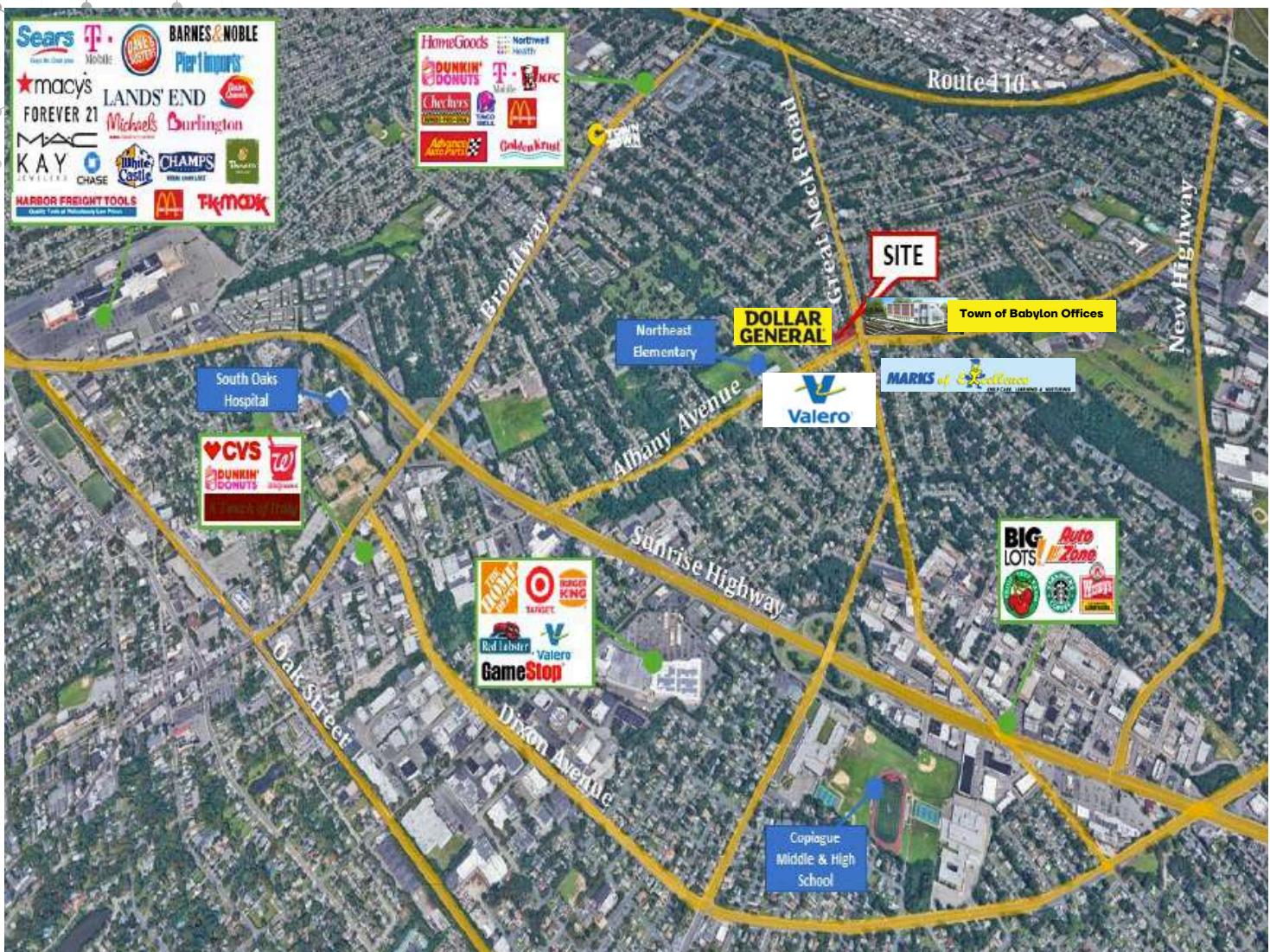
2022	1-Mile	3-Mile	5-Mile
Population	21,854	134,380	161,062
Household	6,138	46,873	54,519
Average HH Income	\$96,538	\$126,033	\$149,269

\*Source ESRI

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North Amityville, Babylon, NY 11701



**North Amityville Crossroads Shopping Center is at the center of an underserved residential/commercial community**

## Community Identified Needs Include:

- Medical
- Dental
- Pharmacy
- Discount Retail
- Grocery
- Postal Service and Shipping
- Fitness Facility
- Hair and Nail Salons
- Fast Food and/or QSR

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