

## OFFERING SUMMARY

Building Size:	84,100 SF
Available SF:	1,500 - 1,700 SF
Lot Size:	9 Acres

## PROPERTY OVERVIEW

Storefronts for lease in grocery anchored center. Co-tenants include: Bravo Supermarket, Teacher's Federal Credit Union (TFCU), Family Dollar Store, Aid Auto Store, and more.

142 Wheeler Road - former restaurant with grease trap.  
158 Wheeler Road - former nail salon.

## LOCATION OVERVIEW

Prime grocery anchored shopping center just south of Motor Parkway and the Long Island Expressway and about a mile north of the court complex.

SPACES	LEASE RATE	SPACE SIZE
142 Wheeler Road	\$32.00 SF/yr	1,500 SF
158 Wheeler Road	\$32.00 SF/yr	1,700 SF

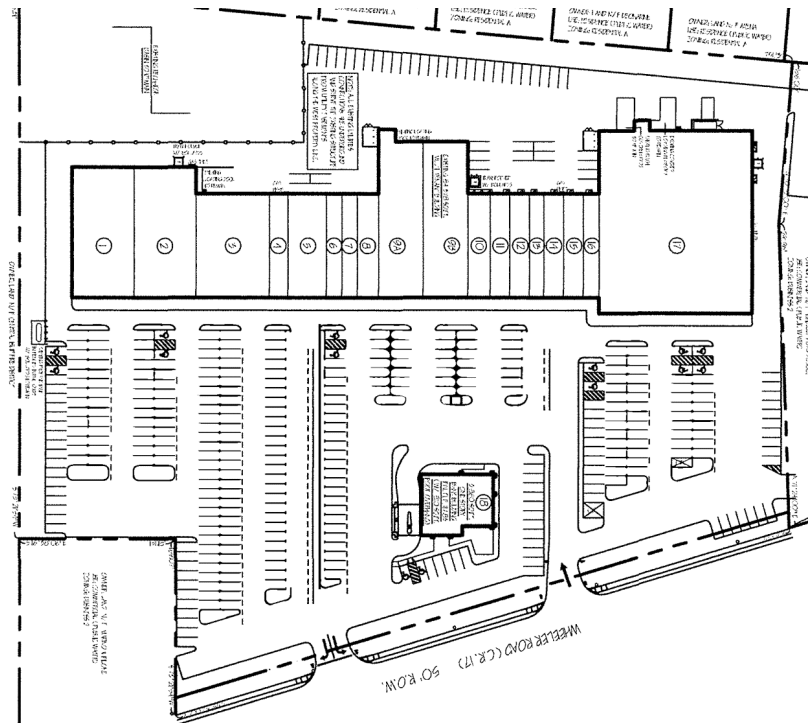
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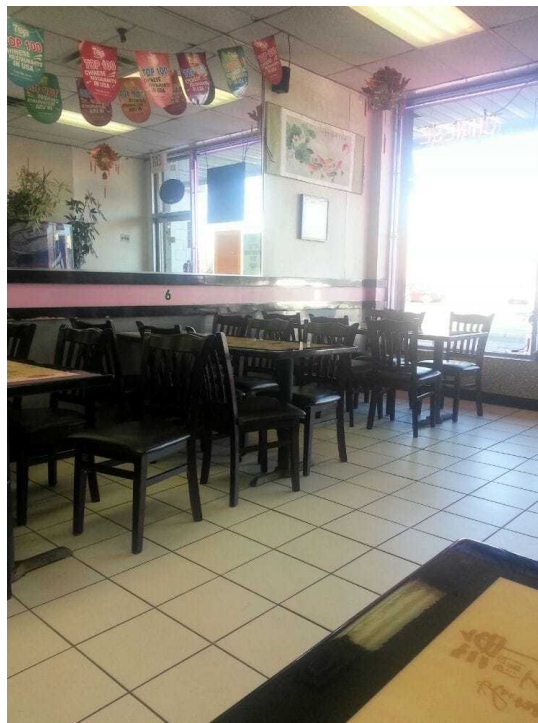
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,488	112,614	271,257
Average age	32.8	34.5	36.3
Average age (Male)	31.5	32.5	34.7
Average age (Female)	34.1	36.6	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,093	30,939	78,550
# of persons per HH	3.5	3.6	3.5
Average HH income	\$83,123	\$87,154	\$97,527
Average house value	\$377,216	\$407,999	\$423,872

\* Demographic data derived from 2010 US Census

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