OFFERING MEMORANDUM

1506 Northern Blvd Manhasset NY | 1506 Northern Blvd Manhasset, NY 11030-3006

FOR LEASE





EXECUTIVE SUMMARY

1506 Northern Blvd Manhasset NY | 1506 Northern Blvd Manhasset, NY 11030-3006

Building Size:	12,928 SF	Zoning:	Business A
Available SF:	2,900 SF	Basement:	Yes
Parking:	Rear Lot	Lease Rate:	\$55.00 PSF NNN

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Property Overview

Incredible Opportunity to lease 2,900 SF Retail Space in PRIME Location on the Miracle Mile in one of Manhasset's highest trafficked intersections (1 Block East of Northern Blvd & Shelter Rock Road). Share frontage with T.G.I. FRIDAYS, Lord & Taylor, WINDOW Rama, Nubest, Staples, Jos A. Bank and many others. Zoned Business-A in the Town of North Hempstead. Large parking lot in rear of the building and just seconds from the world-renowned Americana Mall. The space was formerly used for a learning center and is ideal for similar use or any retail or professional business. Clean basement for storage. Will not last!

Exclusively represented by:

Michael G. Murphy

President | Commercial Division 631.858.2460 Email: michael.murphy@elliman.com

STUART BAYER

PROPERTY HIGHLIGHTS

1506 Northern Blvd Manhasset NY | 1506 Northern Blvd Manhasset, NY 11030-3006

- Amazing Miracle Mile Location
- 1/2 Mile to Renowned Americana Mall
- Large Parking Lot in Rear Offers Ample Parking
- Over 30,000 Cars Pass this Site Daily

- Ideal for Any Retail or Professional Use
- Clean Basement for Storage
- Highly Visible Location Surrounded by Major Retailers

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COMMERCIAI

Tremendous Demographics

Join Neighbors:



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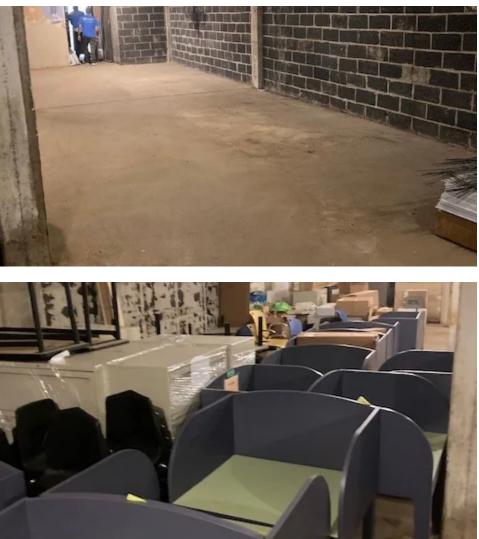
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ADDITIONAL PHOTOS



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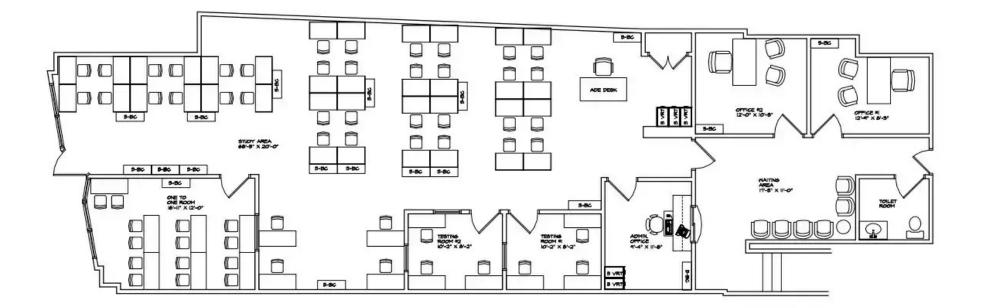
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FLOOR PLAN



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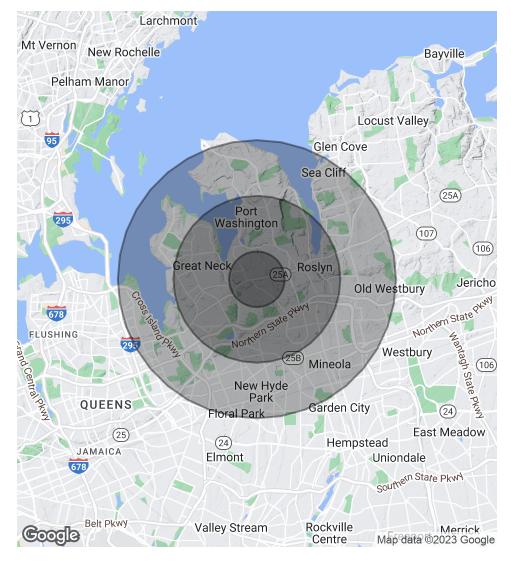
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DEMOGRAPHICS MAP & REPORT



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1 Mile Radius

Population 10,202 Households 3,592 Average HH Income \$289,161

3 Miles Radius

Population 111,157 **Households** 43,085 **Average HH Income** \$204,645

5 Miles Radius

Population 354,949 Households 134,355 Average HH Income \$162,211

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RETAILER MAP

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President | Commercial Division 631.858.2460 Email: michael.murphy@elliman.com

STUART BAYER

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division 631.858.2460 Email: michael.murphy@elliman.com



STUART BAYER

Licensed Associate Real Estate Broker 516.375.1005 Email: stuart.bayer@elliman.com



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550 Smithtown Bypass Suite 117 Smithtown, NY 11787 631.858.2405 ellimancommercial.com

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