

# OFFERING MEMORANDUM

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



Commercial

## FOR LEASE



# EXECUTIVE SUMMARY

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

## 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**

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



# PROPERTY HIGHLIGHTS

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- 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
- Tremendous Demographics

## Join Neighbors:



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# ADDITIONAL PHOTOS

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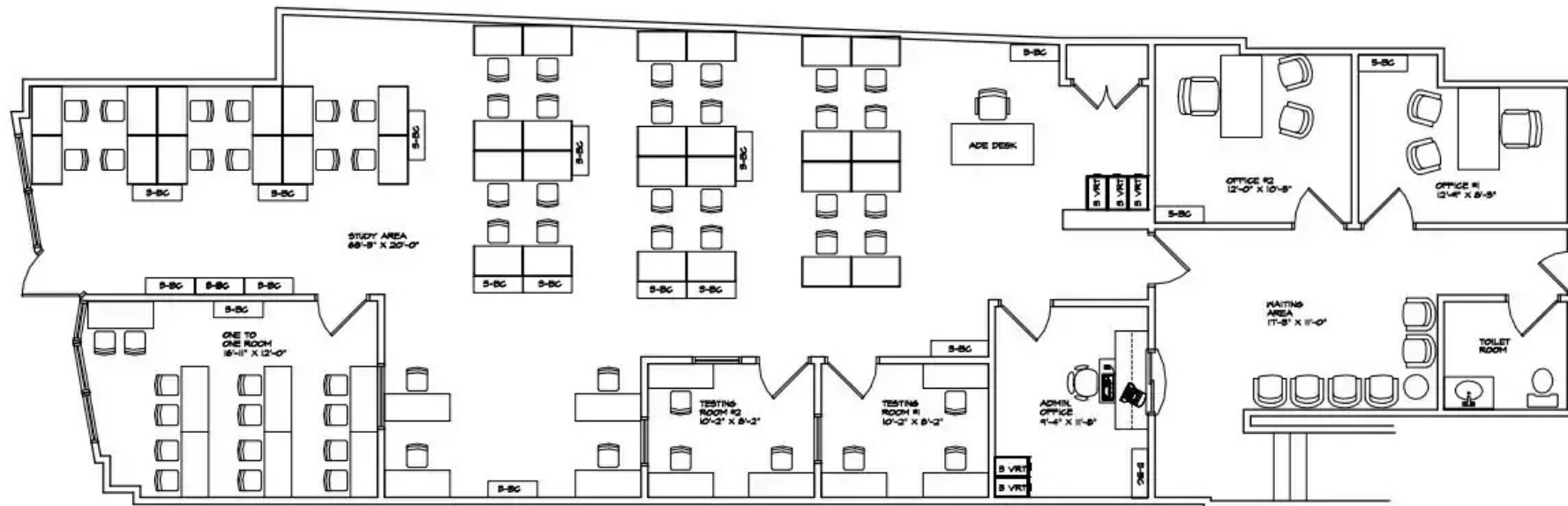
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# FLOOR PLAN

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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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## We Are Commercial Real Estate

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