

ISLANDIA, NEW YORK

± 3,200 SF | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com

ONE SPACE LEFT!



ISLANDIA SHOPPING CENTER

Walmart



blink
fitness

T.J. maxx

FAMOUS
footwear™

Burlington
coat factory

TSC TRACTOR
SUPPLY CO.

INTERSTATE
495
1/2 Mile South
of the L.I.E.

Walgreens

± 3,200 SF
AVAILABLE

NOW OPEN!

Panera
BREAD®



CHIPOTLE

MEXICAN GRILL

ACCESS ROAD
TO WALMART

Walmart

SYCAMORE LN

454

BR
DC

BRESLIN REALTY
DEVELOPMENT CORP.

Contact

ROBERT DELAVALLE

VP, LEASING

516-741-7400 x230

rdelavale@breslinrealty.com

ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com



SITE INFO

LOCATION

1900 Veterans Memorial Highway
Islandia, NY

AVAILABLE

± 3,200 Square Feet (*This space is also divisible into 1,651 Square Feet & 1,536 Square Feet*)

SPACE DIMENSIONS

54' x 59'

PROPERTY SIZE

± 2 Acres

TRAFFIC

49,000 total vehicles per day on
Veterans Highway (NY-454)

CO-TENANTS

Panera Bread, Chipotle Mexican Grill,
Walgreens

PRICE UPON REQUEST



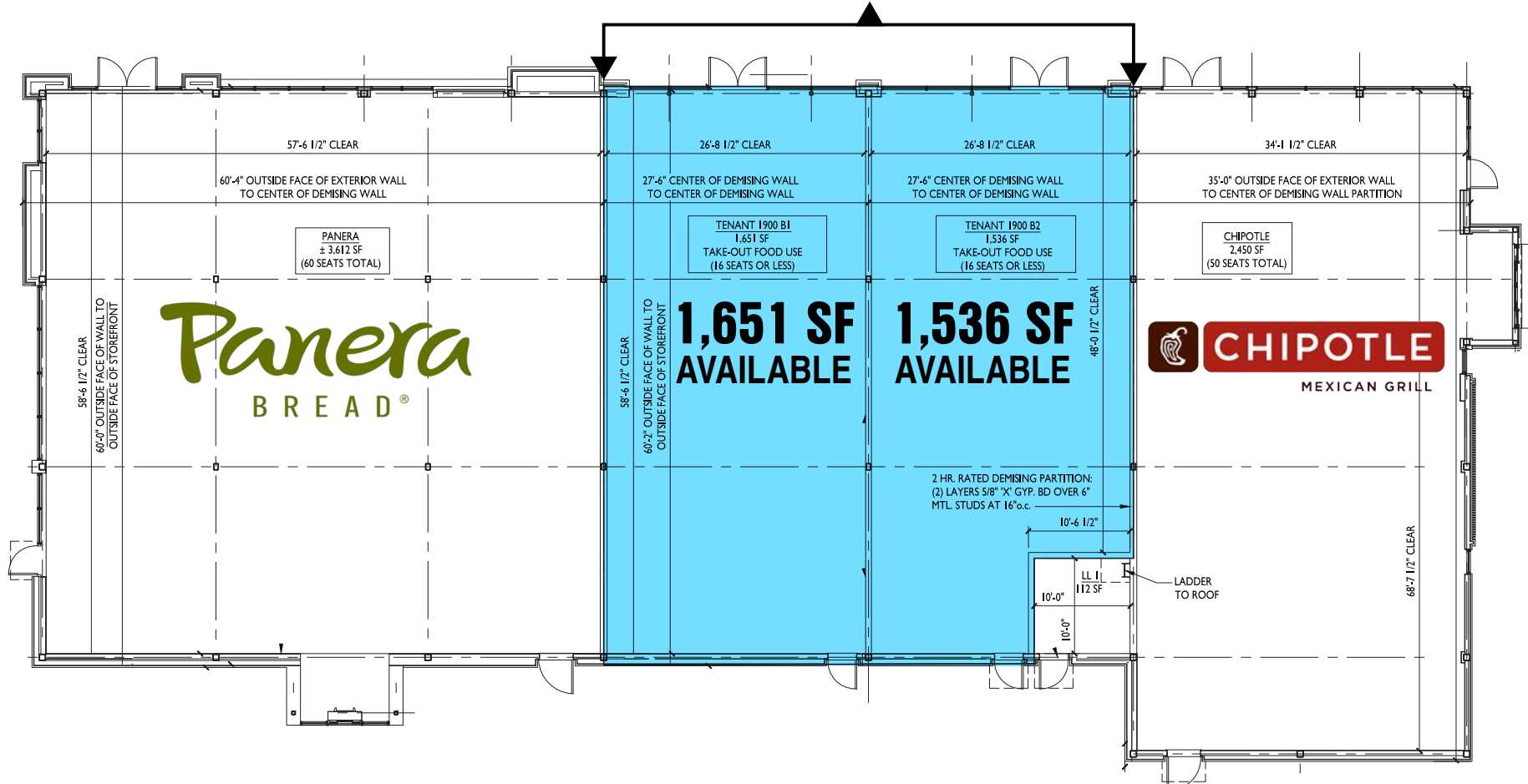
BRESLIN REALTY
DEVELOPMENT CORP.

ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com

**±3,200 SF
DIVISIBLE**



BRESLIN REALTY
DEVELOPMENT CORP.

Contact

ROBERT DELAVALLE

VP, LEASING

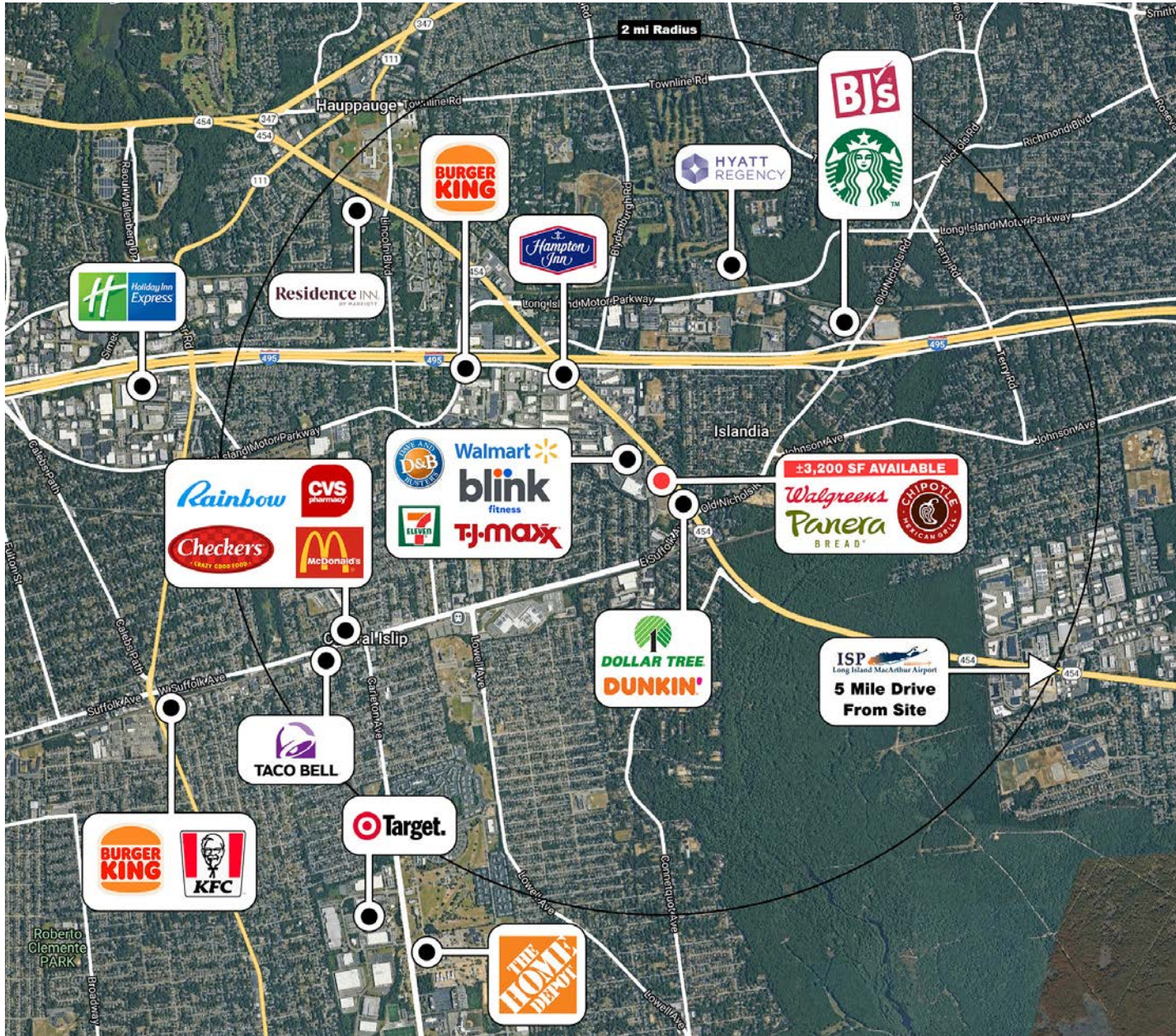
516-741-7400 x230

rdevalave@breslinrealty.com

ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com



AREA INFO

- There is one space left at this new retail development that is set to be built on the highly trafficked Veterans Memorial Highway (NY-454), with Panera Bread & Chipotle Mexican Grill now open.

- Shares a cross easement with Walgreens, providing access to a fully signalized intersection at the corner of Veterans Highway & Sycamore Avenue

- Shares an Intersection with the ±350,000 Square Foot Islandia Shopping Center, anchored by Walmart

- Surrounding retailers include Walmart, Dave & Busters, Dollar Tree, TJ Maxx, Blink Fitness & more

- One of the last parcels of land available along this stretch of Veterans Highway, with zoning that permits retail

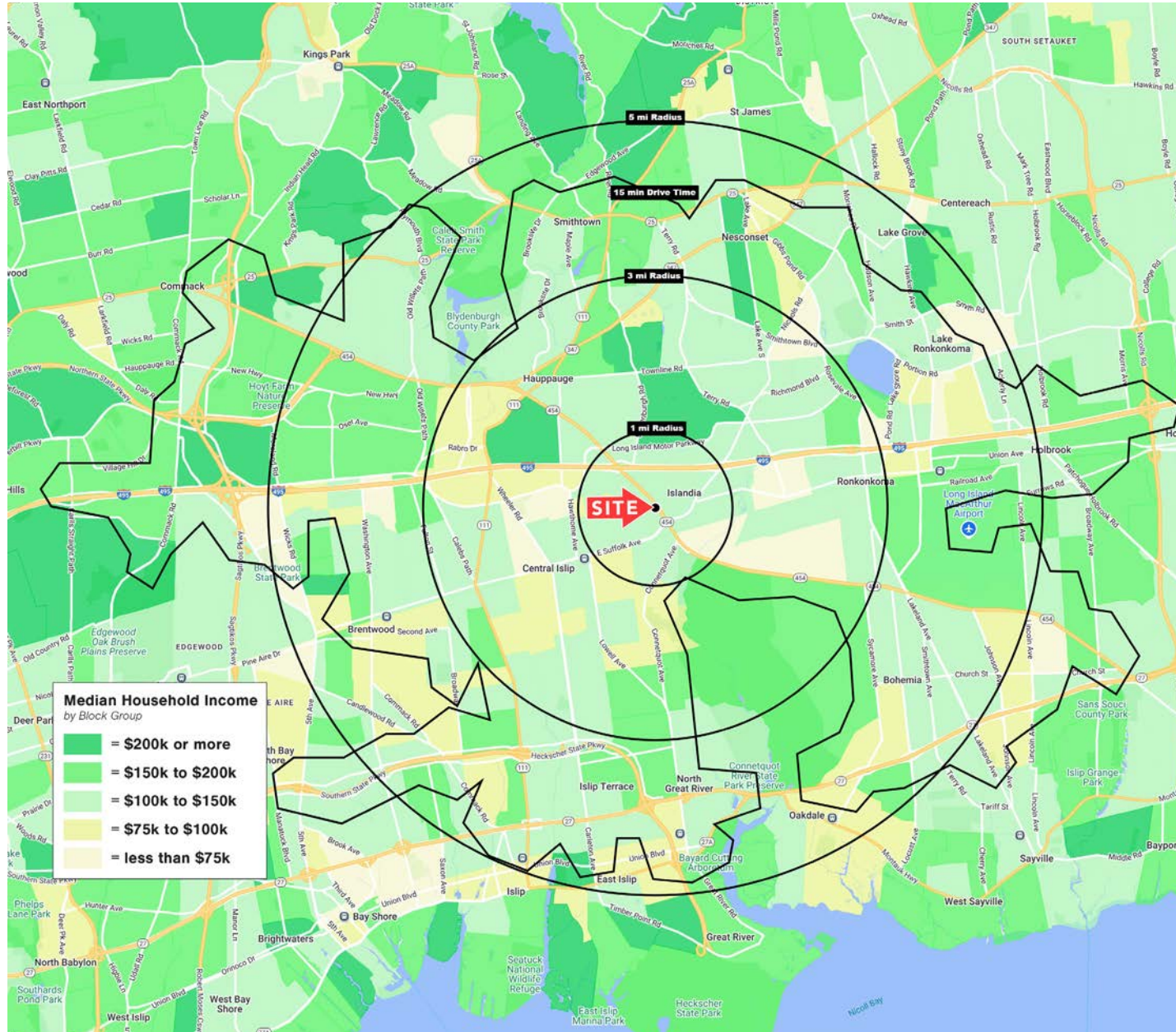


BRESLIN REALTY
DEVELOPMENT CORP.

ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com



KEY DEMOS

TOTAL POPULATION

1 Mile:	7,722
3 Mile:	90,236
5 Mile:	245,566
15 Min. Drive:	230,489

HOUSEHOLDS

1 Mile:	2,025
3 Mile:	27,829
5 Mile:	75,170
15 Min. Drive:	72,173

MEDIAN H.H. INCOME

1 Mile:	\$111,108
3 Mile:	\$127,580
5 Mile:	\$131,129
15 Min. Drive:	\$132,737

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	7,426
3 Mile:	47,582
5 Mile:	146,863
15 Min. Drive:	159,220

BUYING POWER

1 Mile:	\$224 Million
3 Mile:	\$3.6 Billion
5 Mile:	\$9.9 Billion
15 Min. Drive:	\$9.6 Billion



BRESLIN REALTY
DEVELOPMENT CORP.

Contact Robert Delavale | rdelavale@breslinrealty.com | 516-741-7400 ext. 230

ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com



ISLANDIA, NEW YORK

One Space Left! | Join Recently Opened Chipotle & Panera on NY-454

www.breslinrealty.com

NOW OPEN!

Panera
BREAD®

NOW OPEN!

 **CHIPOTLE**
MEXICAN GRILL



BR
DC

BRESLIN REALTY
DEVELOPMENT CORP.

Contact

ROBERT DELAVALLE

VP, LEASING

516-741-7400 x230

rdelavale@breslinrealty.com