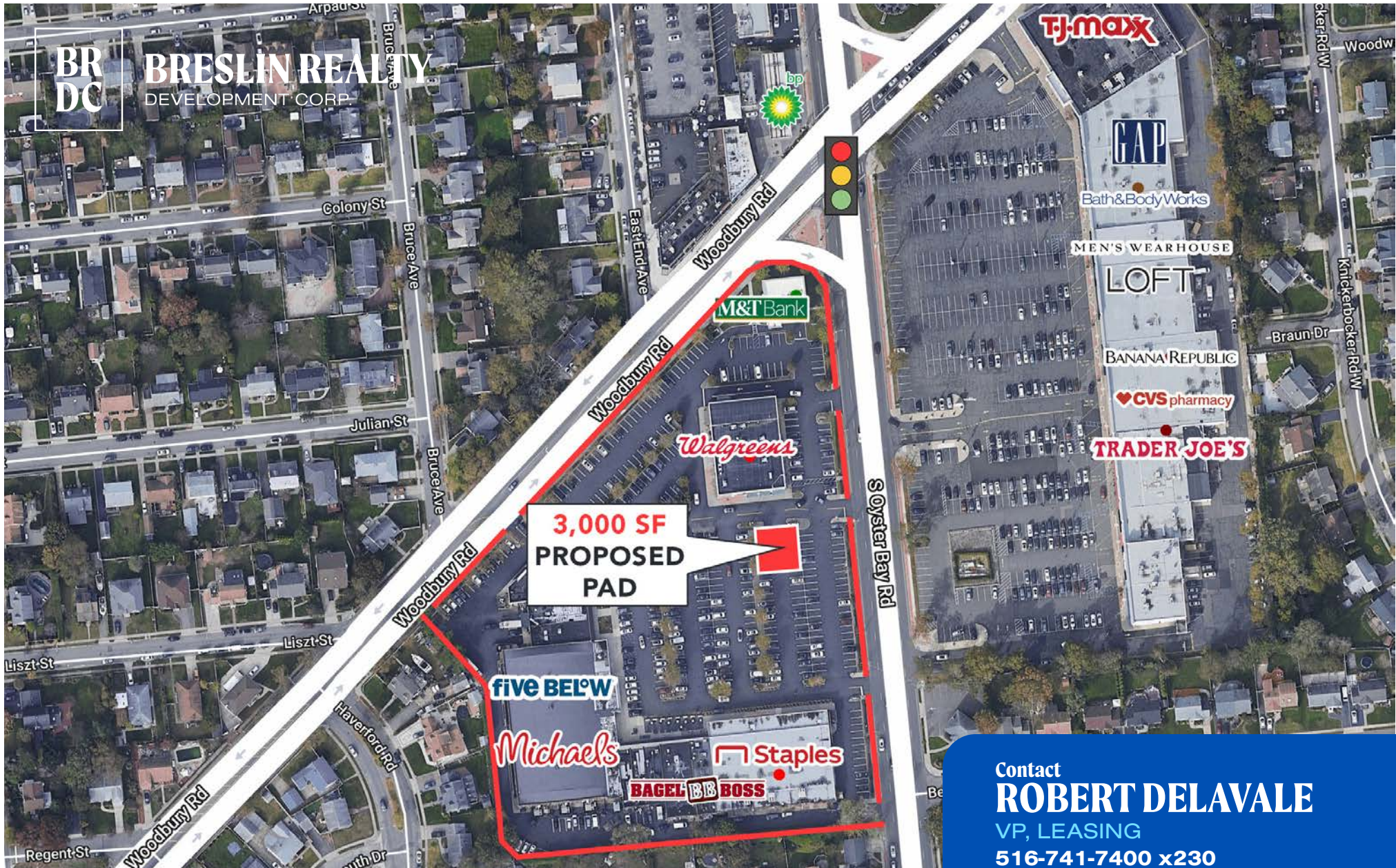


HICKSVILLE, NEW YORK

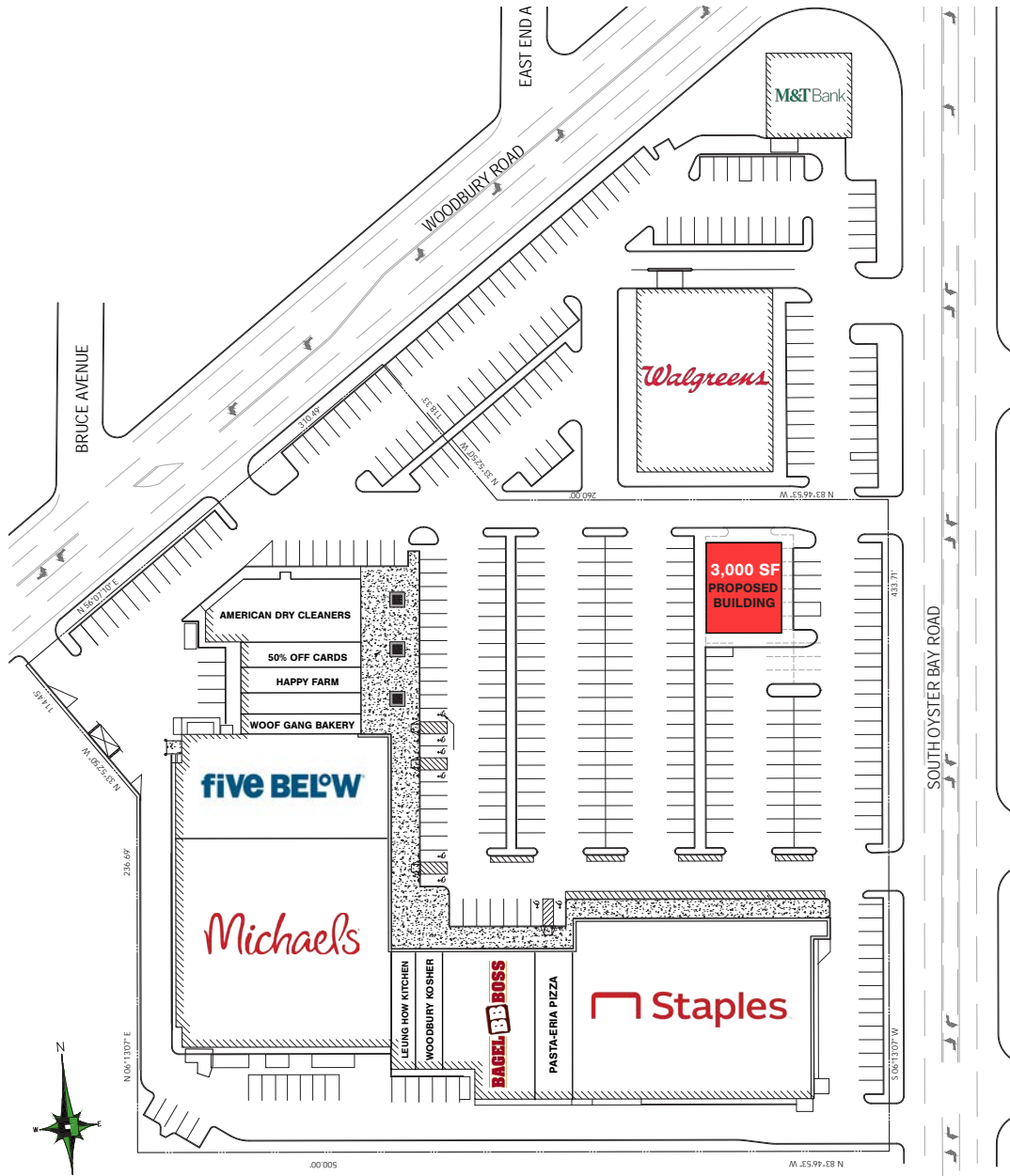
Proposed Pad at Woodbury Shopping Center | 3,000 SF

www.breslinrealty.com



Contact
ROBERT DELAVALLE
VP, LEASING
516-741-7400 x230
rdelavale@breslinrealty.com

www.breslinrealty.com



SITE INFO

LOCATION

410-442 S Oyster Bay Road
Woodbury Shopping Center
Hicksville, NY

AVAILABLE

3,000 Square Feet (50' x 60')

SHOPPING CENTER GLA

± 87,000 Square Feet

FRONTAGE

120' on S Oyster Bay Road

TRAFFIC

- 26,000 total vehicles per day on S Oyster Bay Road
- 15,000 total vehicles per day on Woodbury Road

CO-TENANTS INCLUDE

Michaels, Five Below, Staples,
Walgreens, M&T Bank, Bagel Boss,
Pasta-eria Pizza, Leung How Kitchen,
and Woof Gang Bakery

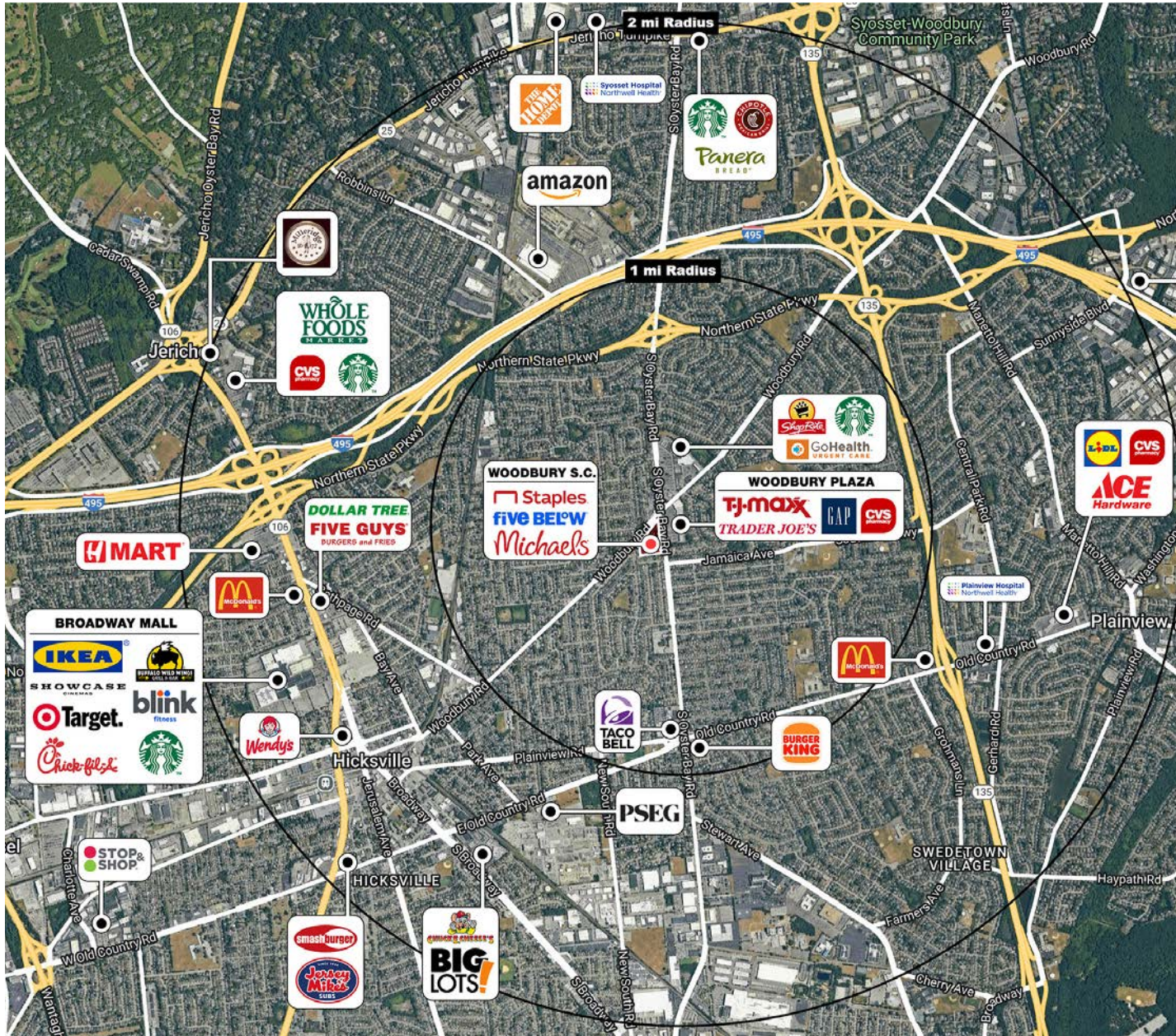
PRICE UPON REQUEST

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WOODBURY SHOPPING CENTER

- Extensively Renovated in 2024
- Located in a fantastic retail market along South Oyster Bay Road, with nearby retailers that include Trader Joe's, TJ Maxx, Shop Rite, Starbucks, CVS, GAP, The French Workshop, Trek Bicycles, Bareburger and many more
- Just one mile south of I-495 (Long Island Expressway) and Northern State Parkway
- Surrounding demographics are both affluent and dense in residential and industrial properties
- Located in the heart of Nassau County, which has the highest median household income in the state of NY, and the 12th-highest in the country.



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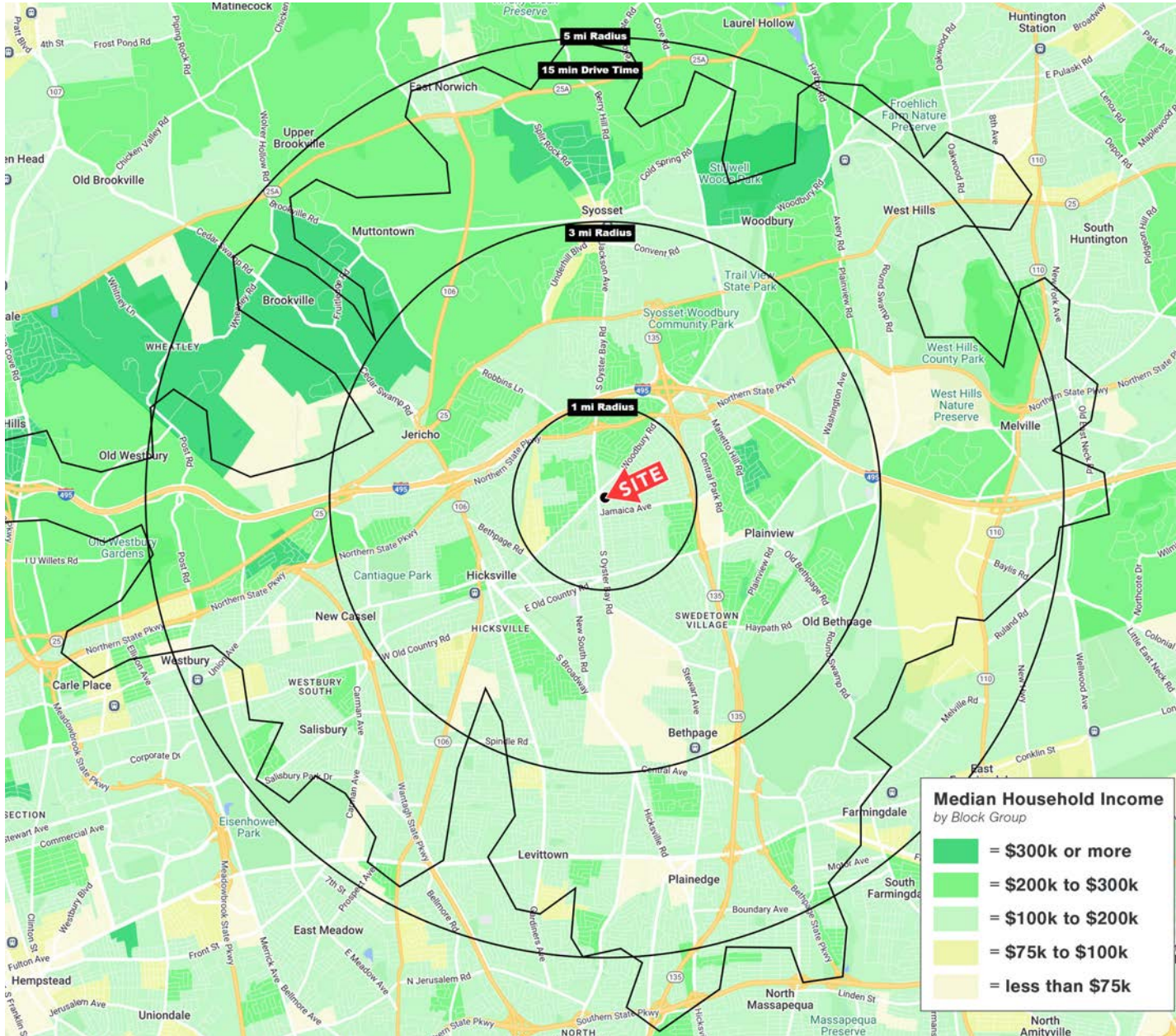
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KEY DEMOS

TOTAL POPULATION

1 Mile:	22,784
3 Mile:	127,964
5 Mile:	279,245
15 Min. Drive:	258,219

HOUSEHOLDS

1 Mile:	7,320
3 Mile:	42,335
5 Mile:	91,175
15 Min. Drive:	83,799

MEDIAN H.H. INCOME

1 Mile:	\$169,605
3 Mile:	\$170,267
5 Mile:	\$162,778
15 Min. Drive:	\$166,091

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	6,642
3 Mile:	109,973
5 Mile:	192,360
15 Min. Drive:	192,251

BUYING POWER

1 Mile:	\$1.2 Billion
3 Mile:	\$7.2 Billion
5 Mile:	\$14.8 Billion
15 Min. Drive:	\$13.9 Billion



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