

# RETAIL STOREFRONT AVAILABLE IN HIGHLY VISIBLE LOCATION

1,100 SF End Unit | 247 Broadway Greenlawn Huntington, NY 11743

**FOR LEASE**



Commercial



# EXECUTIVE SUMMARY

1,100 SF End Cap For Lease | 247 Broadway Greenlawn Huntington, NY 11743

<b>Total Building Size:</b>	9,000 SF	<b>Lot Size:</b>	0.96 Acres
<b>Available SF:</b>	1,100 SF	<b>Parking:</b>	45 Spaces
<b>End Unit:</b>	Yes	<b>Zoning:</b>	C6
<b>Frontage:</b>	168 FT	<b>Lease Rate:</b>	On Request

## Property Overview

Incredible Location! Join 7-11 and the Armed Forces Recruitment office in this highly visible and very busy retail strip center. 1,100 SF End Unit is now available for lease! Broadway Commons is a well-maintained retail center strategically located on heavily traveled Broadway-Greenlawn in Huntington. Ample parking in large lot. Located near= by national retailers and close to major highways! Situated at traffic lit corner with multiple curb cuts and 168 Feet of frontage on main road. Marquee and facade signage for your business! Call for a private showing and more details!

## Property Highlights

- Incredible Location! Highly Visible Strip Center
- Join Neighbors 7-11 and US Armed Forces Recruitment Center
- 1,100 SF End-Unit with Excellent Visibility
- Ample Parking in Private Lot + Marquee + Facade Signage

*Exclusively represented by:*

**Mike Lightcap**

Licensed Real Estate Salesperson  
631.445.5756 Email: [mike.lightcap@elliman.com](mailto:mike.lightcap@elliman.com)



# ADDITIONAL PHOTOS

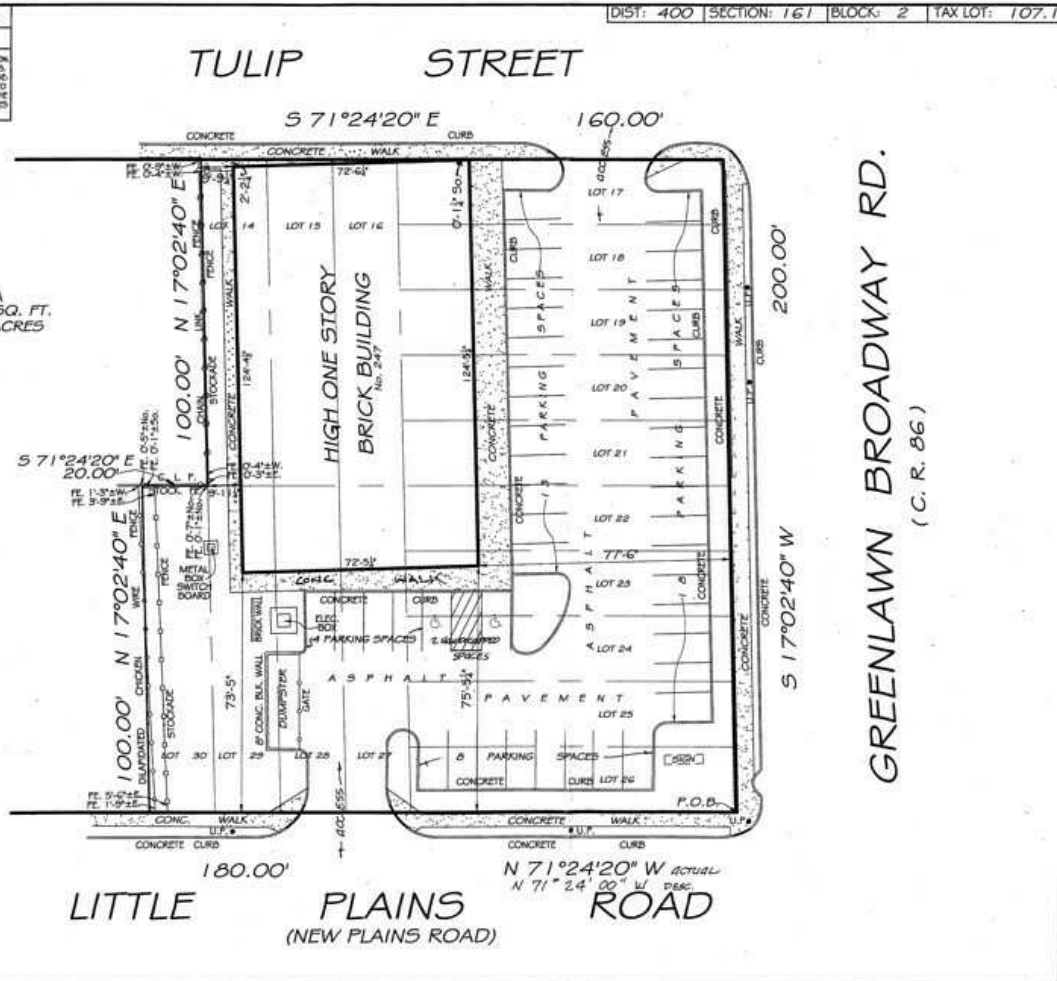
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SURVEY NO. 08-7788

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TITLE NO.

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AREA  
33987.6 SQ. FT.  
0.7802 ACRES



DIST: 400 | SECTION: 161 | BLOCK: 2 | TAX LOT: 107.1

MAP OF PROPERTY  
SITUATE AT  
**GREENLAWN**  
TOWN OF HUNTINGTON  
SUFFOLK COUNTY, N. Y.

LOT NUMBERS:  
LOT No.'s 14-30 IN BLOCK M "MAP OF  
WILLOW GARDENS" FILED: APRIL 6, 1927  
AS MAP No. 649

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GUARANTEED TO -  
KMF PROPERTY GROUP, INC.  
TITLE ASSOCIATES  
STEWART TITLE INSURANCE COMPANY

SURVEYED: MARCH 17, 2008



ISLAND-WIDE LAND SURVEYORS

PROFESSIONAL LAND & CITY SURVEYORS  
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791  
PHONE: 1-866-808-5800 FAX: 516-496-1792

RECORDS OF WALTER L. BROWN, GUSTAVE A. ROLLIER,  
& ROBERT A. HAINES

DRAFTED BY D. G. MARCH 18, 2008

SURVEY No. 08-7788

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# AERIAL VIEW OF PROPERTY

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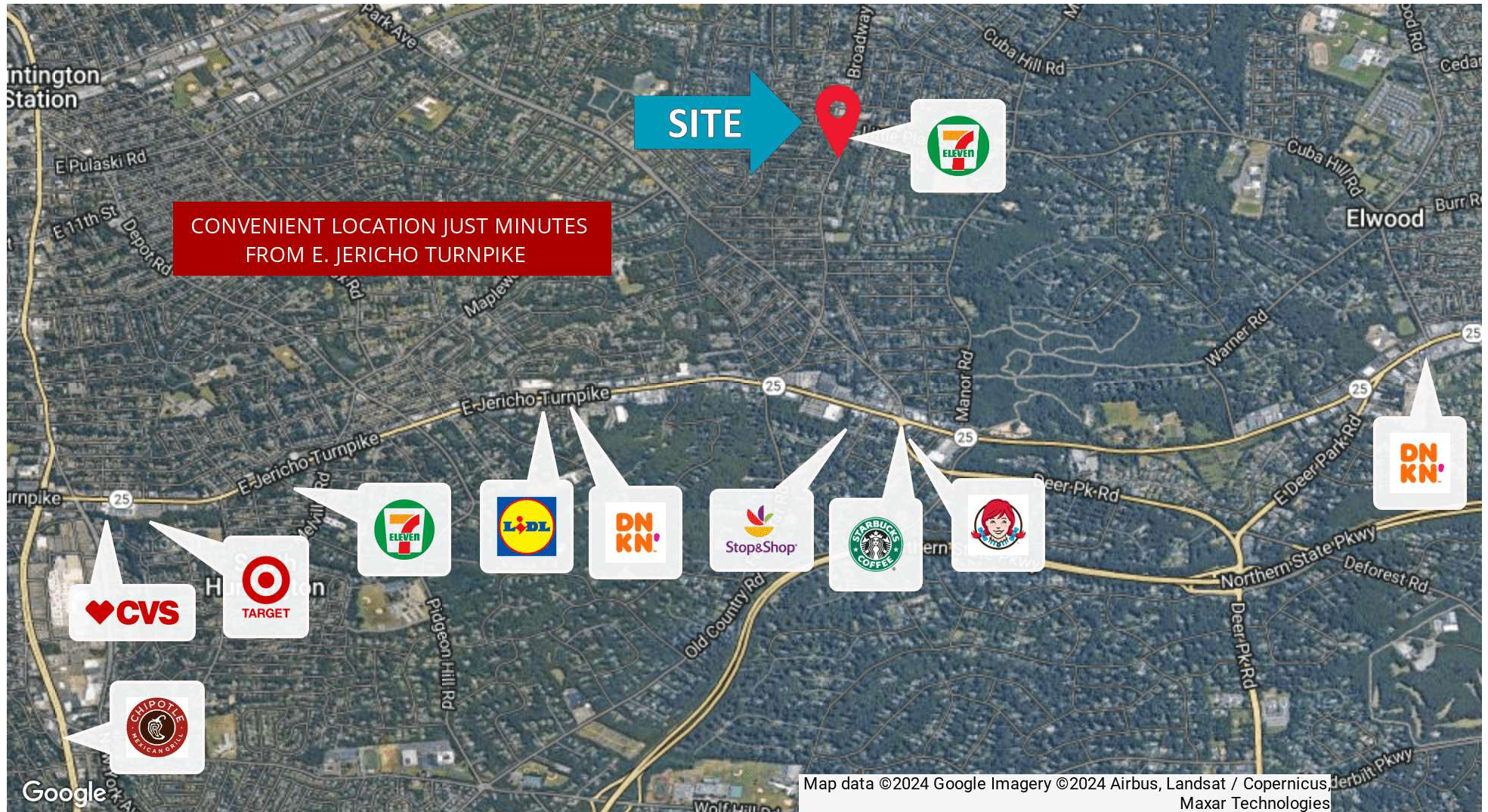
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# RETAILER MAP

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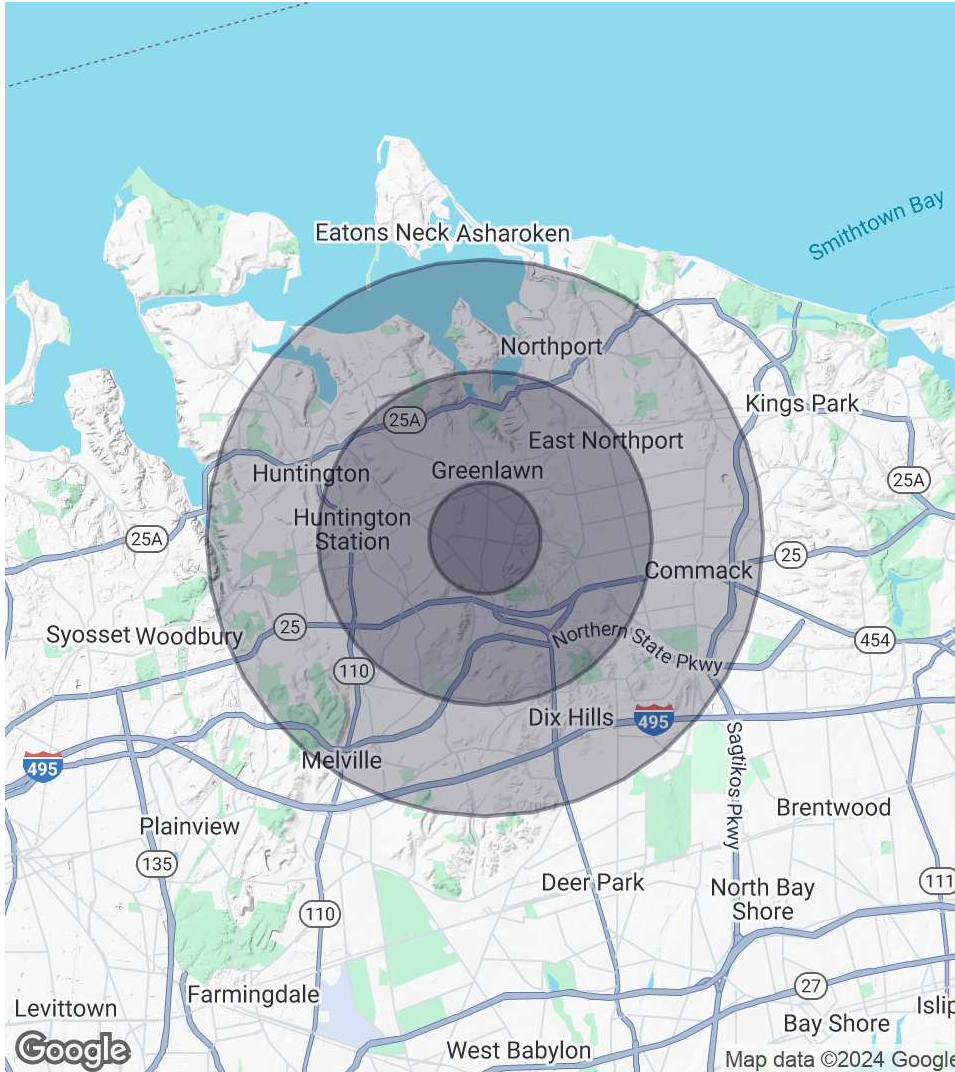
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
11,866  
**Households**  
3,676  
**Average HH Income**  
\$196,078

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 3 Miles Radius

**Population**  
84,408  
**Households**  
27,663  
**Average HH Income**  
\$192,306

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 5 Miles Radius

**Population**  
187,296  
**Households**  
63,807  
**Average HH Income**  
\$206,344

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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**Commercial**

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