

800 SF Retail Space For Lease

349 Newbridge Rd East Meadow, NY 11554

**FREE PICK-UP
& DELIVERY**

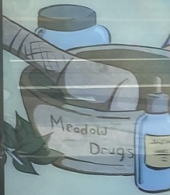
349

**BOXP'S CLEANERS
&
TAILOR 516-809-5118**



ADDITIONAL
PARKING
IN
BACK

OPEN



For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
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800 SF Retail Storefront For Lease

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Offering Summary

Lease Rate:	Negotiable
Available SF:	800 SF
Traffic Counts:	23,000 Cars Day

Property Overview

Excellent Opportunity to Lease Retail Space on heavily traveled Newbridge Road in East Meadow. Ample Parking Available. Unit is Separately metered and ideal for any retail use. Surrounded by local and national retailers. High traffic counts exceeding 23,000 cars passing each day.

Property Highlights

- Highly Visible 800 SF Retail Space
- Ample Parking
- Separately Metered Unit
- High Traffic Counts- 23K Cars per Day

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 **Douglas Elliman**
Commercial

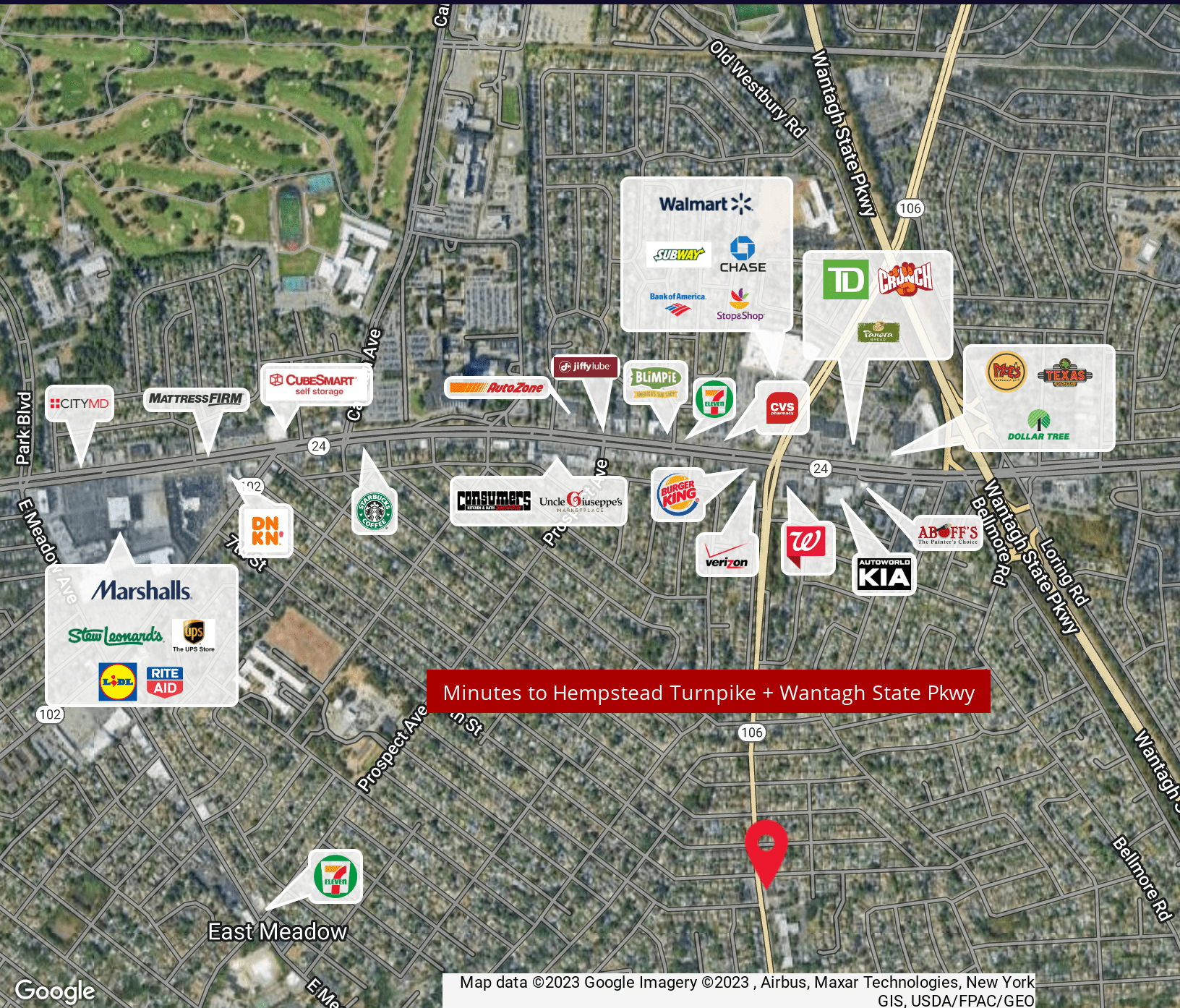
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Retail Map

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Minutes to Hempstead Turnpike + Wantagh State Pkwy

Map data ©2023 Google Imagery ©2023 , Airbus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	24,038	194,302	519,495
Average Age	44.5	42.3	41.0
Average Age (Male)	41.9	40.6	39.4
Average Age (Female)	45.8	43.3	42.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,843	63,009	170,532
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$134,796	\$137,307	\$133,809
Average House Value	\$482,177	\$471,767	\$463,787

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