



a foundation for over 80 years

Holtsville, NY

Suffolk County

Waverly Plaza



Location: Westbound LIE Service Road & Waverly Avenue, 1100-01/12 Waverly Avenue, Holtsville, NY

Description: Neighborhood Strip Center

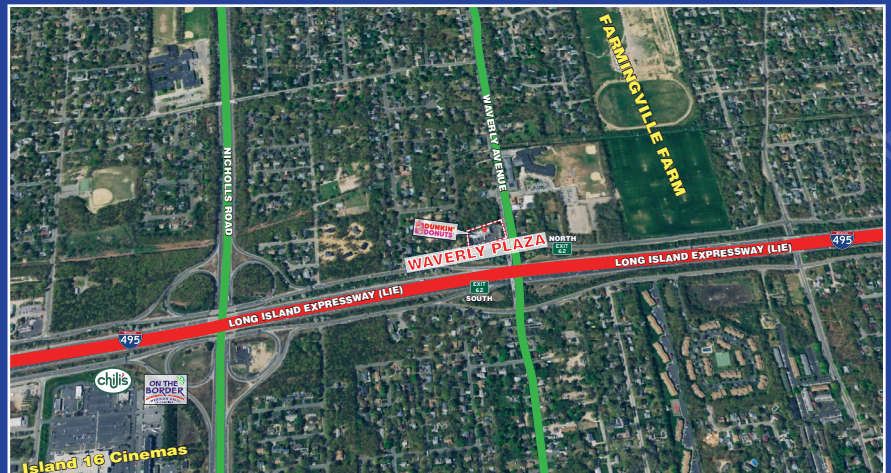
GLA: 10,819 sf ±

Parking: 55 spaces

Major Tenants: Dunkin Donuts

Demographics:

2020	1 Mile	3 Miles	5 Miles
Population	9,028	87,299	245,972
Average HH Income	\$113,752	\$118,967	\$116,714
Total HH	3,139	30,969	87,772
Median Age	38.2	40.2	39.8

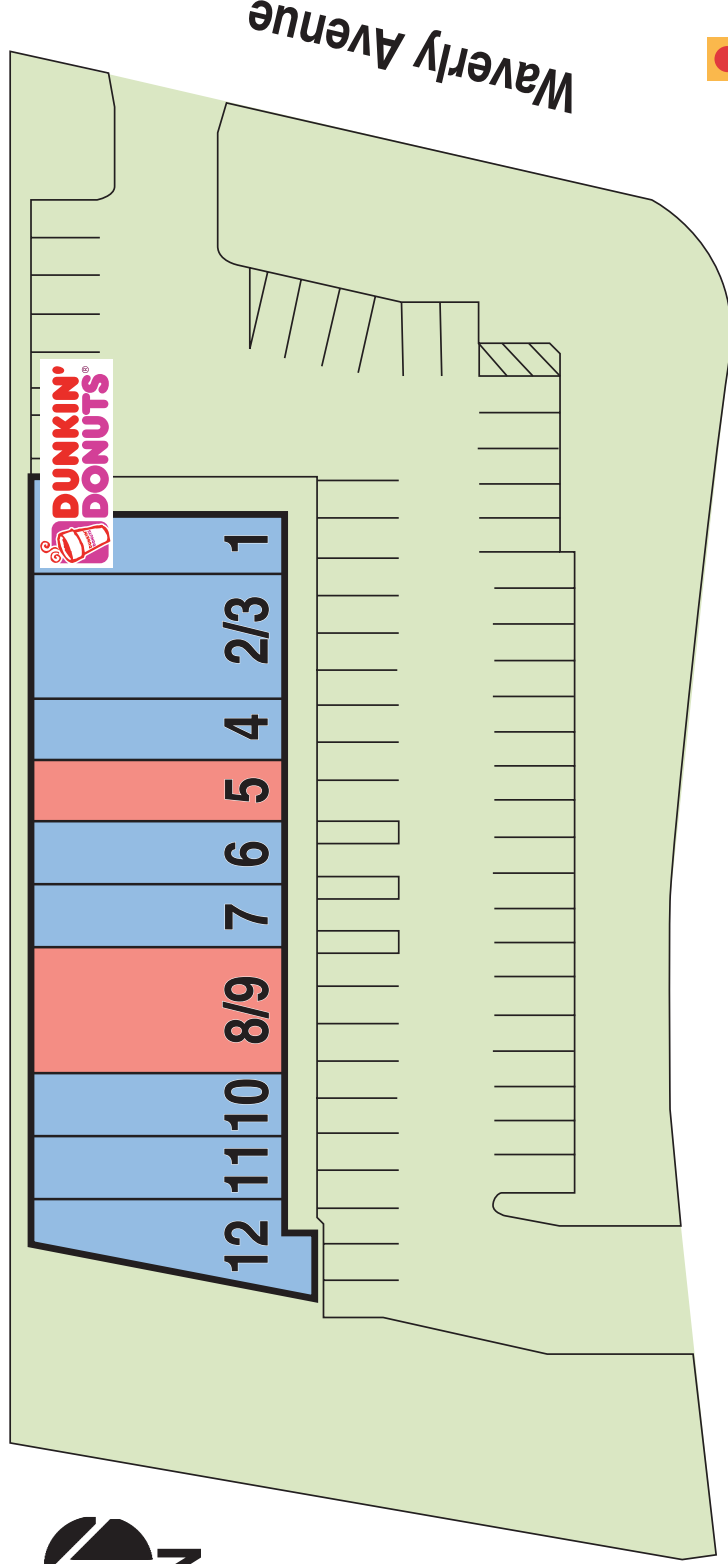


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L.I.E. North Service Road

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|-----------------------|------------------------------------|-----------------|
| 1. Dunkin Donuts | (15'-0" x 60'-0" + 8'-0" x 15'-6") | 1,024 sf |
| 2/3. Deli | (30'-0" x 60'-0") | 1,800 sf |
| 4. Smoke Shop | (15'-0" x 60'-0") | 900 sf |
| 5. Available | (15'-0" x 60'-0") | 900 sf |
| 6. Barber Shop | (15'-0" x 60'-0") | 900 sf |
| 7. Nail Salon | (15'-0" x 60'-0") | 900 sf |
| 8/9. Available | (30'-0" x 60'-0") | 1,800 sf |
| 10. Tanning | (15'-0" x 60'-0") | 900 sf |
| 11. Pizzeria | (15'-0" x 60'-0") | 900 sf |
| 12. Liquor | (9'-0" x 60'-0" + 7'-6" x 34'-0") | 798 sf |