



BLACKDIAMOND

REALTY ADVISORS LLC

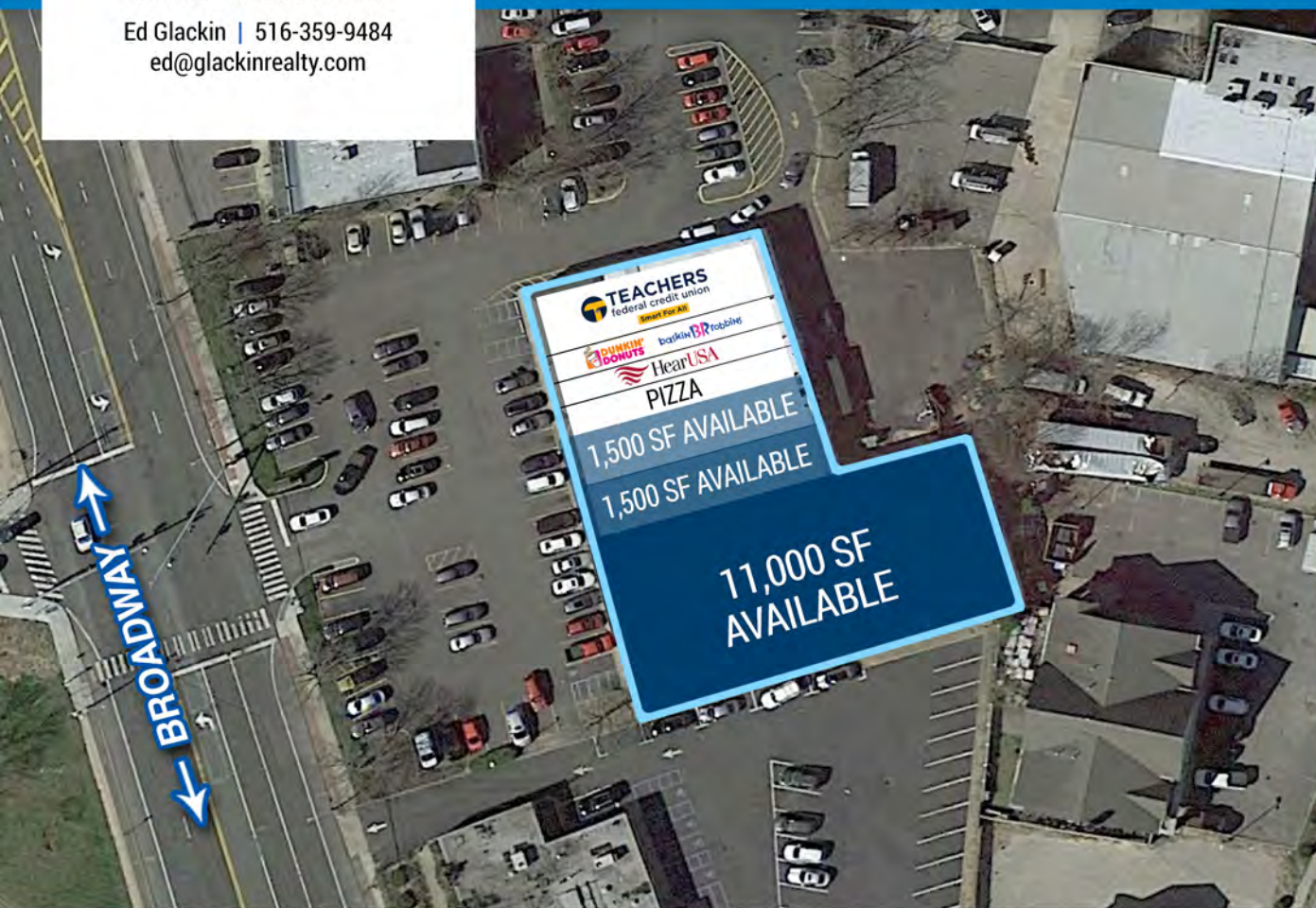
Ed Glackin | 516-359-9484
ed@glackinrealty.com

FOR LEASE

355 BROADWAY

AMITYVILLE, NY 11701

AVAILABLE UNITS
11,000 SF + 1,500 SF + 1,500 SF
FOR A COMBINED TOTAL OF
14,000 SF



TRAFFIC AND MASS TRANSIT



Average Daily Traffic

BROADWAY, NYS ROUTE 110 - 27,000+ VPD

Average Daily Traffic

DIXON AVE - 17,000+ VPD

Train Ridership

AMITYVILLE RR STATION - 1,200+/WEEKDAY

DEMOGRAPHICS (2021 ESTIMATE)

Population



1 MILE:
20,027

2 MILE:
85,570

3 MILE:
152,973

Daytime Population



1 MILE:
12,854

3 MILE:
53,655

5 MILE:
110,987

LOCATION DETAILS

- Spaces ranging from 1,500 sf to 14,000 sf
- Growing area with nearly 1,000 new luxury apartments within walking distance
- On-site parking for 107 cars
- Walk to LIRR train
- Food use is permitted
- Rent on request

NEARBY RETAIL



Average Household Income



1 MILE:
\$102,487

2 MILE:
\$116,610

3 MILE:
\$124,977



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GREYBARN[®]
REDEFINING THE LUXURY RENTAL
450 APARTMENTS



7-ELEVEN



Bethpage
Federal Credit Union
We care about what you care about.™

South Oaks Hospital
Northwell Health

AVALON
COMMUNITIES
338 APARTMENTS

SITE

Westfield
SUNRISE MALL

Country Line Rd

Louden Ave.

NY 110

Dixon Ave.

Albany Ave.

Sterling Pl.

Walgreens

VILLAGE
BY THE BAY
115 APARTMENTS

Railroad Ave.

citibank





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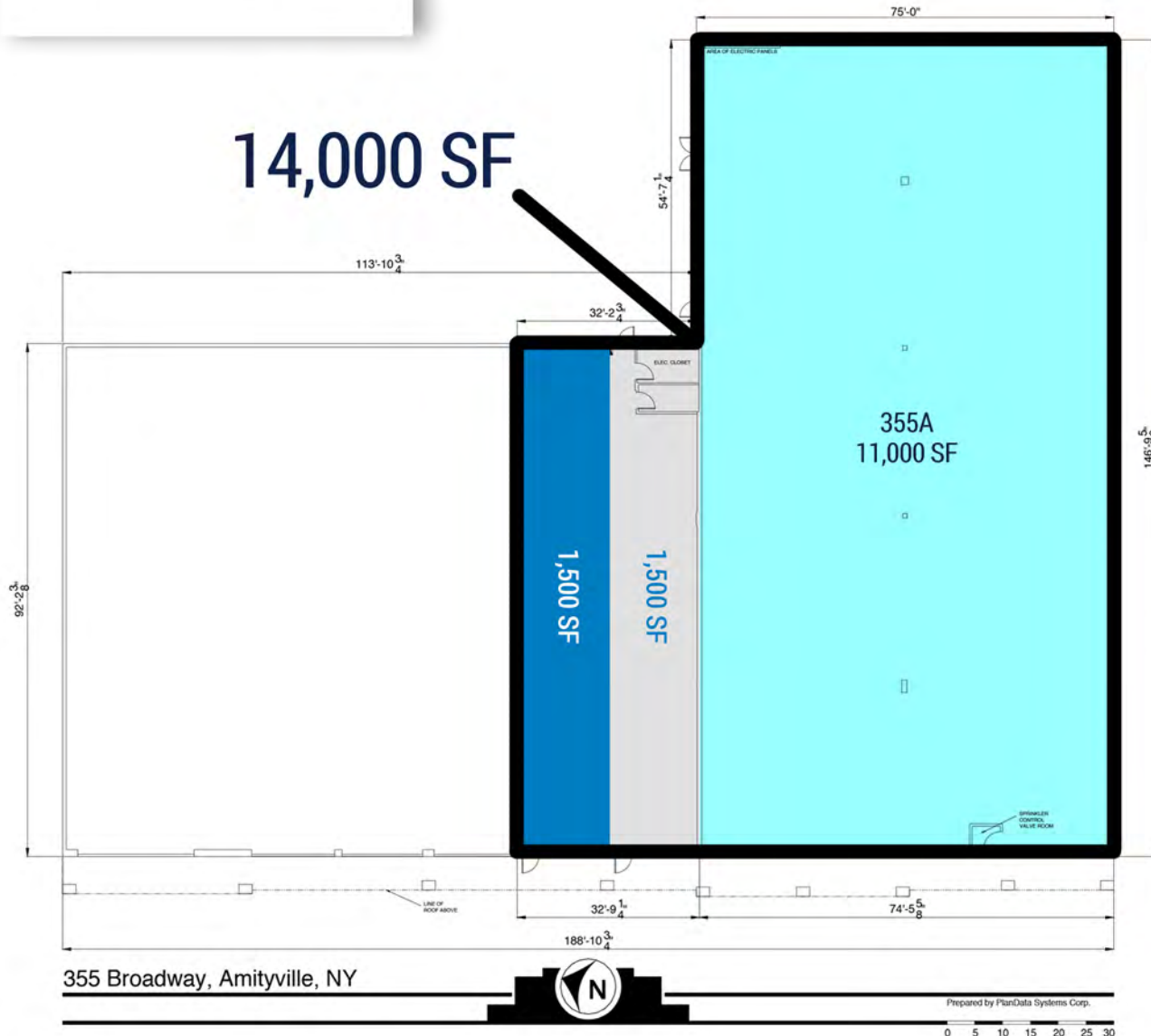
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14,000 SF



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Prepared by PlanData Systems Corp.

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