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Available For Lease: “The Shoppes at Greenvale”

Located on Long Island’s Gold Coast, four incredible locations on Glen Cove Road which has a traffic count of 39,000 cars daily; two blocks from Northern Blvd..



Parking located in rear of centers, with traffic light access at corner of Locust Street.

Opportunity #1



40 Glen Cove Road, Greenvale, NY  
Retail 2,800 SF with full basement  
Next to Shari’s high end women’s clothing. Current tenant Paragon Hair Salon is moving down the block.

## Opportunity #2



44 Glen Cove Road, Greenvale, NY  
Retail 5,600 SF with partial basement  
End Cap showroom with traffic light, adjacent to women's clothing stores. Temporary occupant is a rug store.

## Opportunity #3



50 Glen Cove Road, Greenvale, NY  
Retail 2,052 SF was Orvis Sporting Goods, who moved to Roosevelt Field.

End Cap showroom with traffic light, adjacent to new urgent care, also in center, personal trainer and hair salon.

## Opportunity #4



61 Glen Cove Road, Greenvale, NY  
Retail or Office 3,000 SF was accounting firm.

In Line store located between what will be the new Paragon Hair Salon and Leslie's Pools. Currently set up with 6 large private offices and reception area.

For Further Information Contact Ed Smith (Broker) 631 807 2050

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## The “Shoppes in Greenvale”

### Demographics (2013):

	1 Mile	3 Mile	5 Mile
Adult Population	4,890	46,220	169,452
Daytime Population	9,332	73,621	267,062
Households	2,127	20,122	73,681
Average Household Income	\$151,615	\$142,293	\$121,063

Other Neighboring Stores: Sleepy’s, Wells Fargo, Graces Market Place, P.C. Richards, A T&T, Barefoot Peddler Pub, Victor Talbots, Sundown Ski, Gold Coast Jewelers, the Wheatley Plaza and Glen Cove Plaza. In the Plaza Shopping Centers are located Pathmark, Bens Deli, Starbucks, Shoe Box, London Jewelers, Banana Republic, Brooks Brothers, Peoples United Bank, TJ Maxx, Lester’s Clothing and many more.

### **Leasing Details:**

Rent for all stores is \$55 per square foot, triple net.

Plus: Taxes \$11 PSF and CAM \$5 PSF

10 year leases are desired.

Landlord will consider build outs.

No food uses are permitted.

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