

# PRIME CORNER FOR LEASE

## NEC JERUSALEM AVE AND NEWBRIDGE RD

### NORTH BELLMORE, NY



#### ADDRESS

1199 Newbridge Road, North Bellmore, NY

#### LOCATION

Northeast Corner Newbridge Road and Jerusalem Avenue

#### BUILDING SIZE

6,000 square feet (Can be redeveloped to 6,720 sf)

#### PROPERTY SIZE

31,363 square feet

#### CURRENT TENANT

Car Wash

#### RENT

TBD

#### TRAFFIC VOLUME

42,000 Vehicles Per Day

#### DEMOGRAPHIC PROFILE

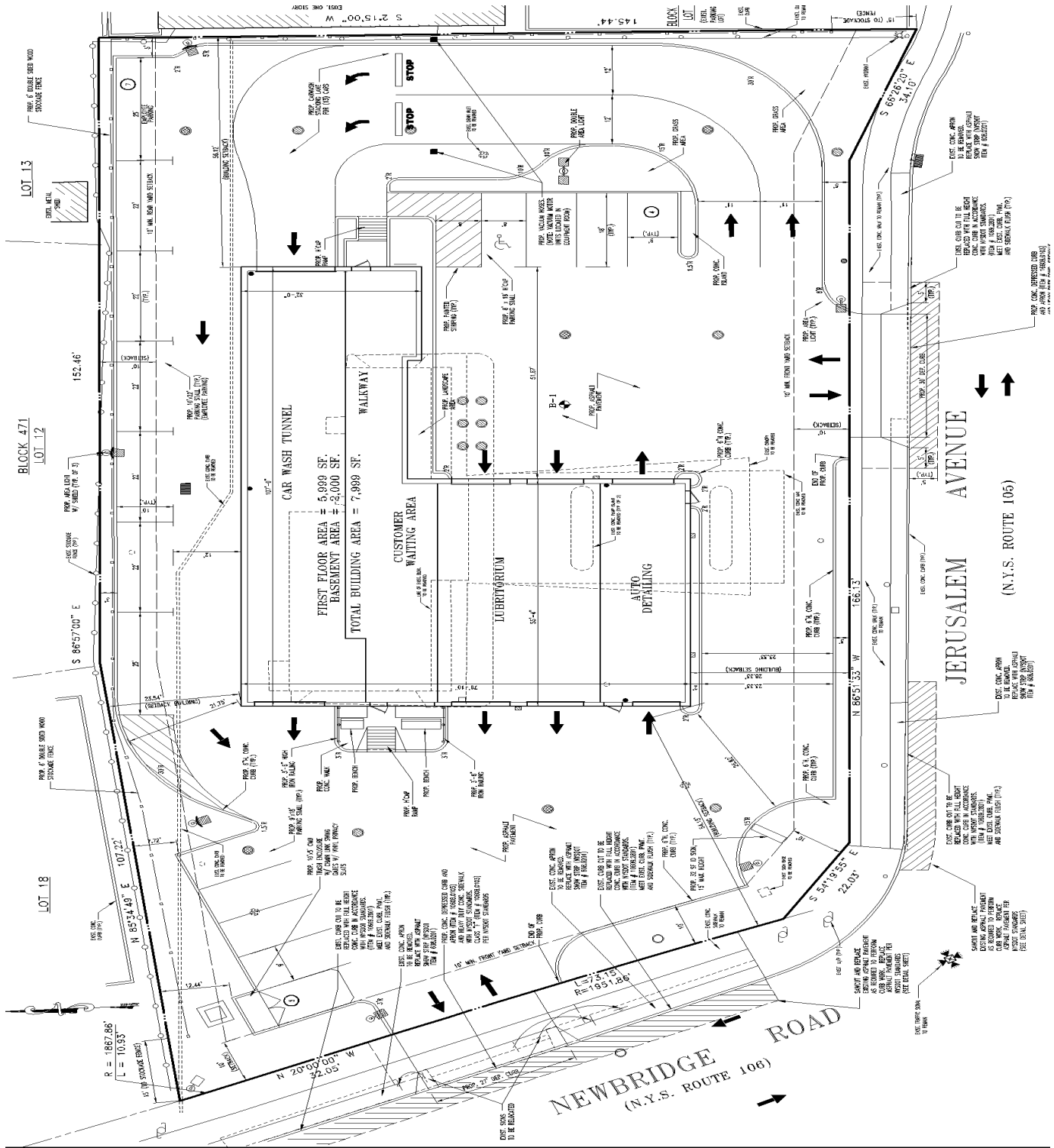
| Category          | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-------------------|---------------|---------------|---------------|
| Population        | 23,851        | 206,401       | 504,031       |
| Households        | 7,891         | 64,793        | 157,747       |
| Average HH Income | \$114,545     | \$113,609     | \$109,947     |



Realty Insight Group, Inc.  
real estate services

**For Further Information Please Contact**  
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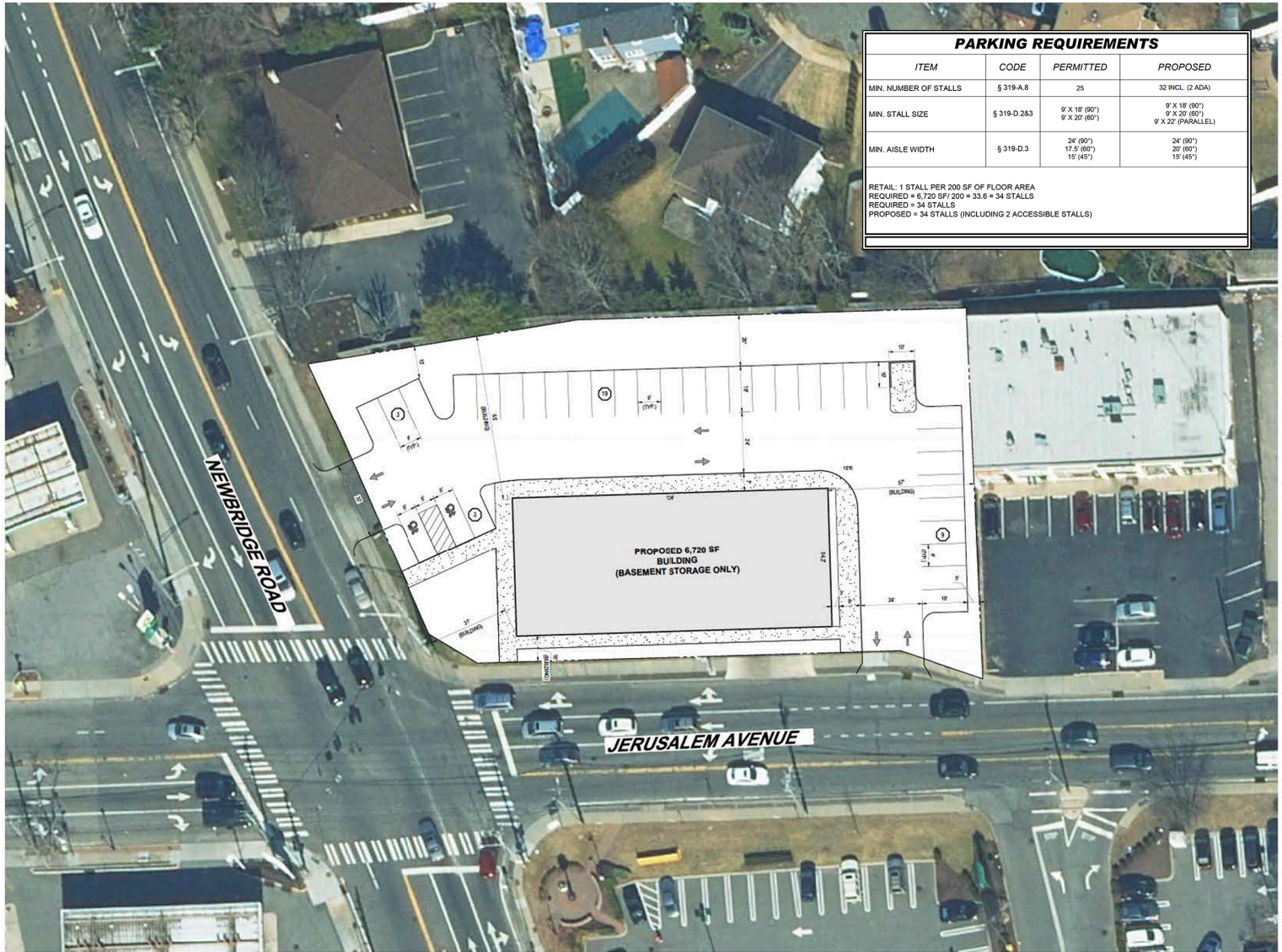
# 1199 NEWBRIDGE ROAD - NORTH BELLMORE, NY



FIRST FLOOR AREA = 5,899 SF.  
 BASEMENT AREA = 2,000 SF.  
 TOTAL BUILDING AREA = 7,899 SF.

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# Alternate Plan for 1199 Newbridge Rd - Up to 6,720 SF



| PARKING REQUIREMENTS  |             |                                       |                                                         |
|-----------------------|-------------|---------------------------------------|---------------------------------------------------------|
| ITEM                  | CODE        | PERMITTED                             | PROPOSED                                                |
| MIN. NUMBER OF STALLS | § 319-A.8   | 25                                    | 32 INCL. (2 ADA)                                        |
| MIN. STALL SIZE       | § 319-D.2&3 | 9' X 18' (90°)<br>9' X 20' (80°)      | 9' X 18' (90°)<br>9' X 20' (90°)<br>9' X 22' (PARALLEL) |
| MIN. AISLE WIDTH      | § 319-D.3   | 24' (90°)<br>17.5' (80°)<br>15' (45°) | 24' (90°)<br>20' (90°)<br>15' (45°)                     |

RETAIL: 1 STALL PER 200 SF OF FLOOR AREA  
 REQUIRED = 6,720 SF / 200 = 33.6 = 34 STALLS  
 REQUIRED = 34 STALLS  
 PROPOSED = 34 STALLS (INCLUDING 2 ACCESSIBLE STALLS)



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