

Floorplan on
Reverse Side



END-CAP DRIVE -THRU & 35 PARKING SPACES

2,500 Sq. Ft.
Call for Rental Details

- Former Bank Space
- Food (No QSR)/Dry/Office/Service Uses Allowed
- Parking Available for 35 Vehicles
- Convenient and Rare Drive-Thru
- Two (2) Bathrooms in Space
- Zoning: B-HP
- Co-Tenancy with Deli and Dry Cleaner
- Walking Distance to Heritage Hills; 2,600 Residential Condo Units; New DeCiccio's and New 66 Unit Townhome Development
- Traffic Count: 28,524 Vehicles Per Day between Routes 202 & 100



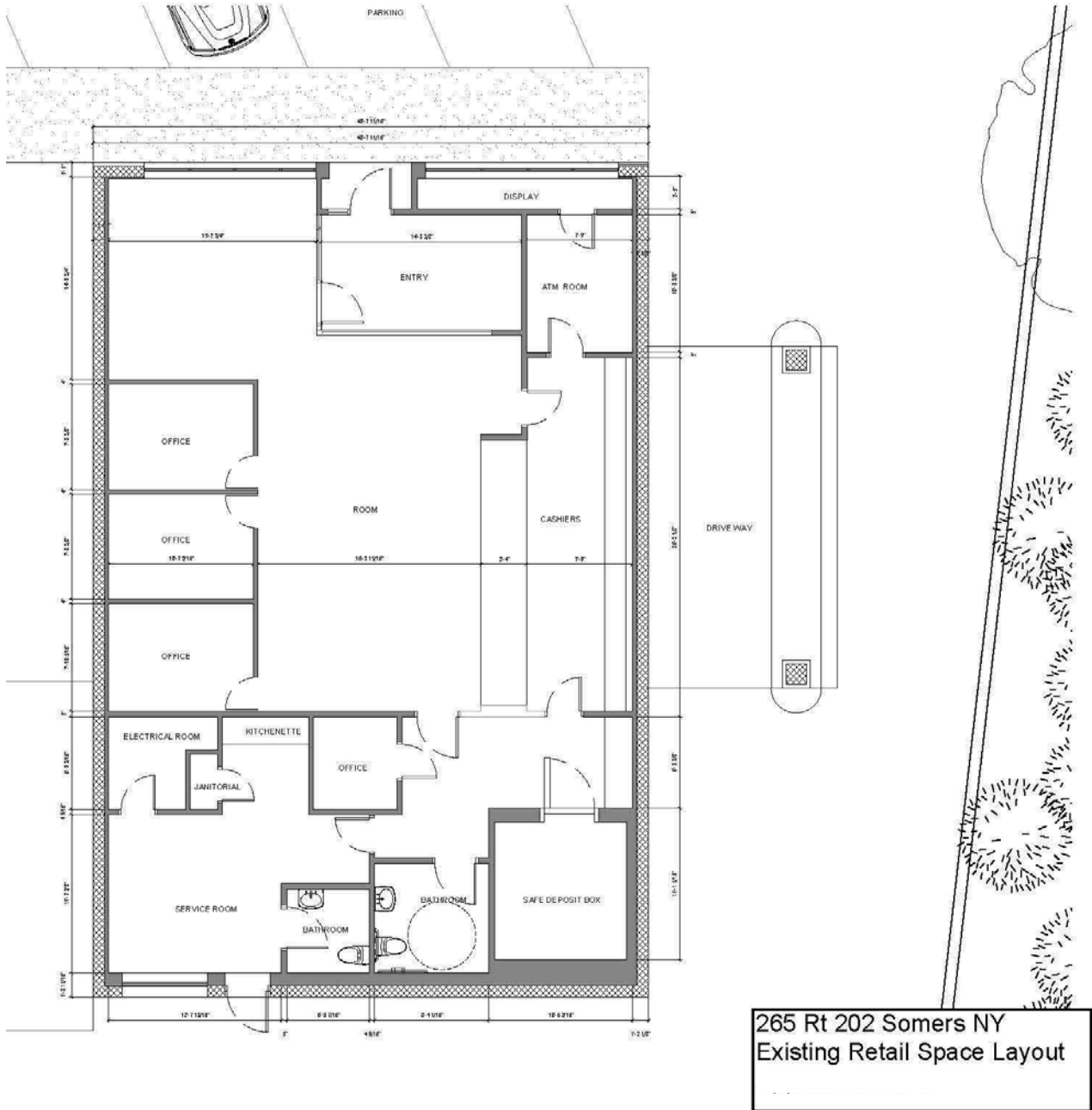
By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$151,252	\$178,062	\$178,322
Median HH Income	\$111,538	\$127,231	\$127,123
Population	2,961	21,040	50,141
Total Households	1,417	7,971	18,008
Retail Potential	\$94M	\$617M	\$1.4B

**Call Owner's
Exclusive Agent:**

Joan Simon 914-779-8200 x117 jsimon@admiralrealestate.com

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EXISTING SPACE LAYOUT



EXISTING FLOOR PLAN

A-001.00

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