

ISLANDIA, NEW YORK

Retail Space Available on Veterans Highway Development



**AVAILABLE
RETAIL SPACE**
NEXT TO *Walgreens*

LOCATION

1900 Veterans Memorial Highway
Islandia, NY

AVAILABLE

Up to 12,000 Square Feet

PROPERTY SIZE

(+/-) 2 Acres

ZONING

Highway Commercial (permits retail)

TRAFFIC

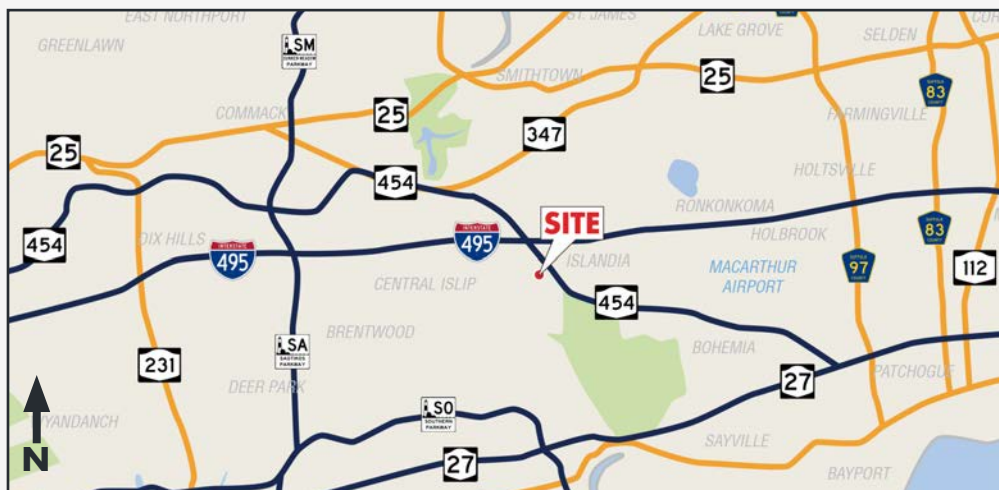
33,000 vehicles per day on Veterans Memorial Highway

NEIGHBORING TENANTS

Walgreens, Walmart, TJ Maxx, Stop & Shop, Dave & Busters, Blink Fitness, Rite Aid

COMMENTS

- Cross Easement with Walgreens, providing access to a fully signalized intersection at the corner of Veterans Highway & Sycamore Avenue
- Shares an Intersection with a (+/-) 350,000 Square Foot Walmart/Stop & Shop anchored Shopping Center
- One of the last parcels of land available along this stretch of Veterans Highway, with zoning that permits retail



DEMOS	1 MILE	3 MILE	5 MILE
POP	7,787	90,268	252,180
A.H.H.I	\$97,937	\$109,368	\$114,911

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

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500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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Conceptual Elevation



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