

HOLTSVILLE, NEW YORK

Waverly Avenue Development | Will Build to Suit



LOCATION

N/W/C of Waverly Avenue
& LIE (I-495) North Service Road
Holtsville, NY

AVAILABLE

Proposed (+/-) 25,000 Square Foot
Building (Will Build to Suit)

PROPERTY SIZE

2.2 Acres

ZONING

Business / Office / Retail

FRONTAGE

- 329' on Waverly Avenue
- 298' on LIE North Service Road

TRAFFIC

- 27,000 VPD on Waverly Avenue
- 127,000 VPD on LIE (I-495)

PRICE

Below Market - Call For Details

COMMENTS

- Highly visible from both directions of the Long Island Expressway (I-495), with easy access to and from Exit 62
- Access to large residential, office, and industrial areas surrounding the 2.2 Acre property



DEMOS	1 MILE	3 MILE	5 MILE
POP	8,947	89,794	250,725
A.H.H.I	\$98,468	\$115,280	\$111,625

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

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Concept Plan



LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD



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