



425 WILLIAM FLOYD PARKWAY

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Property Summary



PROPERTY SUMMARY

Building Size:	2,829 SF
Lease Rate:	\$110,000 per year [NNN]
Lot Size:	0.92 Acres
Traffic Count:	27,000
Zoning:	J2

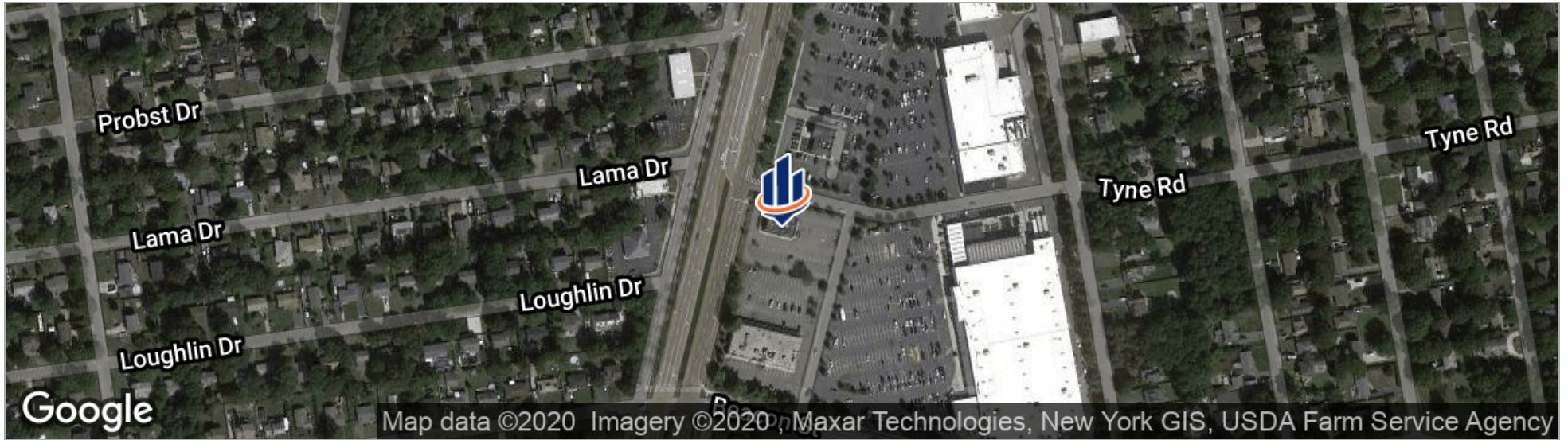
PROPERTY OVERVIEW

Ground Lease Opportunity. 0.92 acre Pad Site situated in front of Home Depot, King Kullen, and Rite Aid. 2,829 SF Bank Branch Building In Place with Drive-Thru. Located on William Floyd Parkway just south of Sunrise Highway.

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Drive-Thru
- 61' of Frontage on William Floyd Parkway
- Ideal Pad Site for Bank, Restaurant, or Medical use
- Anchored by King Kullen, Rite Aid and Last Home Depot Before The Hamptons
- High Summer Traffic Conduit to Beaches on Fire Island and Smith Point Park

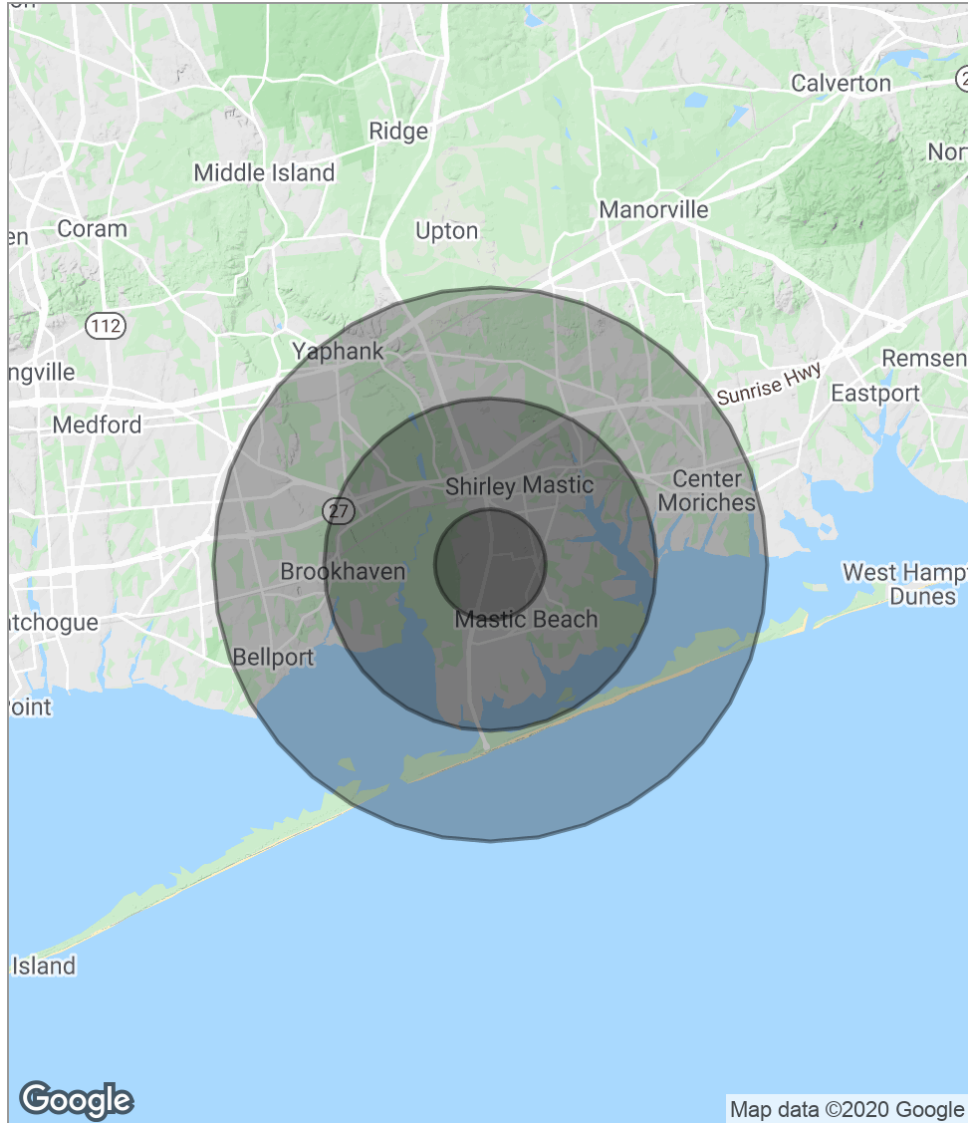
Location Maps



Floor Plan



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,683	59,382	100,559
Median age	34.8	34.9	35.7
Median age (Male)	34.6	34.5	35.8
Median age (Female)	34.8	35.4	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,695	18,582	32,064
# of persons per HH	3.2	3.2	3.1
Average HH income	\$83,554	\$80,726	\$83,870
Average house value	\$320,263	\$339,166	\$353,080

* Demographic data derived from 2010 US Census

Retailer Map

