

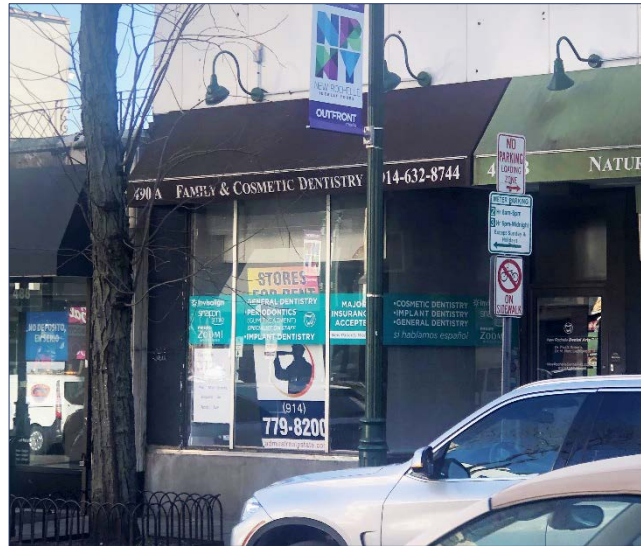
TRAFFIC COUNT
Over 13,500
Vehicles Per Day



FOR LEASE:
FORMER DENTIST SITE
RETAIL/OFFICE USES APPROVED

1,500 SF | \$3,750/Mon. Modified Gross

- Fantastic Vehicle & Foot Traffic and Exposure to Busy Downtown Main Street
- Street and Metered Parking Available
- Basement Available
- 9 Ft Ceilings
- Steps from New Roc City
- More than 2,000 Residential Units Under Development within a 0.25 Mile Radius



By Drive-Time	1-Min	5-Min	7-Min
Average HH Income	\$75,645	\$86,934	\$113,102
Median HH Income	\$51,526	\$59,044	\$70,225
Population	2,336	39,493	67,383
Total Households	683	14,683	24,452
Retail Potential	\$20.8M	\$561M	\$1.2B

Call Owner's Exclusive Agent: Haryn Intner 914-779-8200 x123 haryn@admiralrealestate.com

Brokers
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