



Island Associates Real Estate Inc.

We create value

NEW Retail Space Available **425 Union Boulevard** **West Islip, NY**



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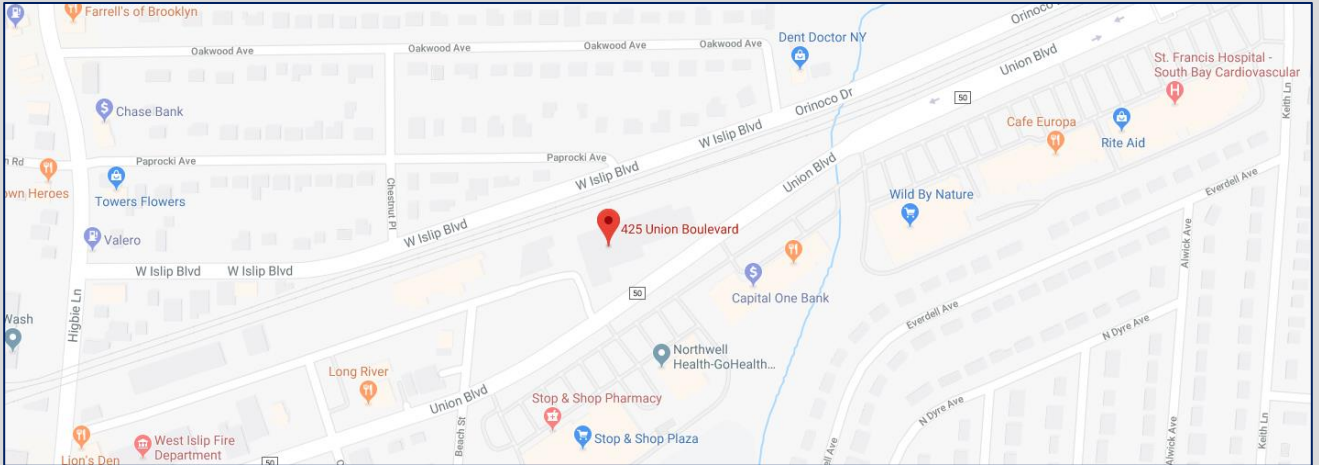
Property Info

1,200 - 5,437 SF Retail Space Available

Lease Price: \$32.00 SF / NNN *in-line

\$35.00 SF / NNN *End-Cap

*Estimated Taxes: \$6 SF



Demographics	1 Mile	2 Miles	3 Miles
Total Population	14,530	100,853	251,348
Median HH Income	\$101,855	\$92,098	\$84,440

Join brand new 7-Eleven, Brownstones Café & Pizzella at this new location!

This site will be home to 7-Eleven's brand-new concept that includes "Raise the Roost" & "Laredo Taco Co." as food options / Indoor & Outdoor Seating as well as a full-service Gas Station.

❖ Daily Vehicle Counts of over 15,000

❖ Dedicated Signaled Traffic Light at Entrance across from Stop & Shop!

❖ 176 Parking Stalls / Sewers

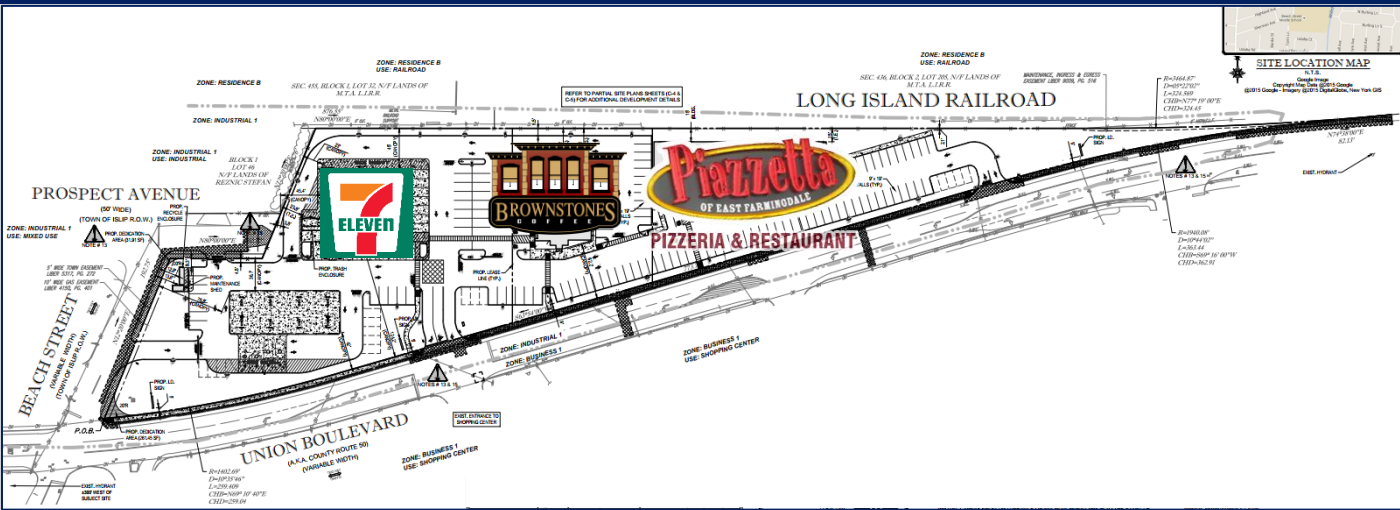
❖ Just East of Higbie Lane. Located across the street from Stop 'n Shop, Dunkin Donuts, Rite Aid, Dollar Tree, Astoria Federal Savings Bank, People's United Bank, Wild By Nature, Costello's & Ace Hardware!

1.5 Miles From Good Samaritan Hospital

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Site Plan & 7-Eleven Elevations



RETAIL CENTER ELEVATIONS



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