



Island Associates Real Estate Inc.

We create value

# Bethpage Plaza

## 1,360 SF Retail Space

### 420 Wantagh Avenue. Bethpage, NY



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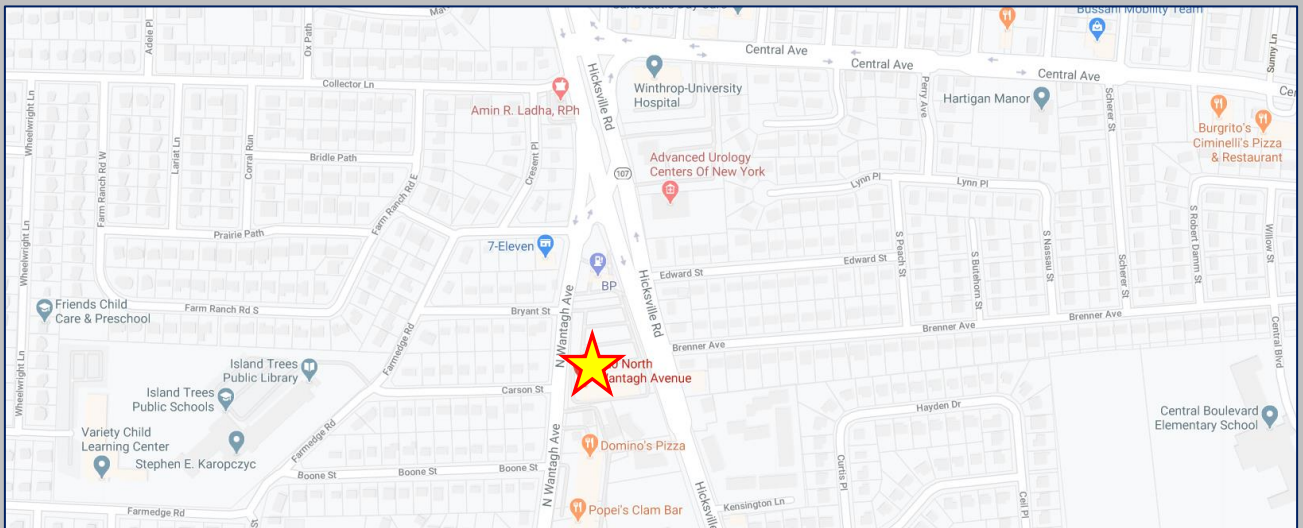
# Property Information

**1,360 SF Space Available in 14,229 SF Retail Building**

**Lease Price: \$20.00 SF / NNN**

**NNN: \$15.39 SF**

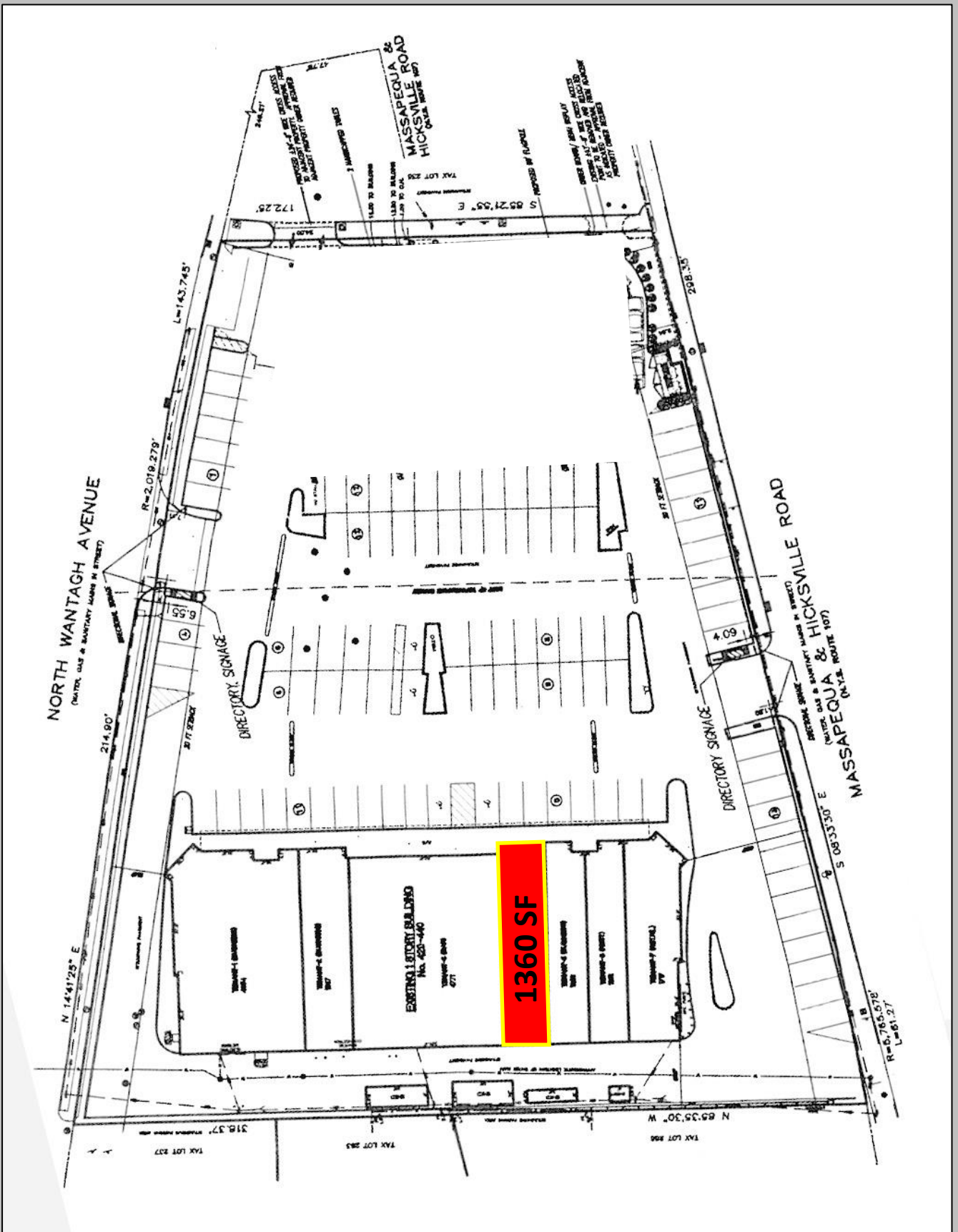
Demographics	1 Mile	3 Miles	5 Miles
Total Population	20,416	167,615	122,011
Median HH Income	\$102,157	\$108,873	\$115,541



**Located in highly visible, busy retail shopping center with access from both North Wantagh Ave & Hicksville Road.**

- ❖ Site benefits from dual signage on both streets as well.
- 90' Frontage on Wantagh Ave. & 93' Frontage on Hicksville Rd.
- ❖ 160 parking spaces
- ❖ Site intersects both Wantagh Avenue & Route 107 at a traffic light.
- ❖ 21,470 Daily Traffic Counts on N Wantagh Ave. 31,420 on Hicksville Road.

# Property Info



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.