



Island Associates Real Estate Inc.

We create value

For Lease
340 Washington Ave.
Brentwood, NY

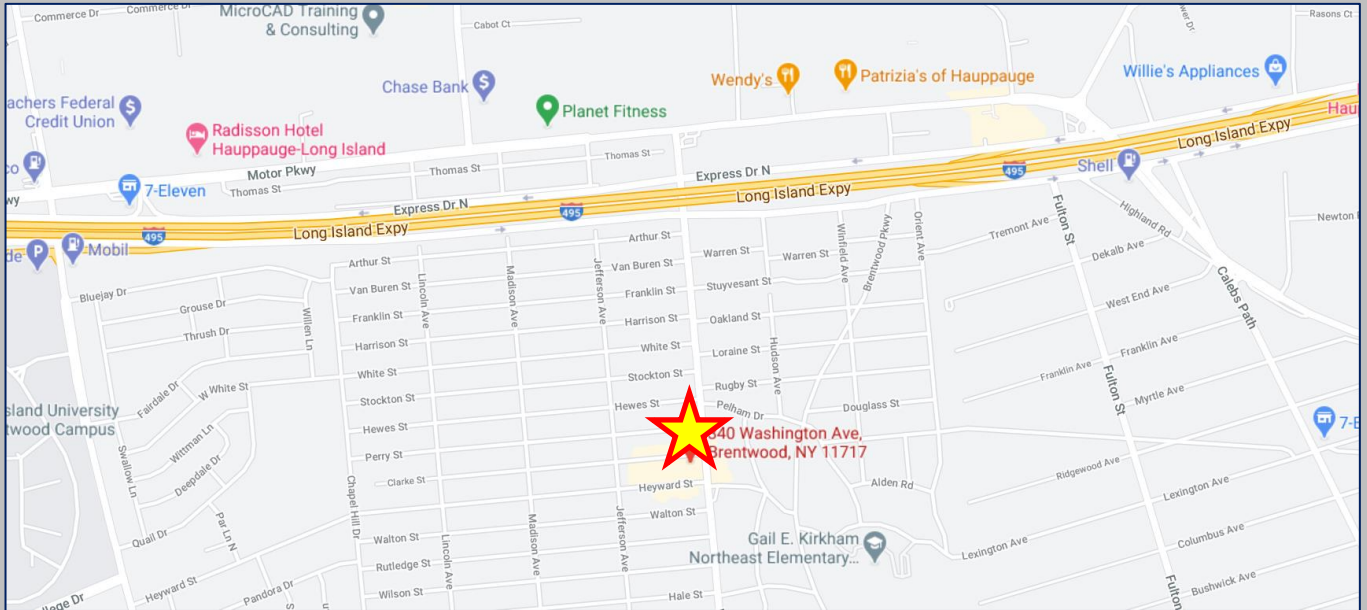


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Property Information

3,300 SF on +/- .92 Acres
Lease Price: \$180,000 / NNN



- ❖ Freestanding Building w/ Drive-Thru
- ❖ Outparcel to 25,882 SF Shopping Center
- ❖ High Daily Traffic Counts of 17,983
 - ❖ Located at Signalized Corner
 - ❖ Ample Parking
- ❖ Approx. ¾ Mile South of the LIE (Long Island Expressway)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	17,830	100,842	248,339
Median HH Income	\$81,758	\$89,065	\$101,382