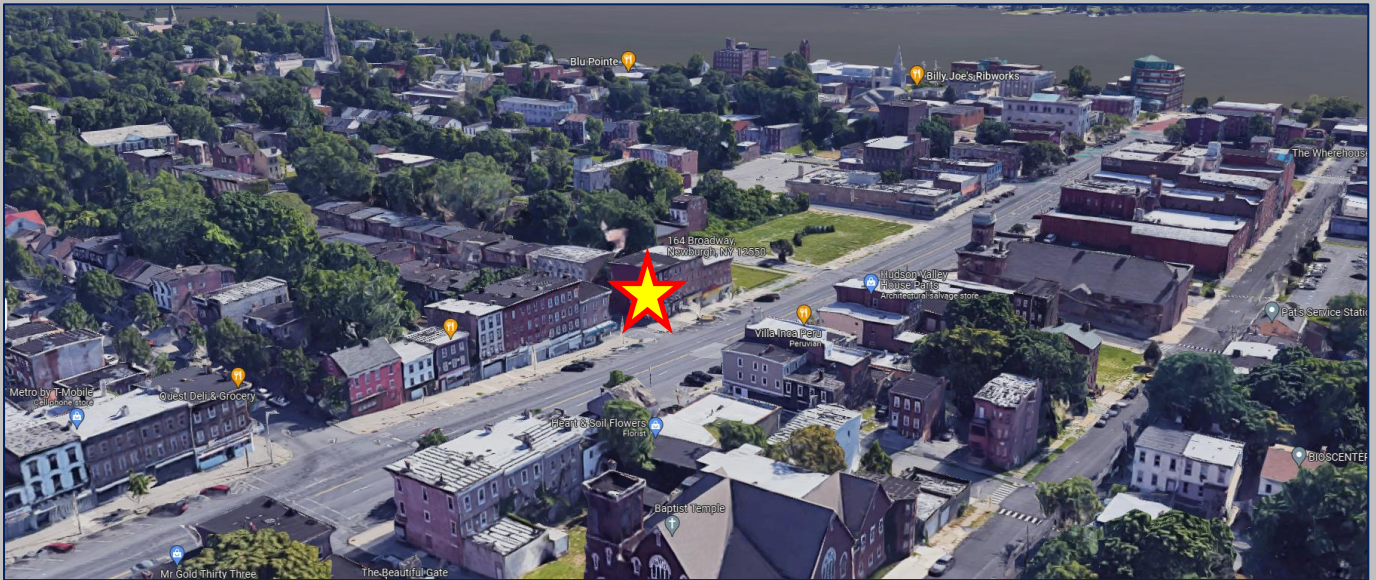




Island Associates Real Estate Inc.

We create value

**For Lease**  
**164 Broadway**  
**Newburg, NY**



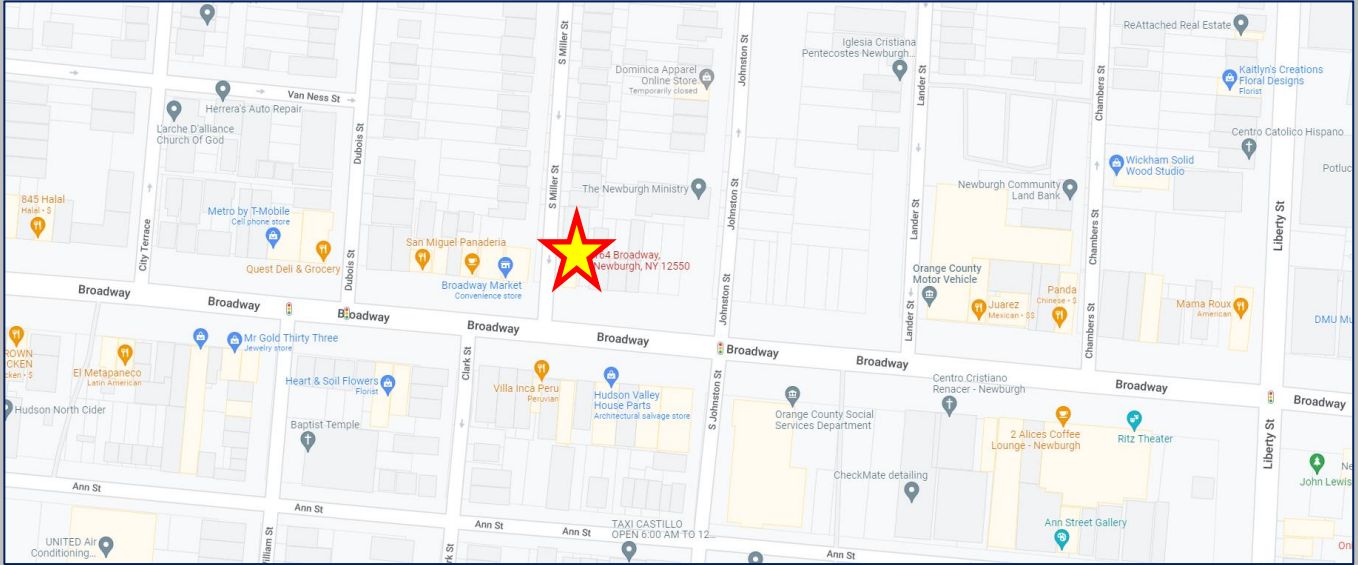
**Chris Mayor**  
[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
**(631) 513-2000**

**Larry Densen**  
[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)  
**(516) 857-5564**

# Property Information

**+/- 1,250 SF Retail Available**

**Price: \$20.00 SF / Gross**



## Beautiful renovated storefront space in mixed use building

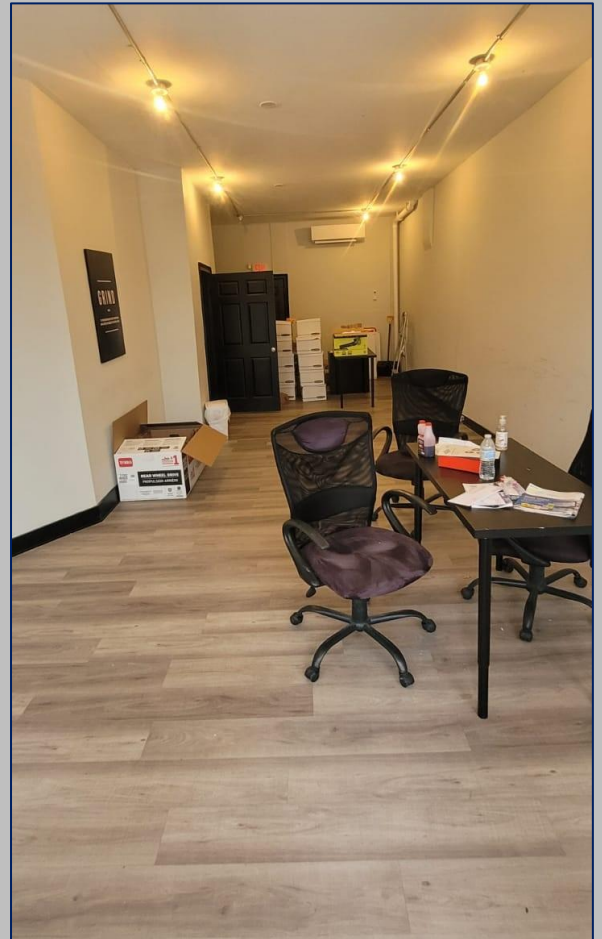
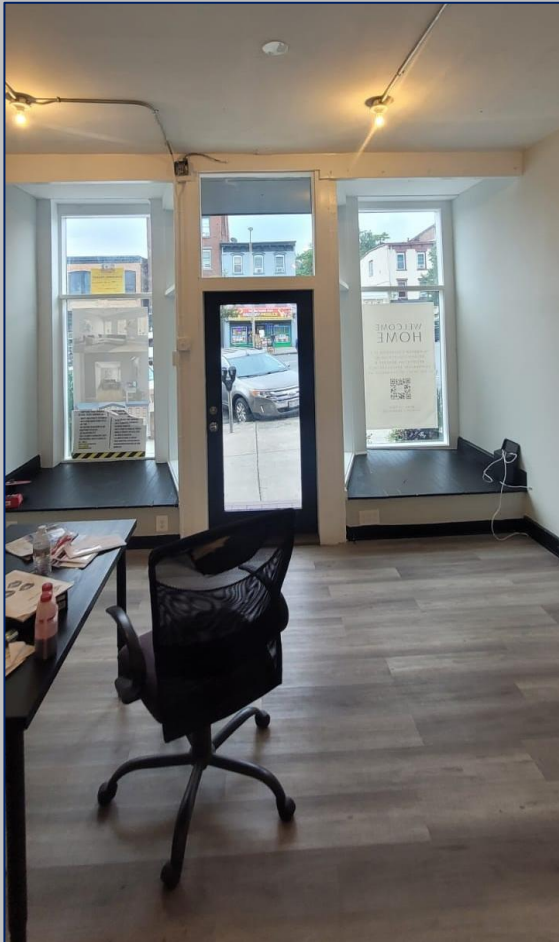
- ❖ High ceilings, Poured concrete floors
- ❖ Perfect for a bar/tavern, cafe, office, retail, personal service, art studio, yoga studio, medical office etc.
- ❖ New HVAC
- ❖ Located directly on Broadway, walking distance to the Waterfront, Downing Park.
- ❖ Downtown Neighborhood Zoning.
- ❖ Daily Traffic Counts of 15,494

Located in the Historic district, money is pouring into this area the time to get in and set up shop is now.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	20,888	61,241	104,489
Average HH Income	\$57,324	\$84,523	\$96,284

*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.*





*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.*