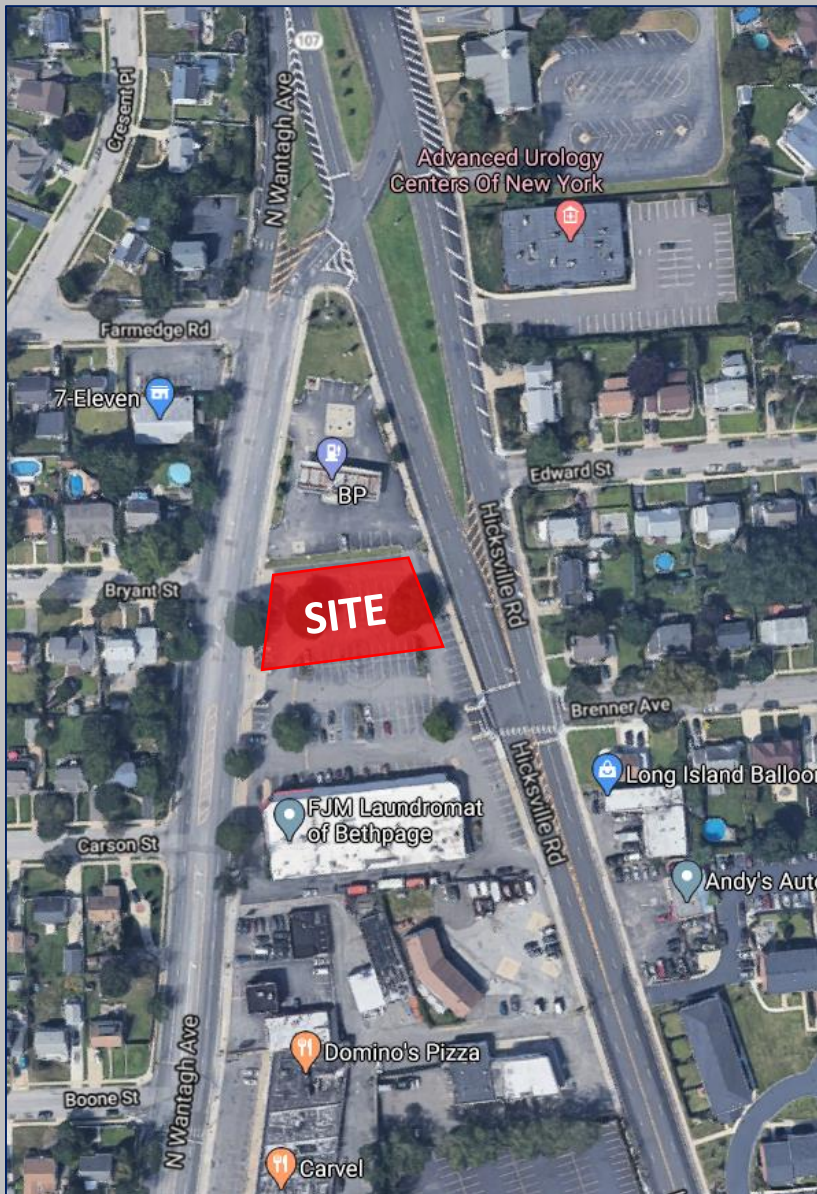




Island Associates Real Estate Inc.

We create value

Proposed 961 SF Building w/Drive-Thru 420 Wantagh Ave., Bethpage, NY



Roger A. Delisle, Jr. CCIM

Roger@islandassociates.com



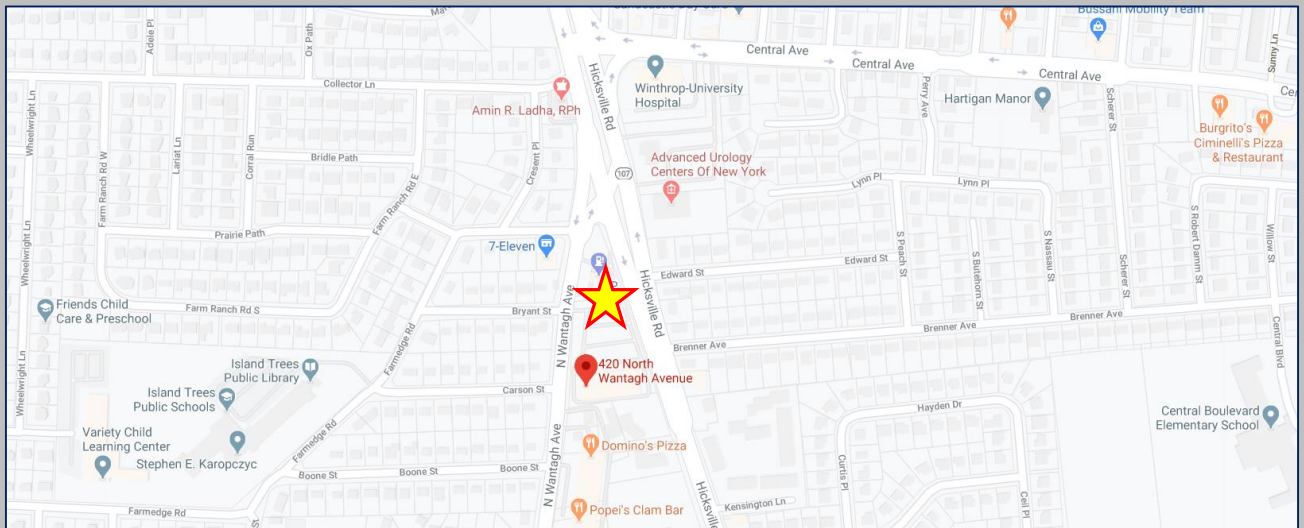
444 Rt. 111, Suite 1 Smithtown, NY 11787 (631) 982-2100 www.IslandAssociates.com

Property Information

Proposed 961 SF Building w/Drive-Thru

GLA: \$75,000.00 NNN

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

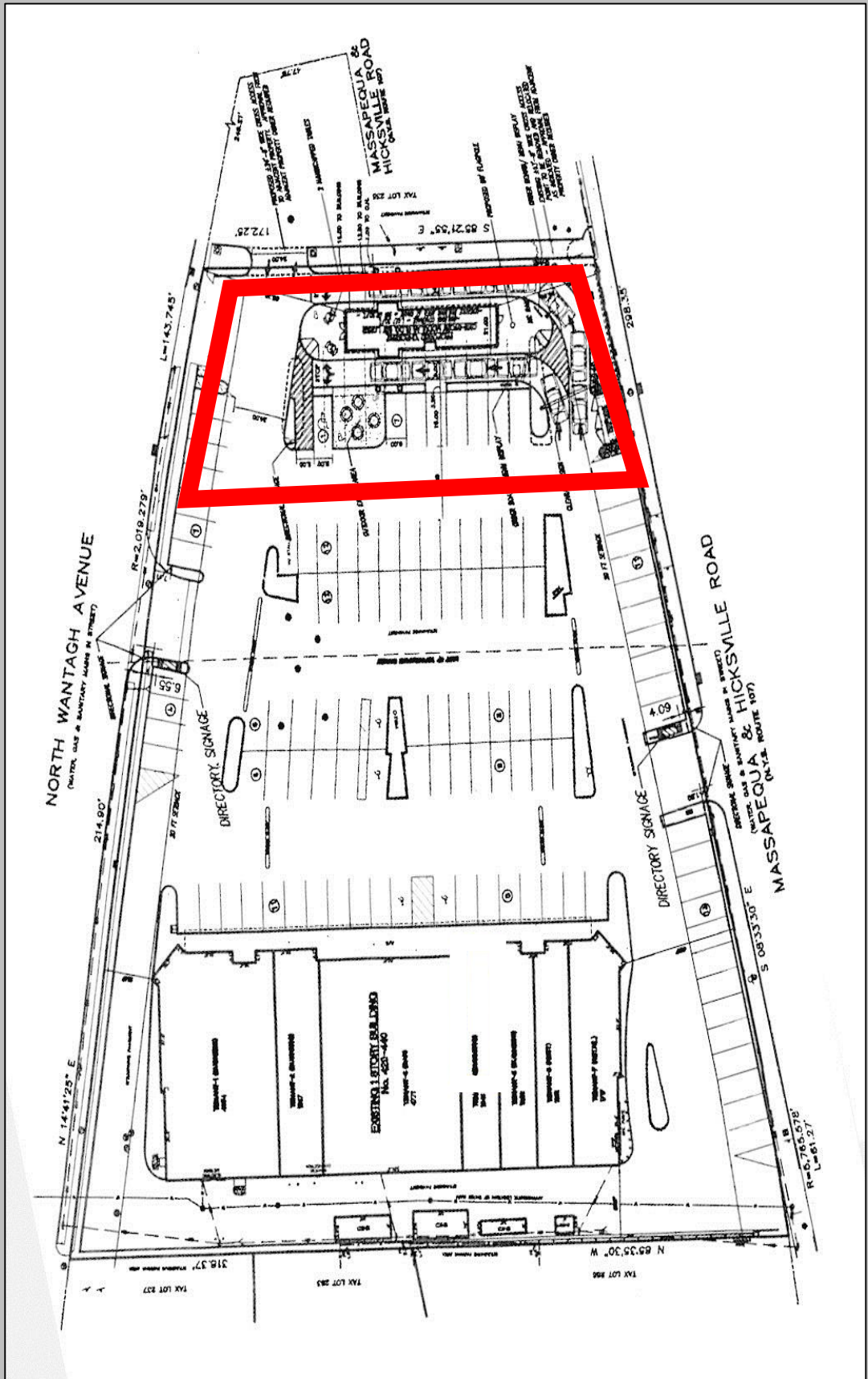


Space is located in highly visible, busy retail shopping center with access from both North Wantagh Ave & Hicksville Road.

- ❖ 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.

*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



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