32 Glen Cove Rd.

Between Glen Cove Road & Chestnut Street
Greenvale NY 11548

HELLER ORGANIZATION



SIZE: 4,000 SF – Lower Level
8 FT Ceiling Heights

POSSESSION: Immediate

RENT: Upon Request
Lower Level Taxes: $4.00 PSF
Lower Level CAM: $2.00 PSF
Lower Level Ins.: Included in CAM

COMMENTS:

- Cross easement with neighboring shopping center including access to signalized intersection; Northern Boulevard and Glen Cove Road
- Brand new expanded parking lot with approximately 35 parking spots
- New elevator and additional staircase to be installed

NEIGHBORS:

T.J.maxx DUNKIN' tropical SMOOTHIE CAFE BAR FRITES RESTAURANT BEN'S KOSHER DELICATESSEN RESTAURANT & CATERER MIEKA SHARIS EQUINOX orangetheory FITNESS UNCLE GIUSEPPE'S WELLS FARGO jovia Financial Credit Union

MOE's SOUTHWEST GRILL BEACH TANNING BUM blo blow-dry-bar EWC

EXCLUSIVE AGENTS

Josh Singer
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Michael Aminov
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917.332.7530

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AREA MAP:



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AERIAL:



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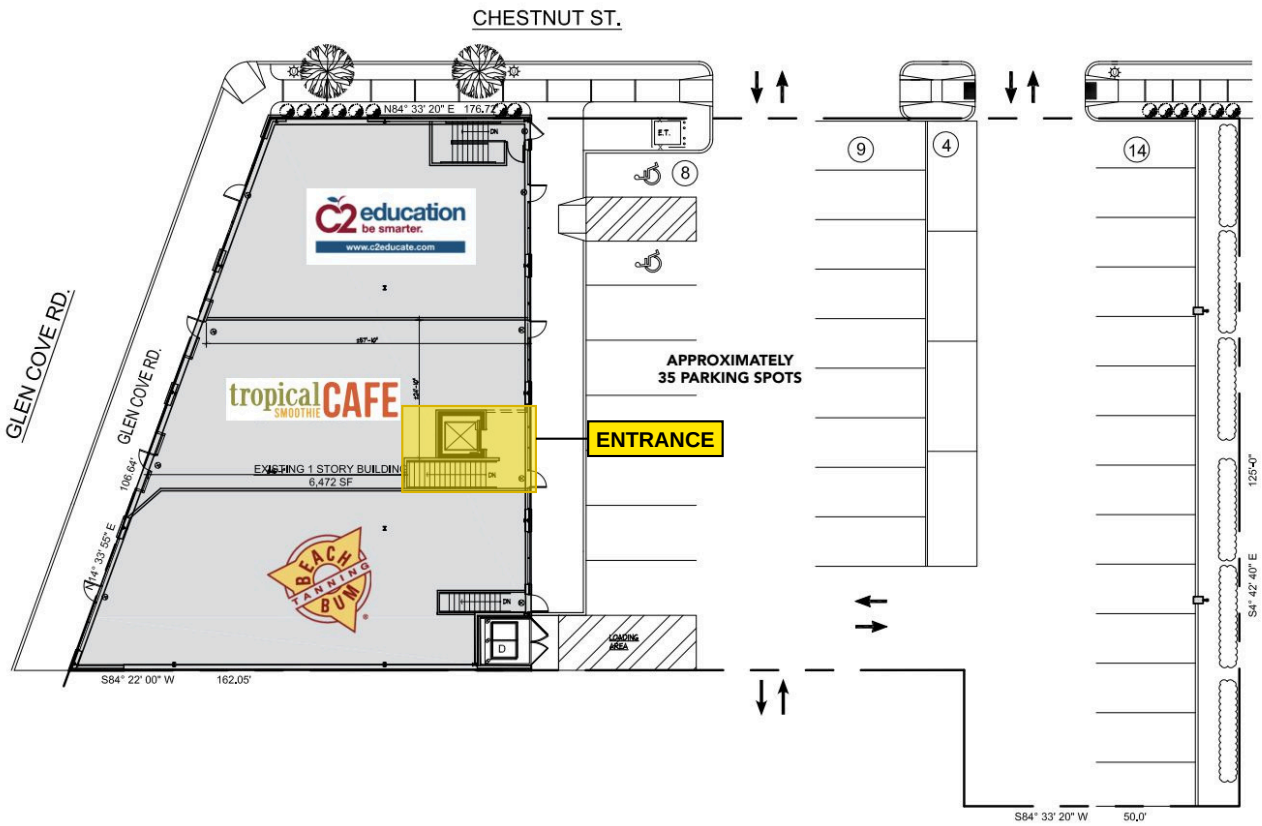
GROUND FLOOR:



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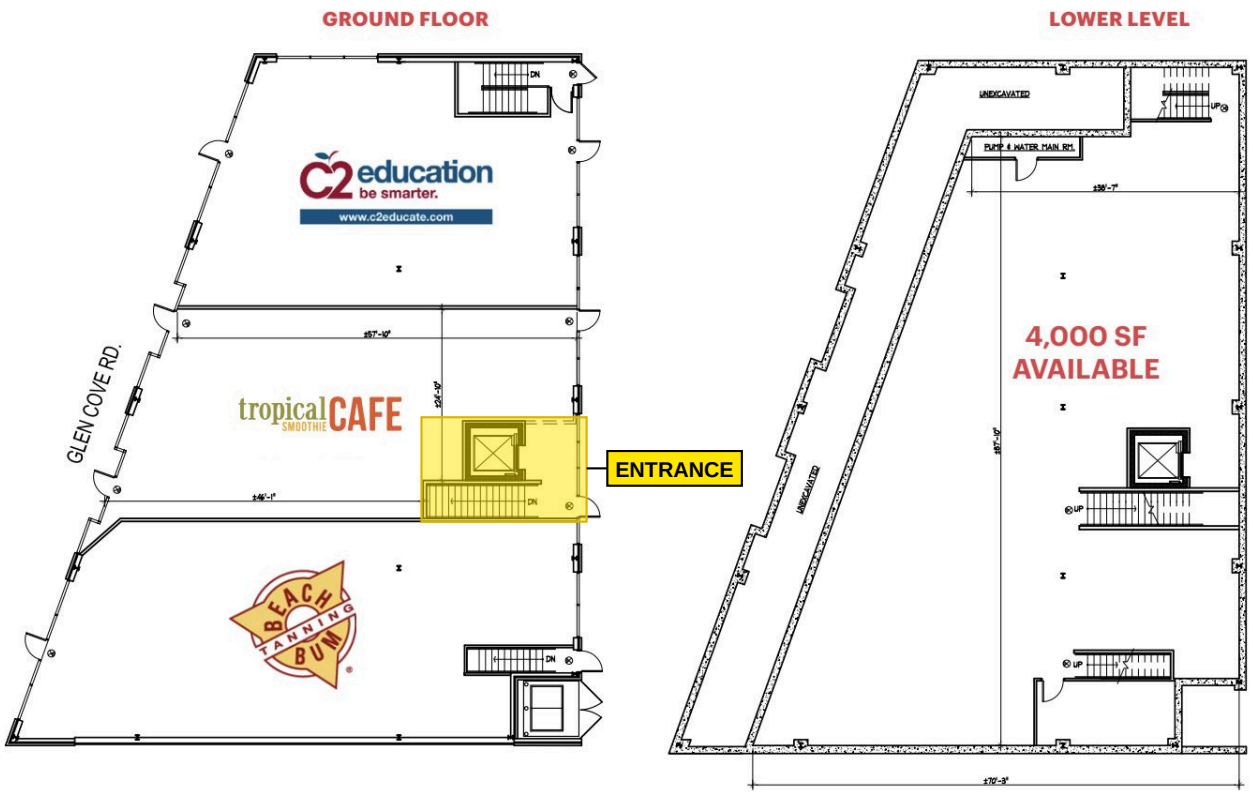
GROUND & LOWER LEVEL:



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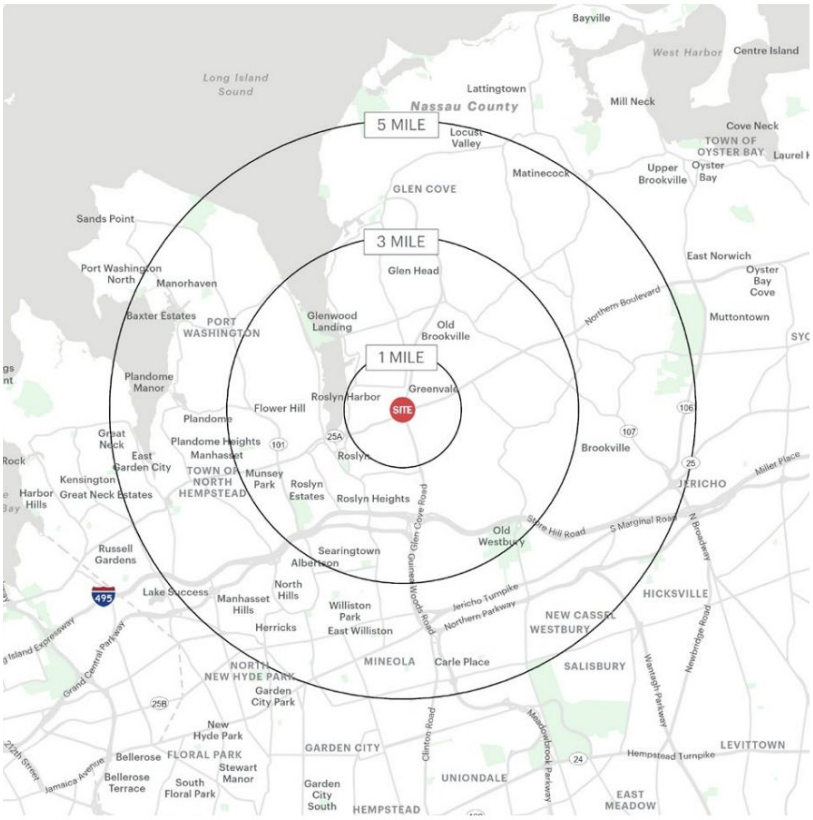
AREA DEMOGRAPHICS:



1 MILE RADIUS

POPULATION	**COLLEGE GRADUATES (BACHELOR'S +)**
6,091	3,238 - 76.0%
HOUSEHOLDS	**TOTAL BUSINESSES**
1,813	378
AVERAGE HOUSEHOLD INCOME	**TOTAL EMPLOYEES**
$279,504	3,727
MEDIAN HOUSEHOLD INCOME	**DAYTIME POPULATION (W/ 16 YR +)**
$197,960	7,022

3 MILE RADIUS

POPULATION	**COLLEGE GRADUATES (BACHELOR'S +)**
58,220	28,725 - 72.0%
HOUSEHOLDS	**TOTAL BUSINESSES**
19,168	2,963
AVERAGE HOUSEHOLD INCOME	**TOTAL EMPLOYEES**
$249,129	34,796
MEDIAN HOUSEHOLD INCOME	**DAYTIME POPULATION (W/ 16 YR +)**
$173,629	66,074

5 MILE RADIUS

POPULATION	**COLLEGE GRADUATES (BACHELOR'S +)**
229,252	94,714 - 58.0%
HOUSEHOLDS	**TOTAL BUSINESSES**
76,862	12,829
AVERAGE HOUSEHOLD INCOME	**TOTAL EMPLOYEES**
$202,061	141,494
MEDIAN HOUSEHOLD INCOME	**DAYTIME POPULATION (W/ 16 YR +)**
$138,916	261,935

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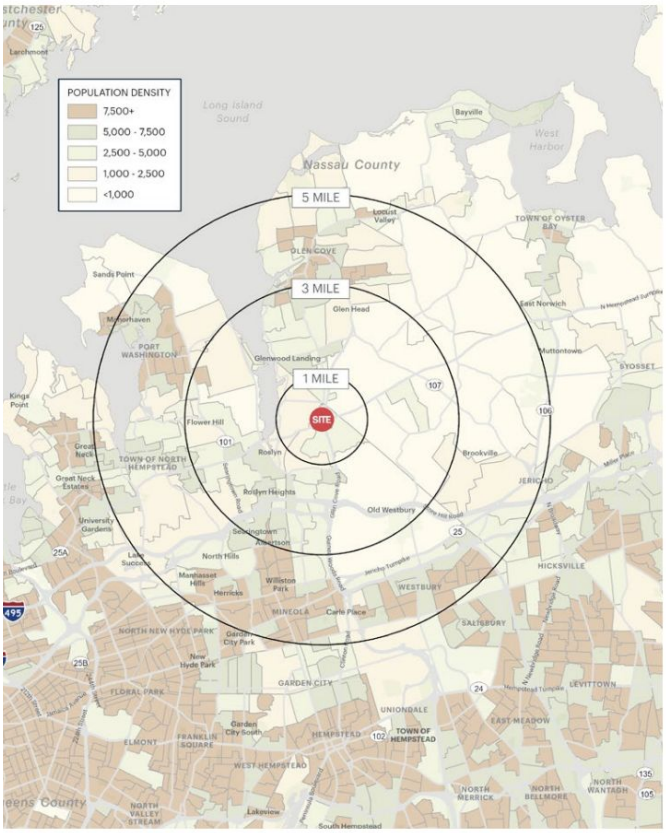

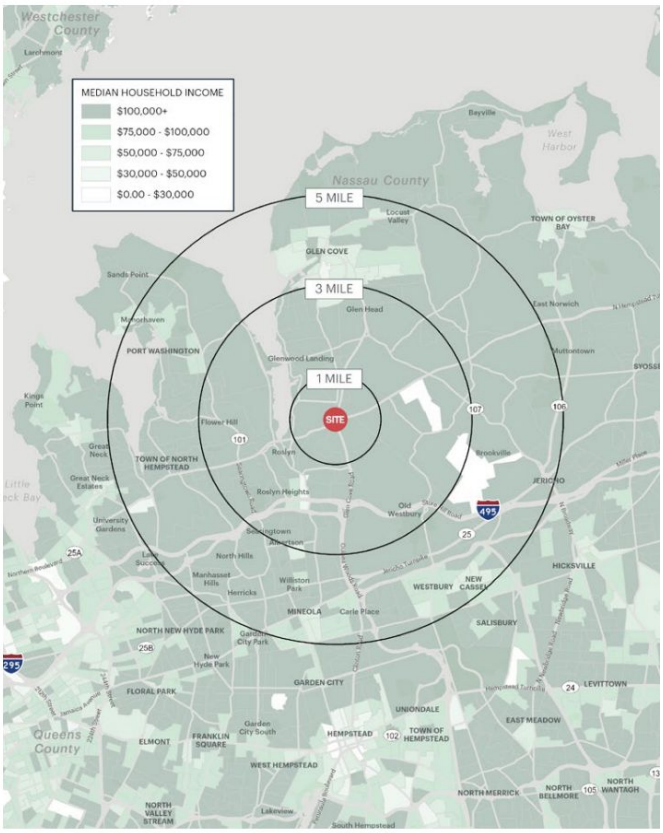

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