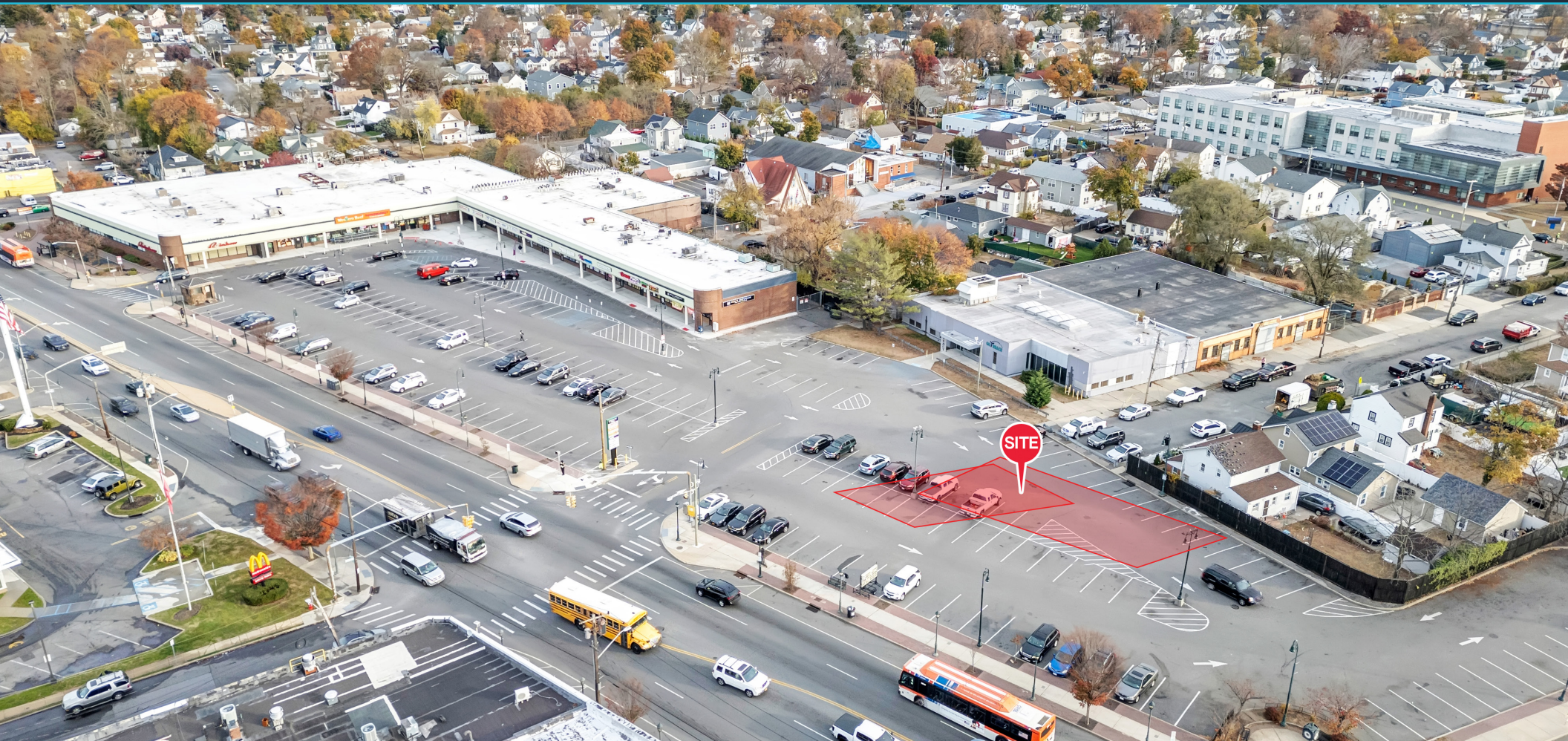


AVAILABLE

# PAD SITE AVAILABLE

332 Nassau Road | Roosevelt, NY 11575



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

- Strong neighborhood center
- Dense Nassau County community
- Great visibility and access at signalized intersection
- Good retail synergy
- Close proximity to Southern State Parkway
- Drive Thru option available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	31,046	250,340	528,659
HOUSEHOLDS	679	72,641	167,874
EMPLOYEES	25,219	204,878	436,633
AVERAGE HH INCOME	\$147,479	\$159,524	\$168,648

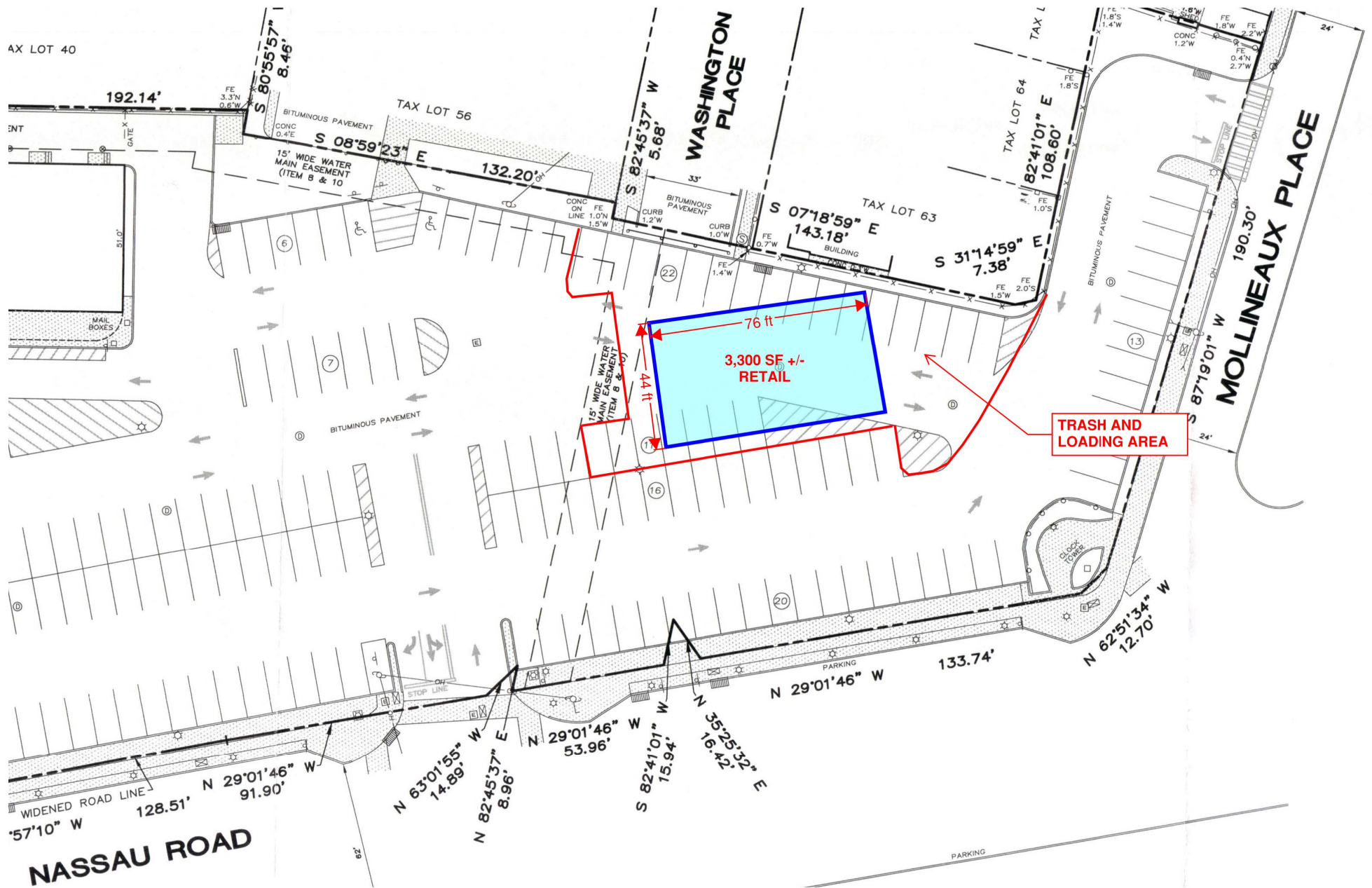
## TRAFFIC COUNTS

NASSAU ROAD	31,163 AADT
SOUTHERN STATE PARKWAY	169,023 AADT
MEADOWBROOK STATE PARKWAY	94,889 AADT

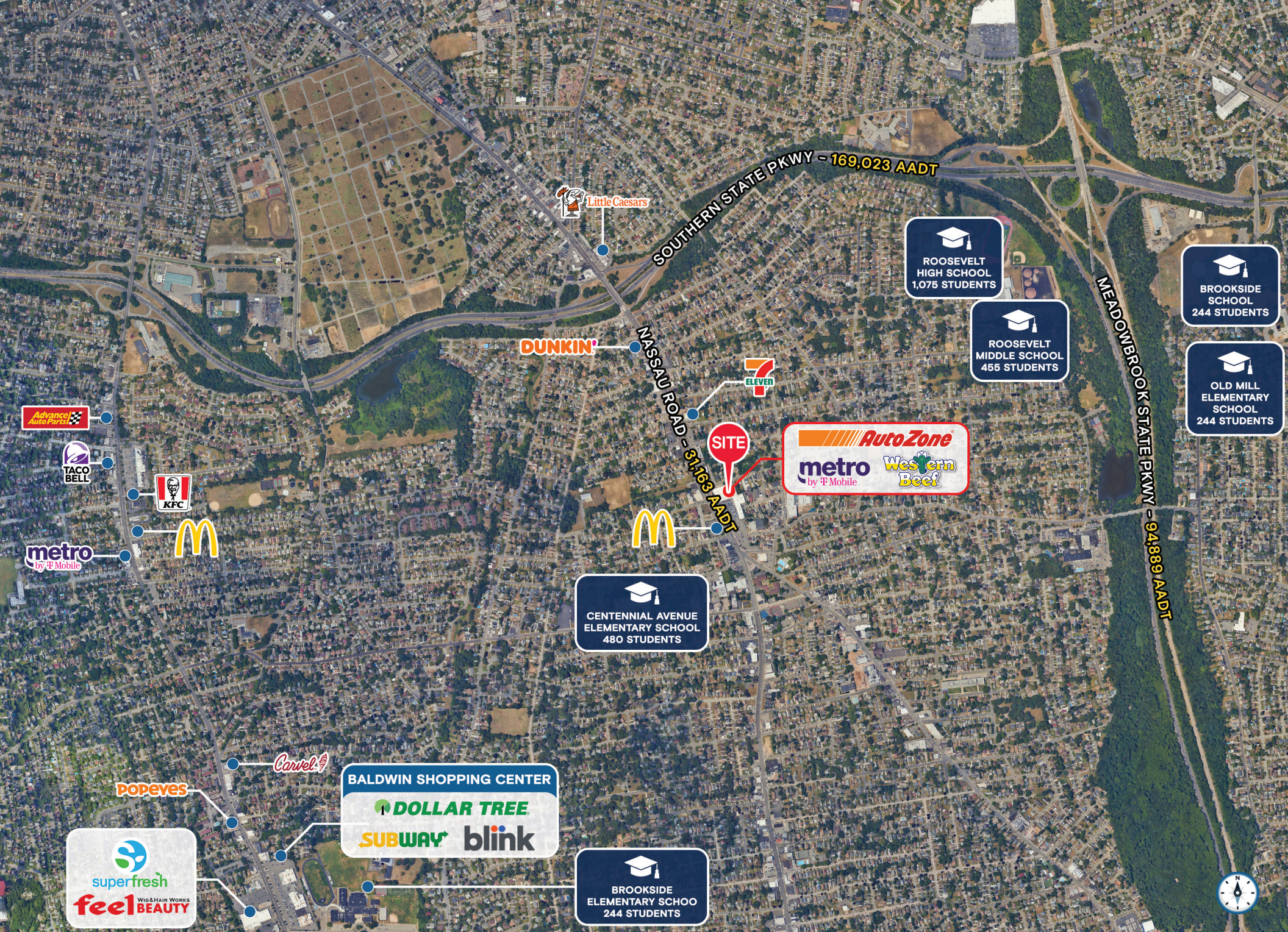
















Google Earth





## Contact Brokers

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