

AVAILABLE FOR LEASE

SMALL SHOP SPACE AVAILABLE

601 Old Country Road | Plainview, NY 11803



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

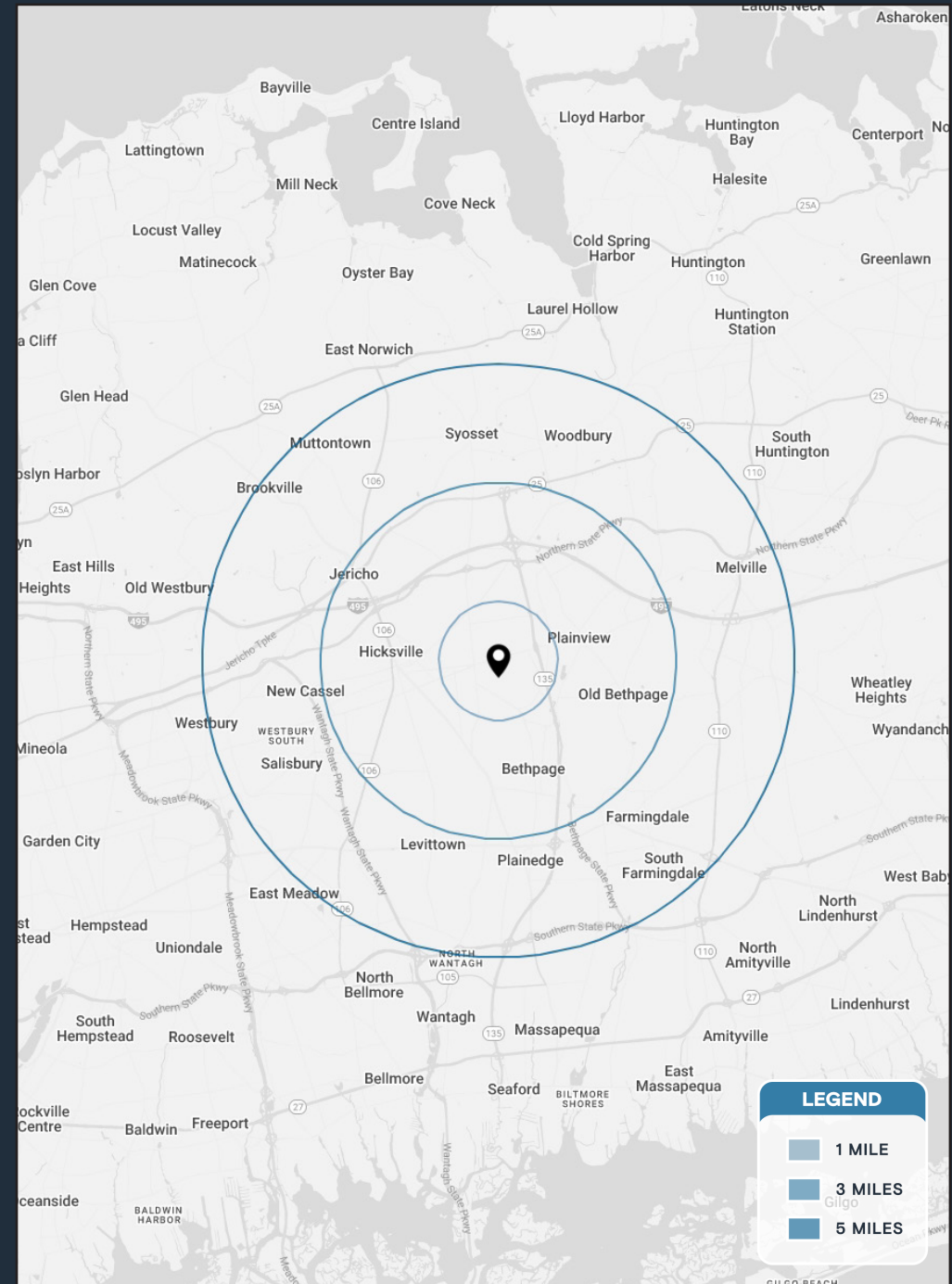
- Center is anchored by John's Farms
- 1,530 SF 2nd gen restaurant space available
- 765 SF dry use space available
- Great daily needed neighborhood Shopping Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	20,445	132,139	309,457
HOUSEHOLDS	6,639	42,638	99,400
EMPLOYEES	17,044	110,540	259,235
AVERAGE HH INCOME	\$188,480	\$189,027	\$189,522

TRAFFIC COUNTS

OLD COUNTRY ROAD	36,785 AADT
SEAFORD-OYSTER BAY EXPRESS WAY	102,889 AADT
S BROADWAY	36,764 AADT
LONG ISLAND EXPRESSWAY	174,254 AADT

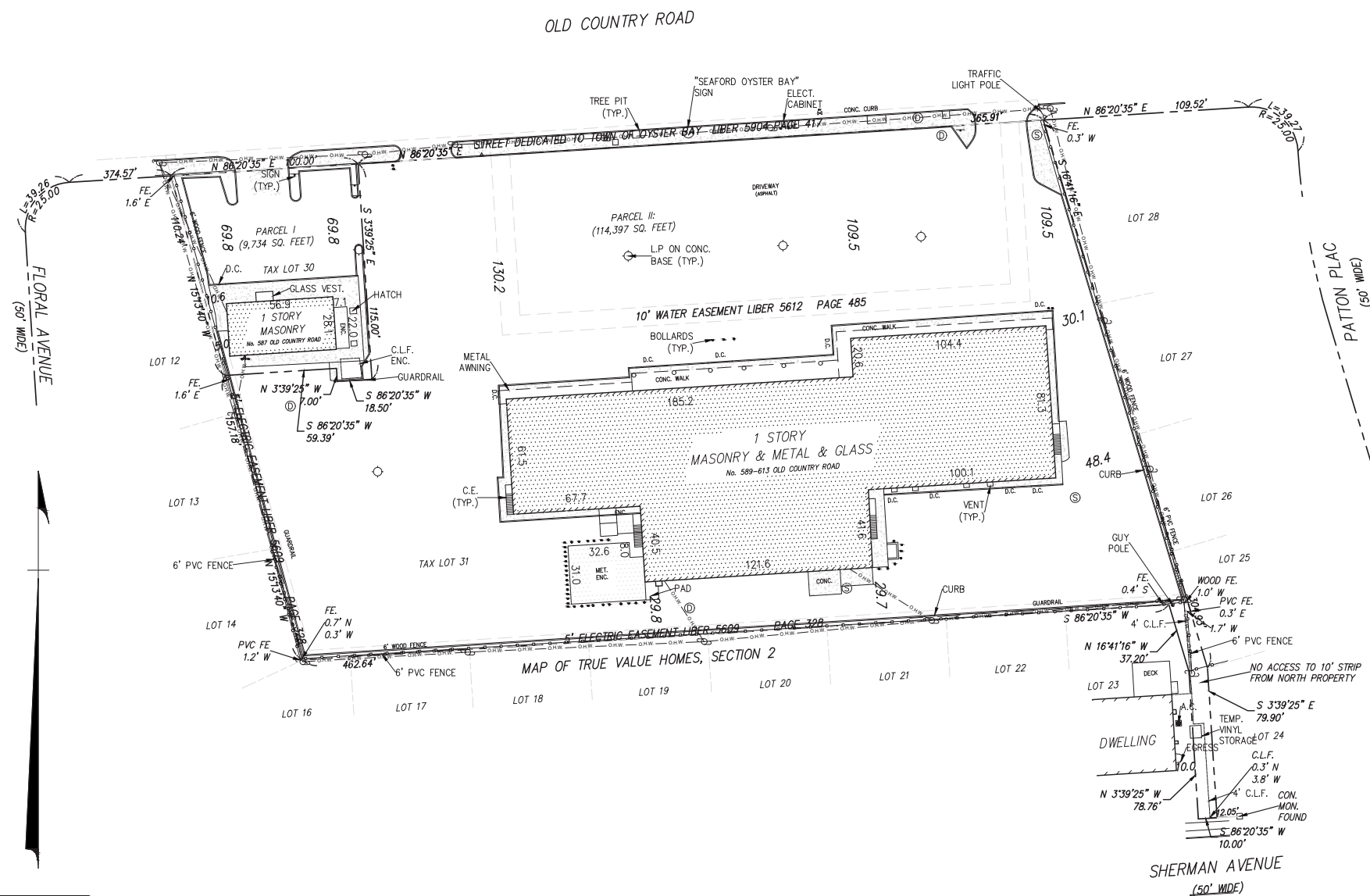


COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AGREEMENTS, ETC. OF RECORD

DECLARATION OF C & R (LOT 30)
ABOVE REPLACED BY
ELECTRIC EASEMENT
WATER EASEMENT
TELEPHONE EASEMENT
STREET DEDICATION

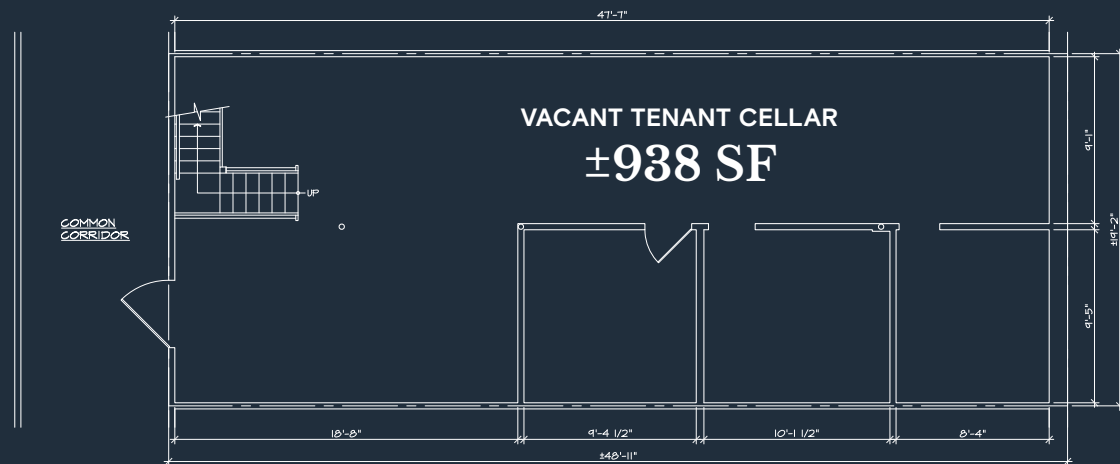
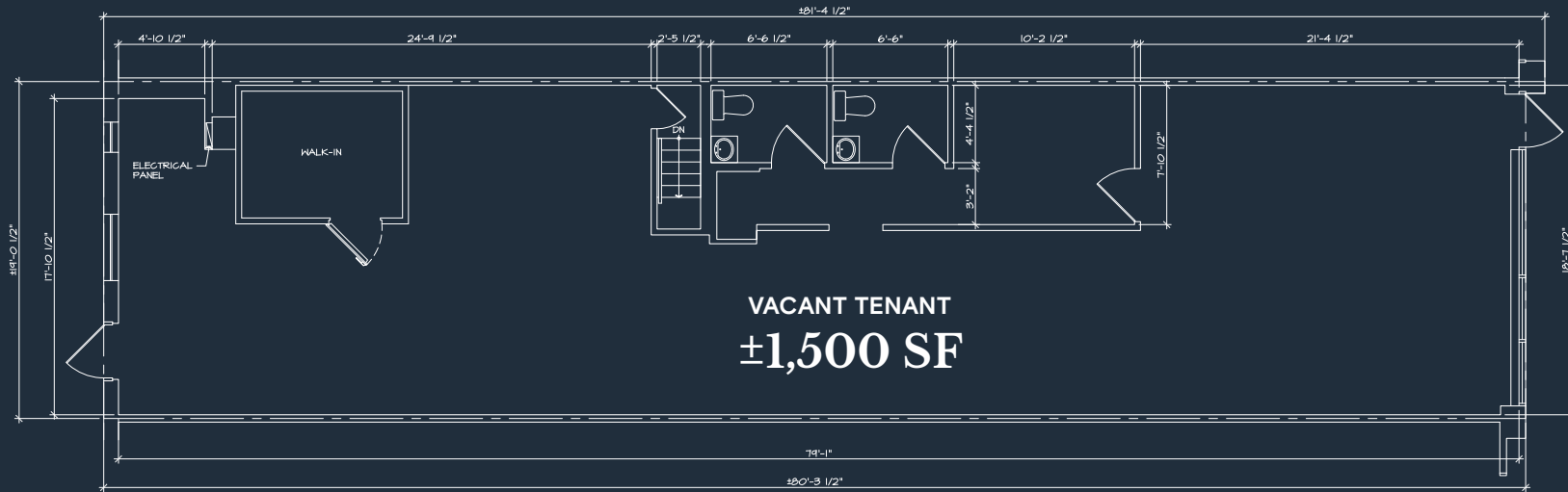
LIBER 5506
LIBER 12050
LIBER 5600
LIBER 5612
LIBER 5659
LIBER 5904

PAGE 522
PAGE 151
PAGE 328 (PLOTTED)
PAGE 485 (PLOTTED)
PAGE 345 (UNCLEAR)
PAGE 417 (PLOTTED)

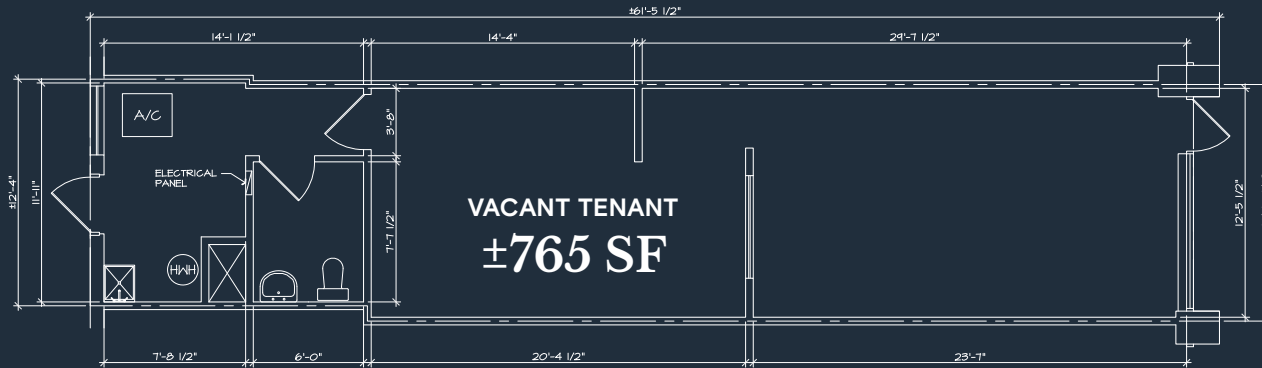


SCALE: 1"=60'

LEASE OUTLINE DRAWINGS #1



LEASE OUTLINE DRAWINGS #2







Contact Brokers

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