

FOR LEASE / RETAIL, STREET-LEVEL

701 Prospect Ave

WESTBURY, NY 11590

PRICING ON REQUEST

THE OPPORTUNITY

701 Prospect Ave

RETAIL, STREET-LEVEL

- 01** Ground-floor retail on the Prospect Ave corridor in New Cassel, at the corner of Prospect Ave and Brush Hollow Rd.
- 02** Parking garage with reserved spaces, 36 commercial spaces, and a municipal lot across the street.
- 03** Retail E - 711: 1,620 RSF on the ground floor, delivered as a shell, available now.
- 04** Prospect Ave carries 12,730 vehicles a day (2019 count); Northern State Pkwy 0.3 mi; close to the Westbury LIRR.
- 05** Large storefront windows on Prospect Ave for signage and display.



LEASING OVERVIEW

Retail B - 703

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Retail B - 703	Ground	2,250 RSF	On request, modified gross	Immediate	Negotiable

ADDITIONAL RENT

RE taxes	Tenant pays its proportionate share of real estate taxes over base year
CAM	Tenant pays its proportionate share of operating expenses over the base year.
Utilities	Direct metered; tenant pays its proportionate share of common area utilities.

LEASE TERMS

Term	5 to 10 years.
Escalations	3% a year
Options	Negotiable
Free rent	Negotiable
Security deposit	Negotiable
Guaranty	Negotiable

PREMISES OVERVIEW

Retail B - 703

CONDITION STATUS

Shell

ELECTRICAL SERVICE

Direct metered.

WATER AND SEWER

Direct metered.

HVAC

Existing 5 ton unit provides both heat and AC, delivered in working condition.

SPRINKLERS

Sprinklered, with fire alarm.

PARKING

Parking garage with reserved spaces. 36 spaces for commercial parking, with a municipal lot across the street.

DIVISIBLE

No

CORNER

Inside

LEASING OVERVIEW

Retail E - 711

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Guaranty	Negotiable

PREMISES OVERVIEW

Retail E - 711

CONDITION STATUS Shell	ELECTRICAL SERVICE Direct metered.	WATER AND SEWER Direct metered.	HVAC HVAC in place.
SPRINKLERS Sprinklered, with fire alarm.	PARKING Parking garage with reserved spaces. 36 spaces for commercial parking, with a municipal lot across the street.	DIVISIBLE No	CORNER Inside

THE SETTING

The building

ADDRESS

701 Prospect Ave, Westbury, NY 11590

BUILDING CLASS

Retail condominium, class 450.24

ZONING

BA



PHOTOGRAPHS

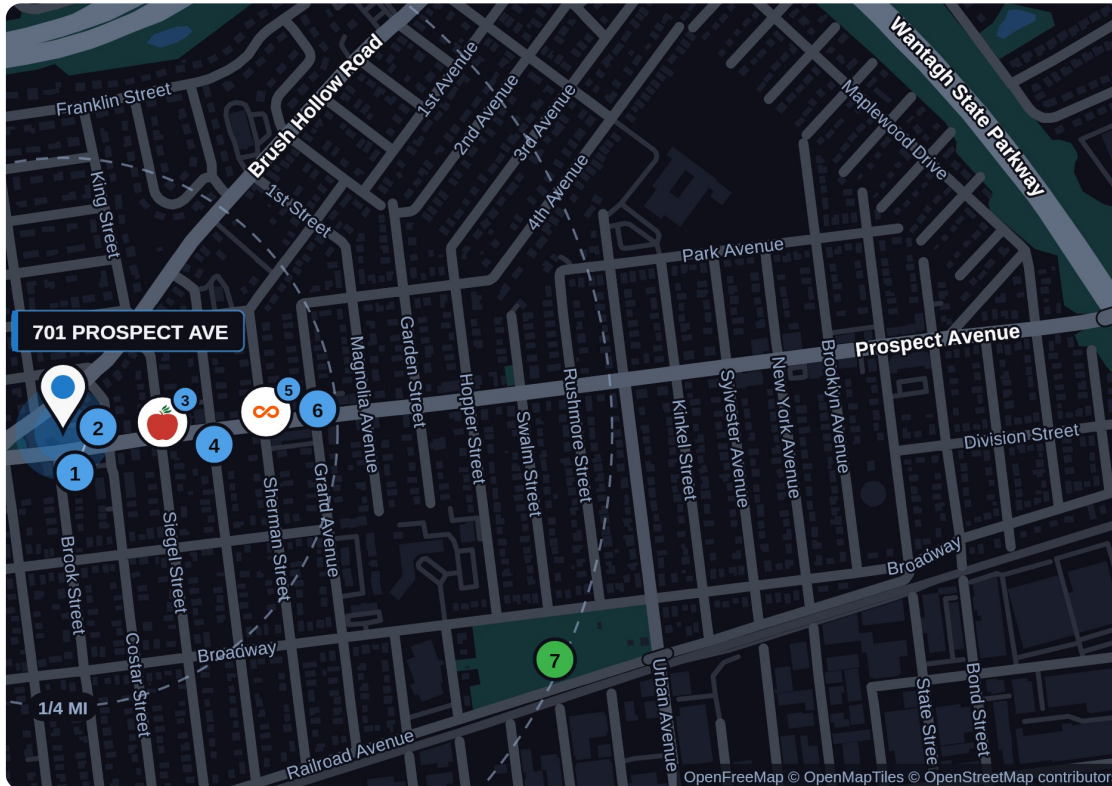
The building





The block

STRAIGHT-LINE DISTANCES



701 Prospect Ave

NEARBY BUSINESSES

- | | | |
|---|---|---------|
| 1 | Pillar Pharmacy Pharmacy | 0.02 mi |
| 2 | Family Dental Medical | 0.03 mi |
| 3 | Ideal Food Basket Supermarket | 0.1 mi |
| 4 | Westbury Food & Grocery Corporation Supermarket | 0.1 mi |
| 5 | Boost Mobile Retail | 0.2 mi |
| 6 | NU CASSEL PHARMACY Pharmacy | 0.2 mi |

LANDMARKS

- | | | |
|---|-------------------------------|--------|
| 7 | Martin "Bunky" Reid Park Park | 0.5 mi |
|---|-------------------------------|--------|

Straight-line distances. Information from sources deemed reliable.

22,868

PEOPLE WITHIN 1 MILE

5,952

HOUSEHOLDS WITHIN 1 MILE

108,593

PEOPLE WITHIN 3 MILES

\$158,596

MEDIAN HOUSEHOLD INCOME, 1 MILE

WESTBURY, NASSAU COUNTY

Around the block

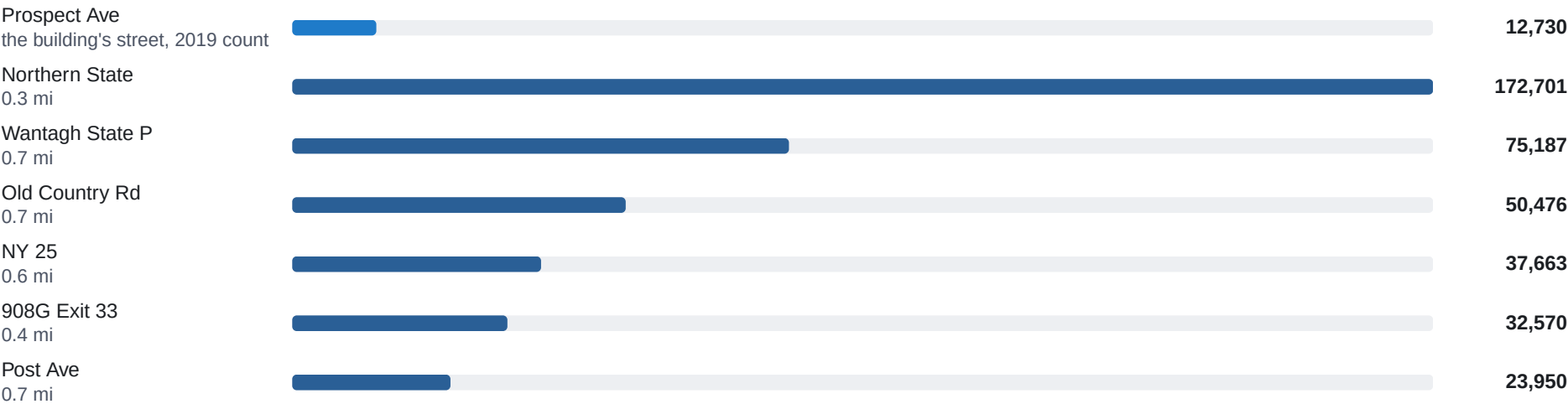
NEIGHBORS

Co-tenants include Prospect Seafood and Chicken, Frank's Barbershop and a dentist; next to the municipal parking lot at the corner of Prospect Ave and Brush Hollow Rd.

SHOPPING CENTERS

Samanea New York Mall, 1.6 mi

TRAFFIC, VEHICLES A DAY



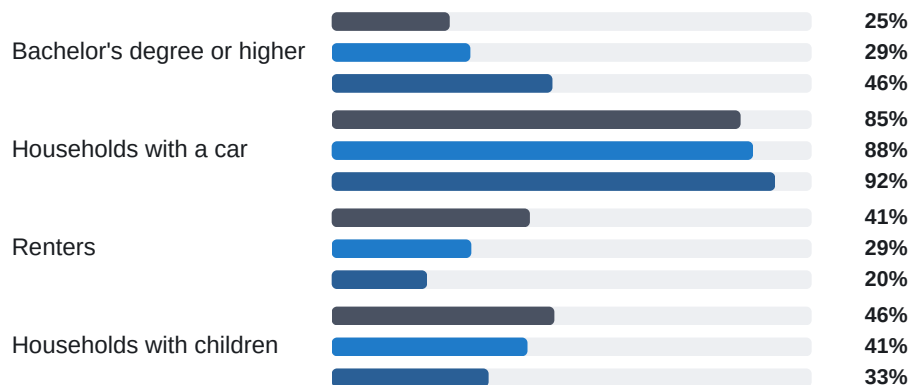
WESTBURY, NASSAU COUNTY

The people

	HALF MILE	1 MILE	3 MILES
Population	10,687	22,868	108,593
Households	2,641	5,952	33,868
Workers by day	4,137	15,231	94,452
Median household income	\$135,983	\$158,596	\$153,490
Median age	34	36	41

WHO LIVES HERE

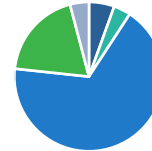
Half mile
 1 mile
 3 miles



Census tracts counted whole where their center falls inside each ring.

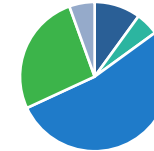
RESIDENTS BY GROUP

Half mile



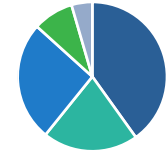
White 5.5%
 Asian 3.7%
 Hispanic or Latino 68%
 Black 19%
 Other 4.1%

1 mile



White 5.5%
 Asian 3.7%
 Hispanic or Latino 53%
 Black 26%
 Other 5.5%

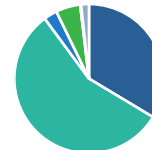
3 miles



White 40%
 Asian 21%
 Hispanic or Latino 26%
 Black 8.8%
 Other 4.5%

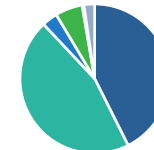
LANGUAGE AT HOME

Half mile



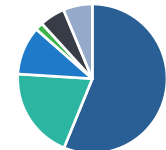
English only 34%
 Spanish 56%
 Other Indo-European 2.9%
 French or Haitian 5.3%
 Chinese 0.2%
 Other 1.7%

1 mile



English only 43%
 Spanish 45%
 Other Indo-European 3.4%
 French or Haitian 5.9%
 Chinese 0.4%
 Other 2.3%

3 miles

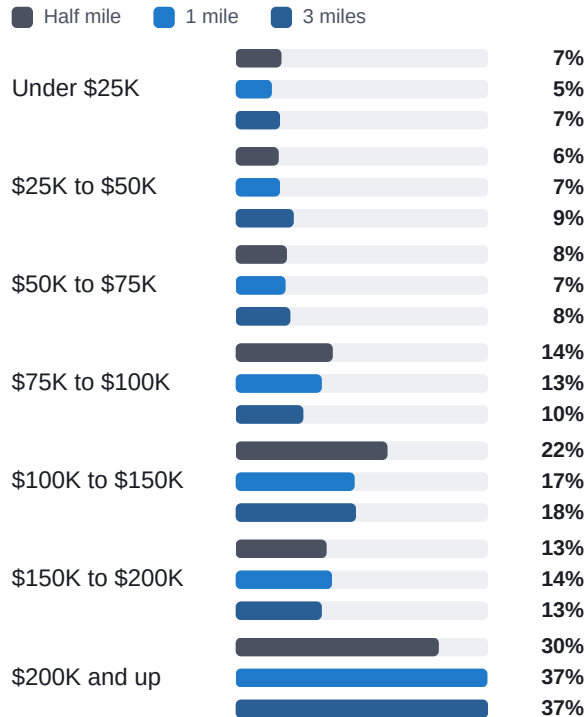


English only 56%
 Spanish 20%
 Other Indo-European 11%
 French or Haitian 1.7%
 Chinese 5.5%
 Other 6.3%

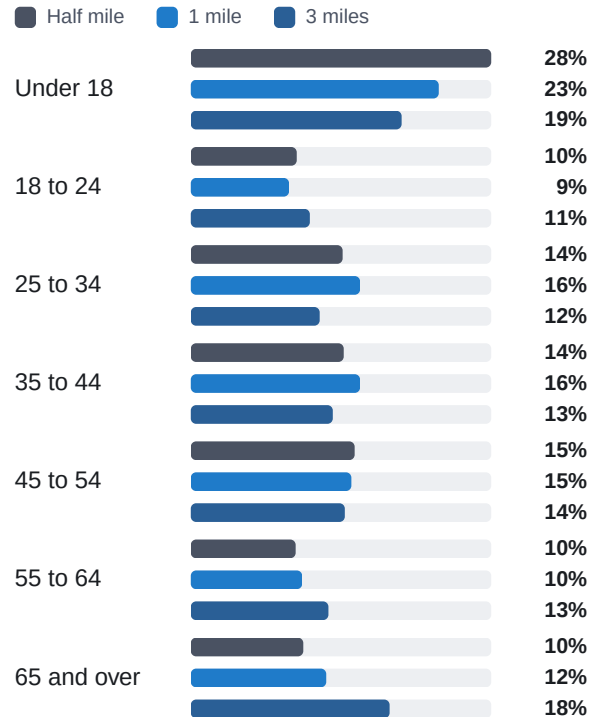
WESTBURY, NASSAU COUNTY

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY

Half mile



1 mile



3 miles



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

Precision in deal making.

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Showings confirmed the day of.

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MICHAEL WANG

CEO



PRICING ON REQUEST

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