

RETAIL/OFFICE SPACE FOR LEASE

90 BROADHOLLOW RD

MELVILLE, NY 11747



PYLON SIGNAGE ON BROADHOLLOW RD



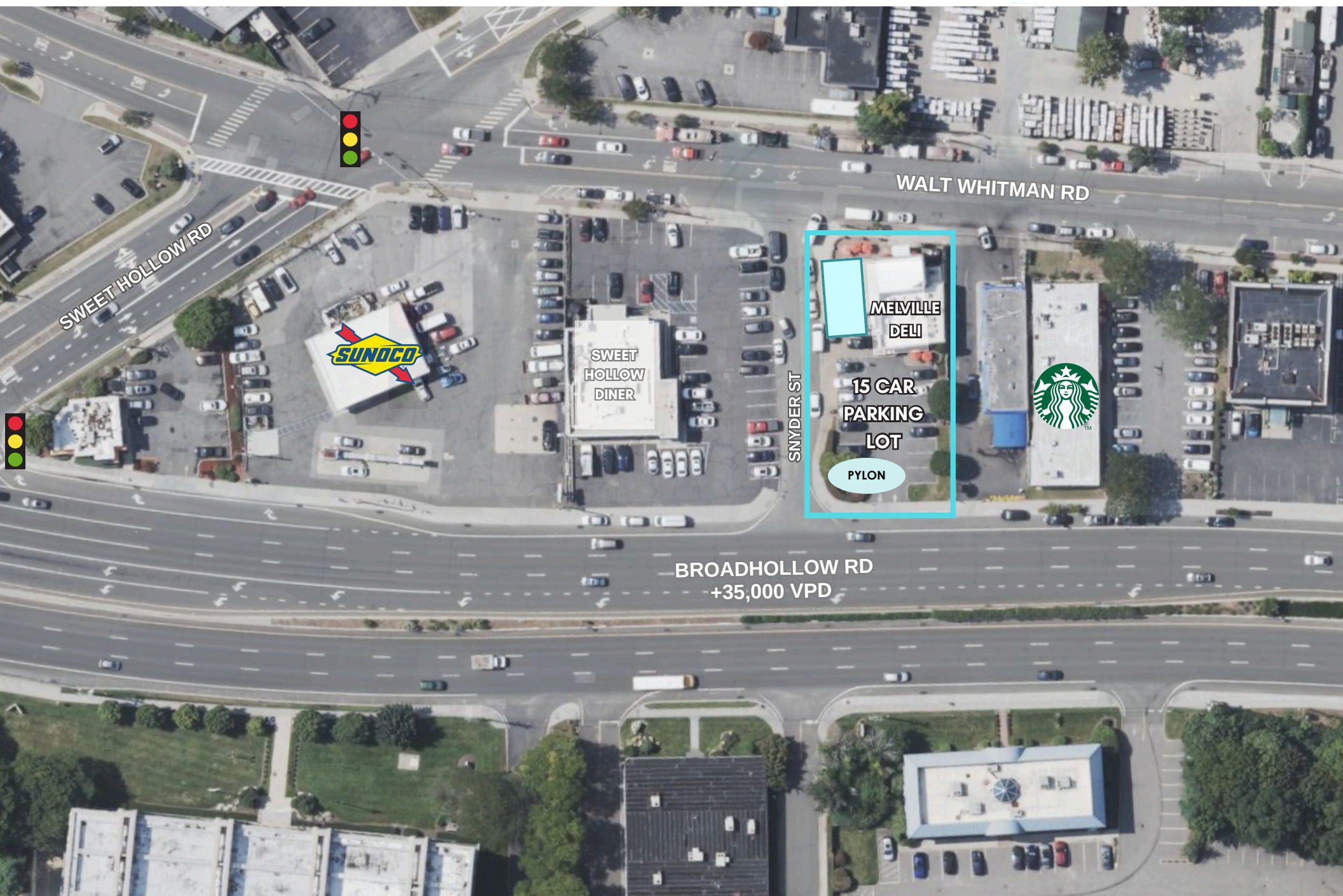
SPECS

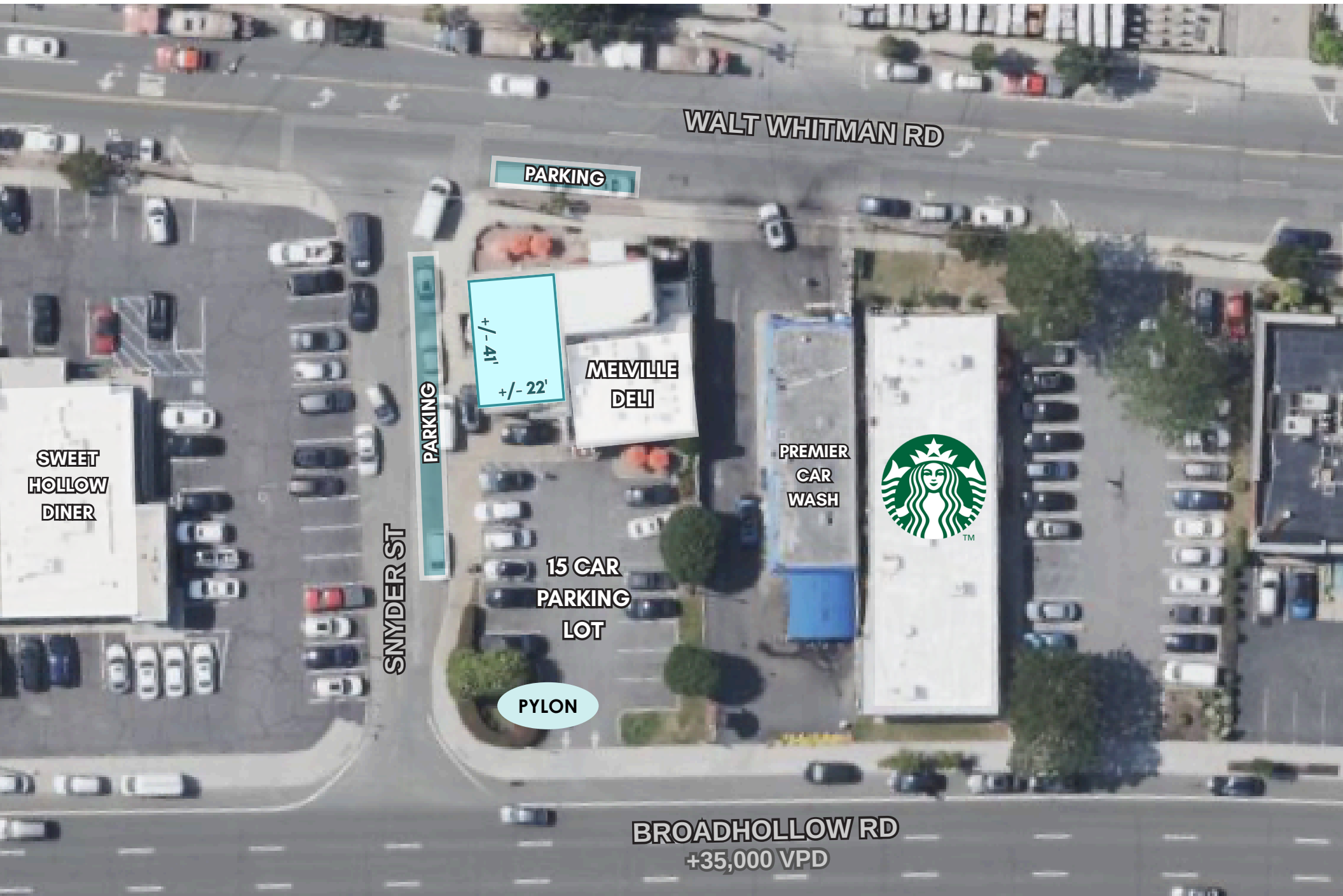
90 Broadhollow Rd,
Melville NY 11747

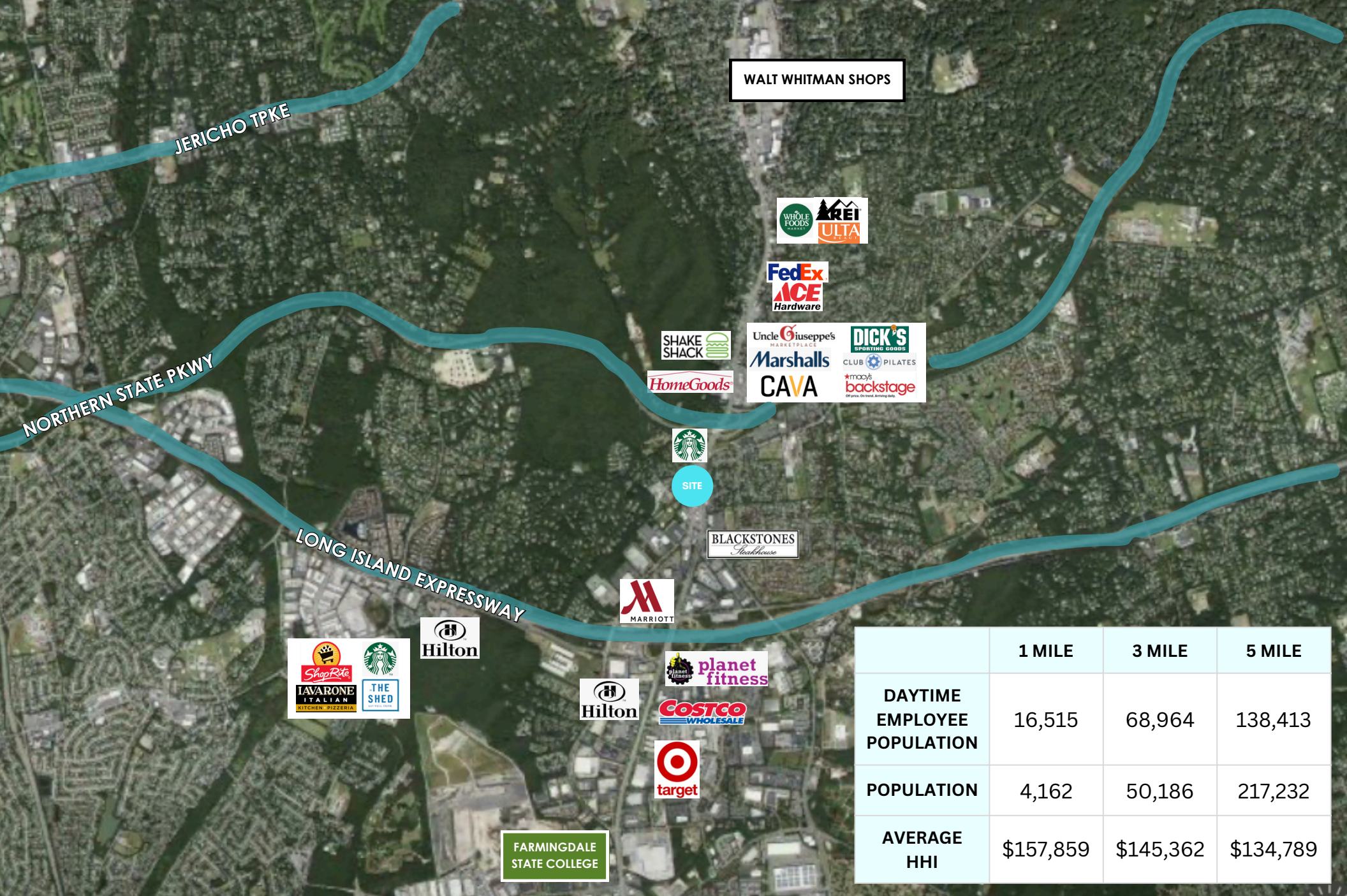
+/- 900 SF End Cap (approx. 22' x 41')
Built-Out Retail/Office

- 15 Car On-Site Parking Lot
- Pylon Signage
- +35,000 VPD on Broadhollow Rd
- Rear Patio Access
- Ideally Situated between the LIE and Northern State Parkway
- 10 FT ceiling height
- **Robust surrounding daytime employee population**









	1 MILE	3 MILE	5 MILE
DAYTIME EMPLOYEE POPULATION	16,515	68,964	138,413
POPULATION	4,162	50,186	217,232
AVERAGE HHI	\$157,859	\$145,362	\$134,789



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