RETAIL SPACE

GREENLAWN, NY

460 PULASKI ROAD

THIS IS AN OPERATING BUSINESS. PLEASE DO NOT CONTACT OR VISIT THE BRANCH, OR OTHERWISE DISTURB THE EMPLOYEES.

PLEASE DIRECT ALL INQUIRIES TO:
TOM RETTALIATA OR JOANNE ARGENTI

BUILDING SIZE
2,943 SF

PROPERTY SIZE
1.4 acres

ASKING RENT
Upon Request

NEIGHBORS
Dunkin', Greenway Deli, L'uccello Pizza & Italian Fare, Urban Coffee, Annie's Fancy Nails & Spa, Subway, Juici, Green Jade Chinese Kitchen, Swallow Kitchen & Cocktails, CVS Pharmacy, Greenlawn Hardware Co, Chase Bank, Starbucks, Greenlawn Farms, Planet Fitness, Kiddie Academy of Greenlawn

COMMENTS
Half a mile from the Greenlawn LIRR Train Station

CONTACT EXCLUSIVE AGENTS

TOM RETTALIATA
trettaliata@ripcony.com
516.933.8880

JOANNE ARGENTI
jargenti@ripcony.com
516.933.8880

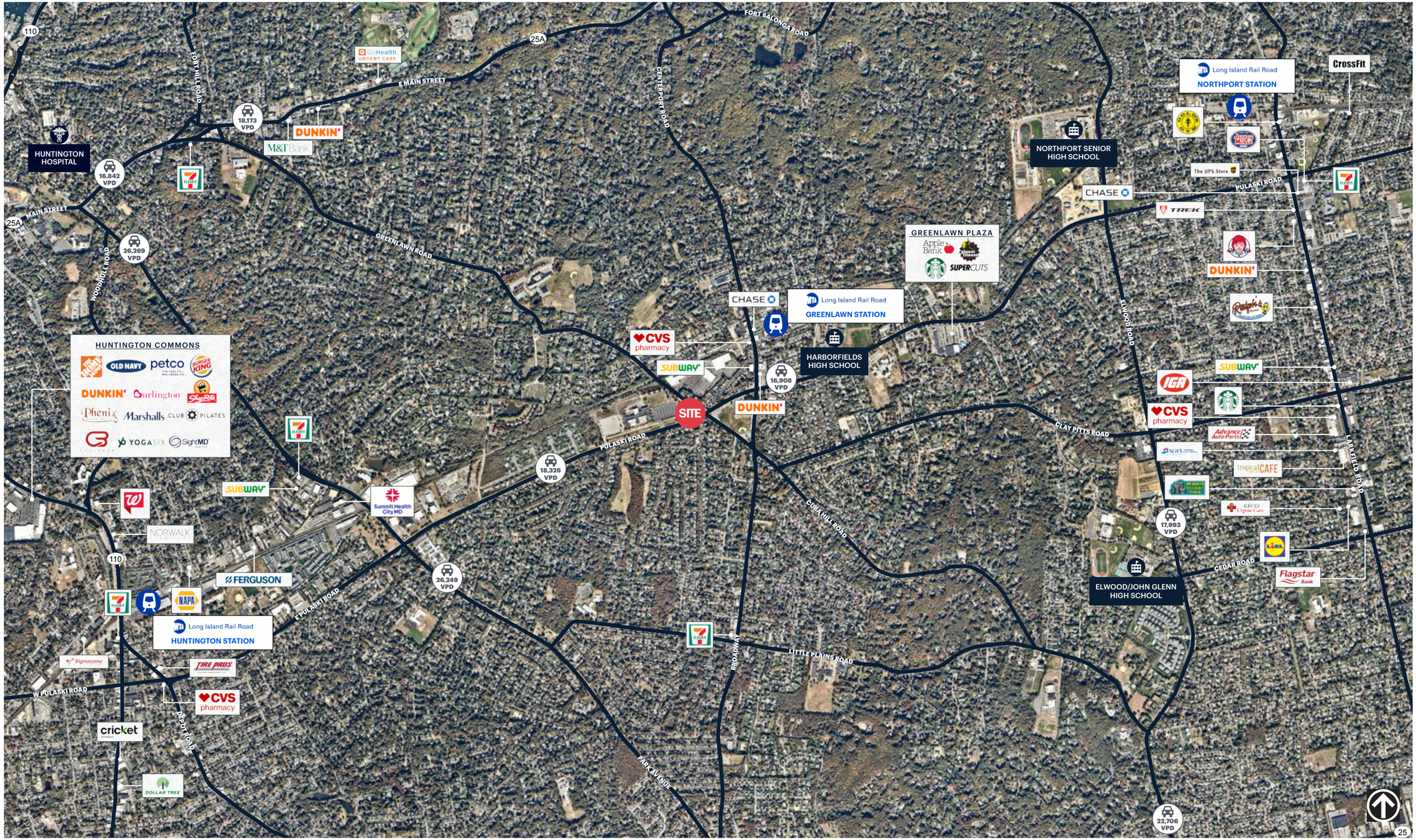
RIPCO REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

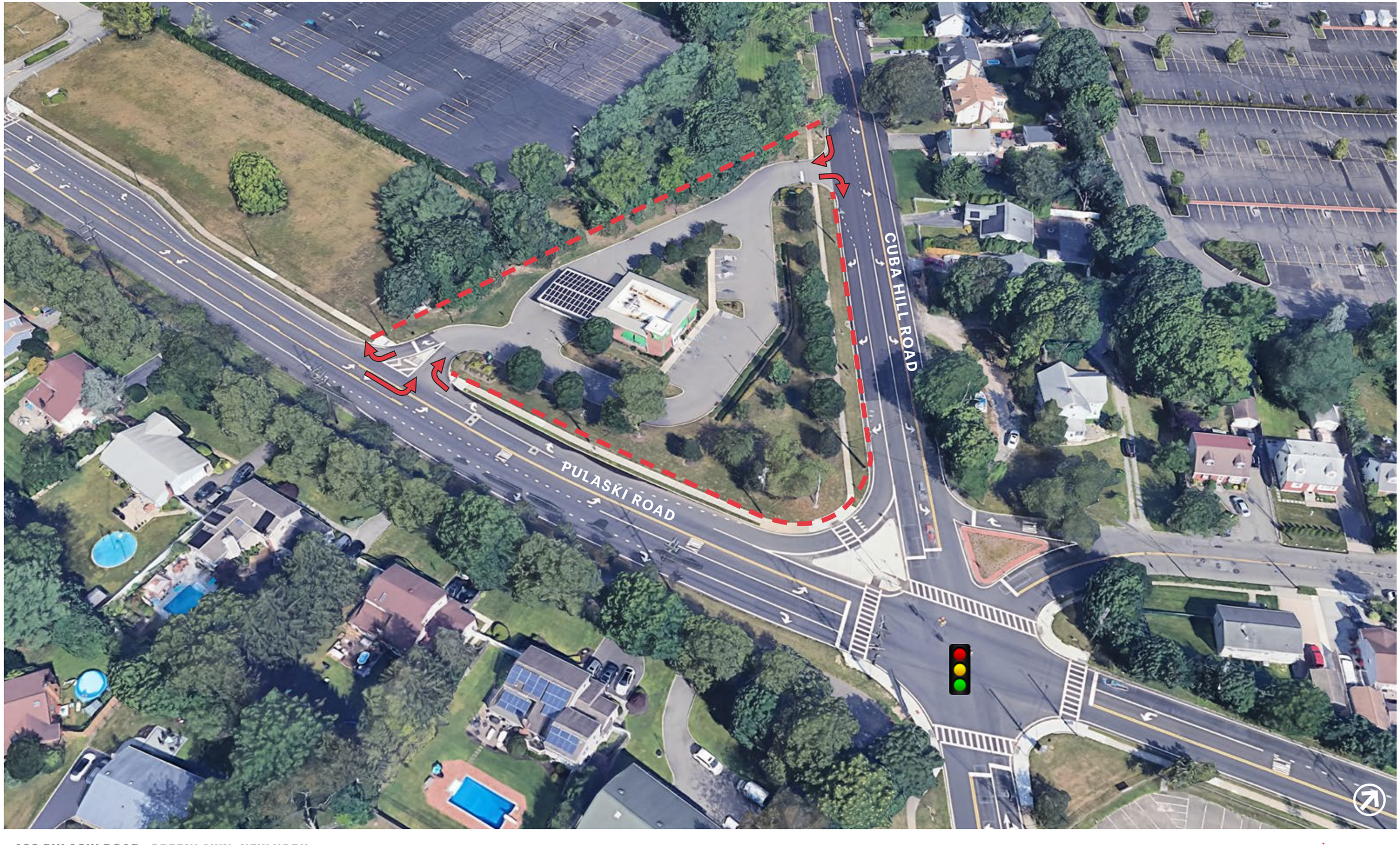
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



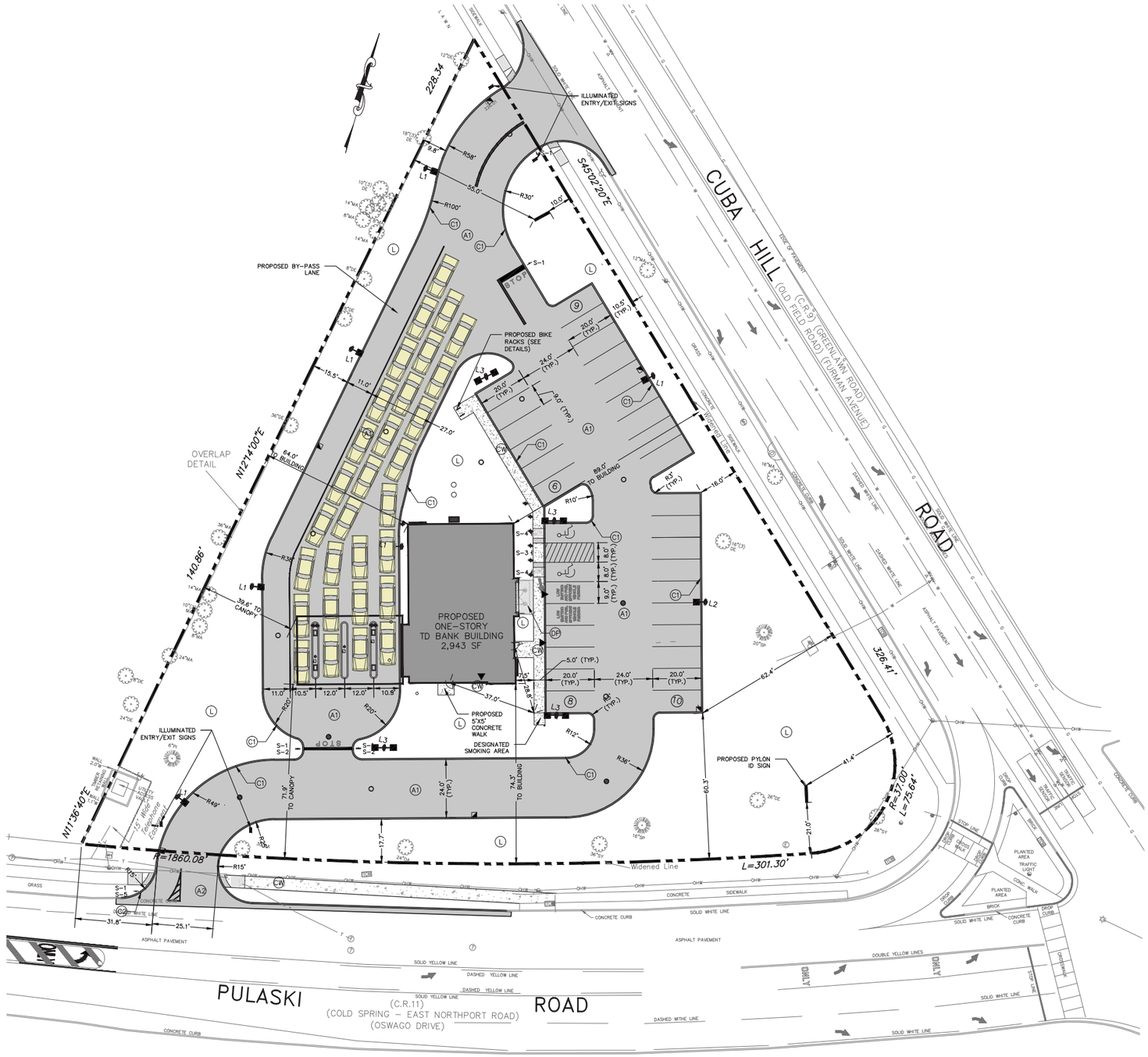
AERIAL



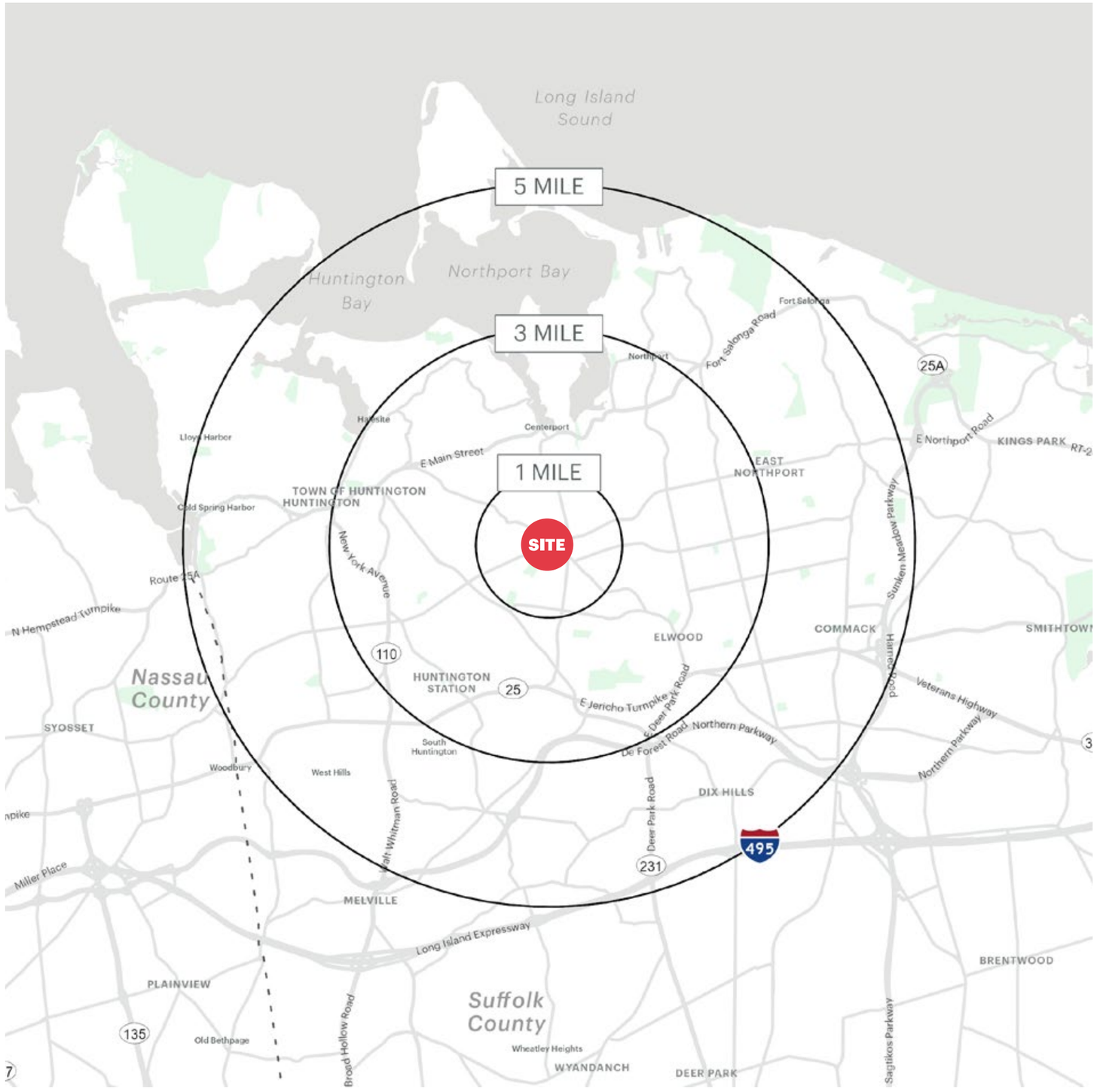
SITE PLAN

PROPOSED
ONE-STORY
TD BANK BUILDING
2,943 SF
OVERLAP
DETAIL
EXIST
1 STORY
BANK BUILDING
(2,943 SF)
CUBA HILL ROAD
Widened Line
ASPHALT PAVEMENT
CONC. PAVEMENT
STOP
LOW LIMITING HEDGE TO PROVIDE EFFICIENT SITE LINES AT PARKING

SITE PLAN


PROPOSED ONE-STORY TD BANK BUILDING 2,943 SF
PROPOSED BY-PASS LANE
ILLUMINATED ENTRY/EXIT SIGNS
PROPOSED BIKE RACKS (SEE DETAILS)
PROPOSED 5'X5' CONCRETE WALK
DESIGNATED SMOKING AREA
PROPOSED PYLON ID SIGN
OVERLAP DETAIL
CUBA HILL (C.R.9) (GREENLAWN ROAD) (OLD FIELD ROAD) (FURMAN AVENUE)
ROAD
PULASKI ROAD (C.R.11) (COLD SPRING – EAST NORTHPORT ROAD) (OSWAGO DRIVE)
S45°02'20"E
N12°14'00"E
N11°36'40"E
228.34'
140.86'
326.41'
L=1860.08'
L=301.30'
R=57.00'
L=75.64'
Widened Line
ASPHALT PAVEMENT
CONCRETE CURB
SOLID WHITE LINE
SOLID YELLOW LINE
DASHED YELLOW LINE
DOUBLE YELLOW LINES
DASHED WITHE LINE
CONCRETE SIDEWALK
GRASS
BRICK
PLANTED AREA
TRAFFIC LIGHT
STOP

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
9,555

HOUSEHOLDS
3,447

AVERAGE HOUSEHOLD INCOME
$189,113

MEDIAN HOUSEHOLD INCOME
$146,880

COLLEGE GRADUATES (BACHELOR'S +)
3,495 - 52.0%

TOTAL BUSINESSES
405

TOTAL EMPLOYEES
3,928

DAYTIME POPULATION (W/ 16 YR +)
8,646

3 MILE RADIUS

POPULATION
92,162

HOUSEHOLDS
31,600

AVERAGE HOUSEHOLD INCOME
$193,721

MEDIAN HOUSEHOLD INCOME
$148,967

COLLEGE GRADUATES (BACHELOR'S +)
35,327 - 54.0%

TOTAL BUSINESSES
4,203

TOTAL EMPLOYEES
37,851

DAYTIME POPULATION (W/ 16 YR +)
82,713

5 MILE RADIUS

POPULATION
181,714

HOUSEHOLDS
62,700

AVERAGE HOUSEHOLD INCOME
$205,369

MEDIAN HOUSEHOLD INCOME
$153,598

COLLEGE GRADUATES (BACHELOR'S +)
75,316- 57.0%

TOTAL BUSINESSES
8,485

TOTAL EMPLOYEES
78,838

DAYTIME POPULATION (W/ 16 YR +)
167,680

AREA DEMOGRAPHICS