

## 245-02 FRANCIS LEWIS BLVD. ROSEDALE, NY

**FOR RENT**



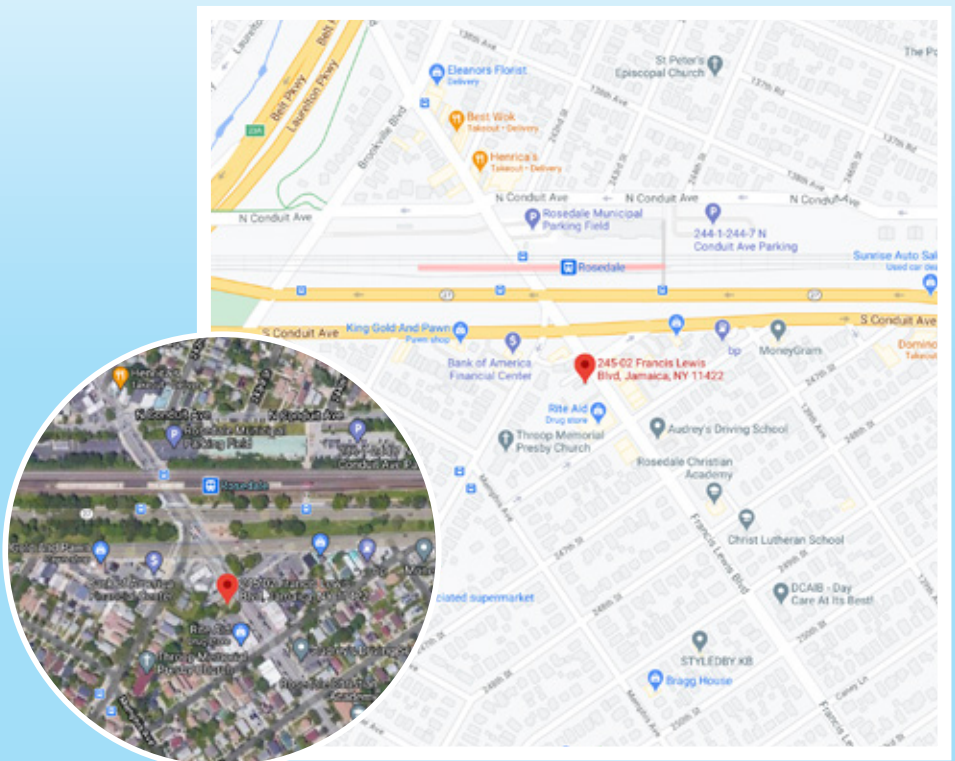
## IDEAL FOR RETAIL AND / OR OFFICE

### For Rent

- 4,400 Sq Ft (available)
  - 2 x 1,000 sq ft (on the street)
  - 1 x 400 sq ft (on the street)
  - 1 x 2000 sq ft (Finished Basement)
- Ideal for Medical or Professional & Retail
- Elevator
- Private Parking (5 spaces)
- Population
  - 2 Mile: 133,000
  - 5 Mile: 807,000
  - 10 Mile: 796,000
- Average Household Income: \$118,000

### Area Co-tenants:

Dunkin Donuts, Rite Aide, Popeyes, Checkers, Medical, Law Firms

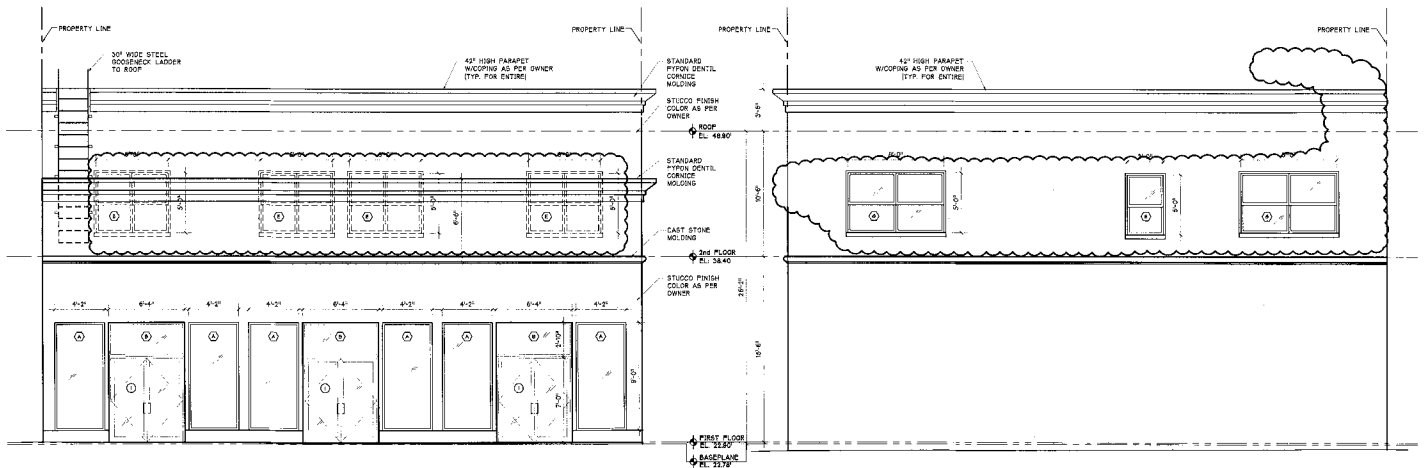


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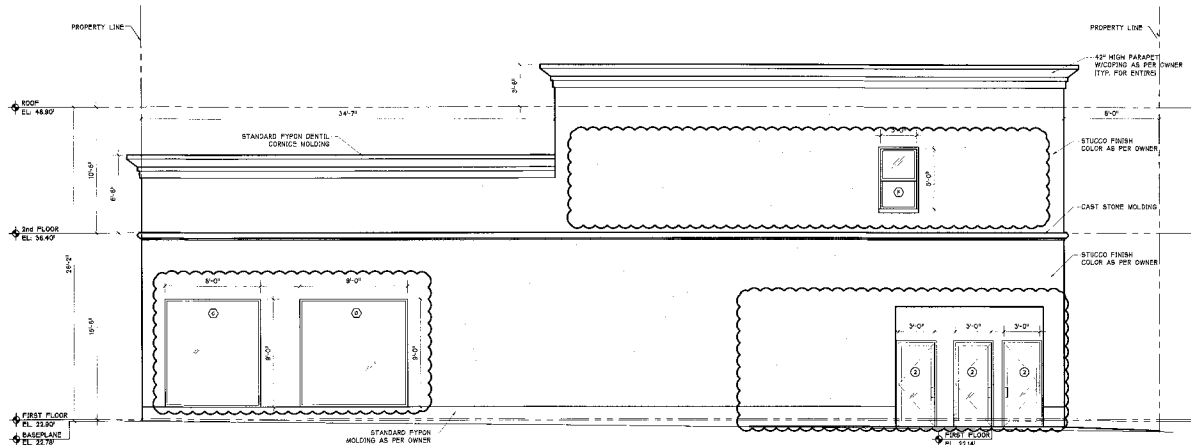
**BRAND NEW  
CONSTRUCTION**

**PROPOSED ELEVATION**



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

Devin Phillips  
DEC 14 2018  
SEAL OF THE ARCHITECT