

THE GRAND

2283 Grand Avenue, Baldwin, NY

FOR LEASE

±4,481 SF Ground-Floor Retail Space — Divisible



Rendering is representative. Actual building may vary.

AVAILABLE SUITES

Suite	Size
Suite 1 (Space 4)	3,011 SF
Suite 2 (Space 2)	1,470 SF
Combined	4,481 SF

PROPERTY FEATURES

- Ground-floor retail
- Grease trap installed for vented cooking uses
- All uses considered
- Private outdoor seating patio
- Dedicated service entrance
- 76 on-site parking spaces
- Divisible
- Available Now

ASKING RENT - UPON REQUEST

LOCATION

Just south of the SE corner of Sunrise Hwy. and Grand Ave.
2283 Grand Ave, Baldwin, NY — Directly across from the LIRR /
Baldwin Station

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	23,884	202,093	489,334
Average HH Income	\$151,001	\$126,283	\$129,855
Total HH	7,482	63,861	154,587
Median Age	41.7	41.1	41.2

Source: demographic estimates provided by client, 2025.

Exclusively listed by Stonegate Real Estate | Robert S. Heicklen, Exclusive Leasing Agent | 646-639-9447 | rheicklen@stonegatere.com

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footage and dimensions are approximate. Prospective tenants should independently verify all information.

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FLOOR PLAN

GROUND FLOOR PLAN

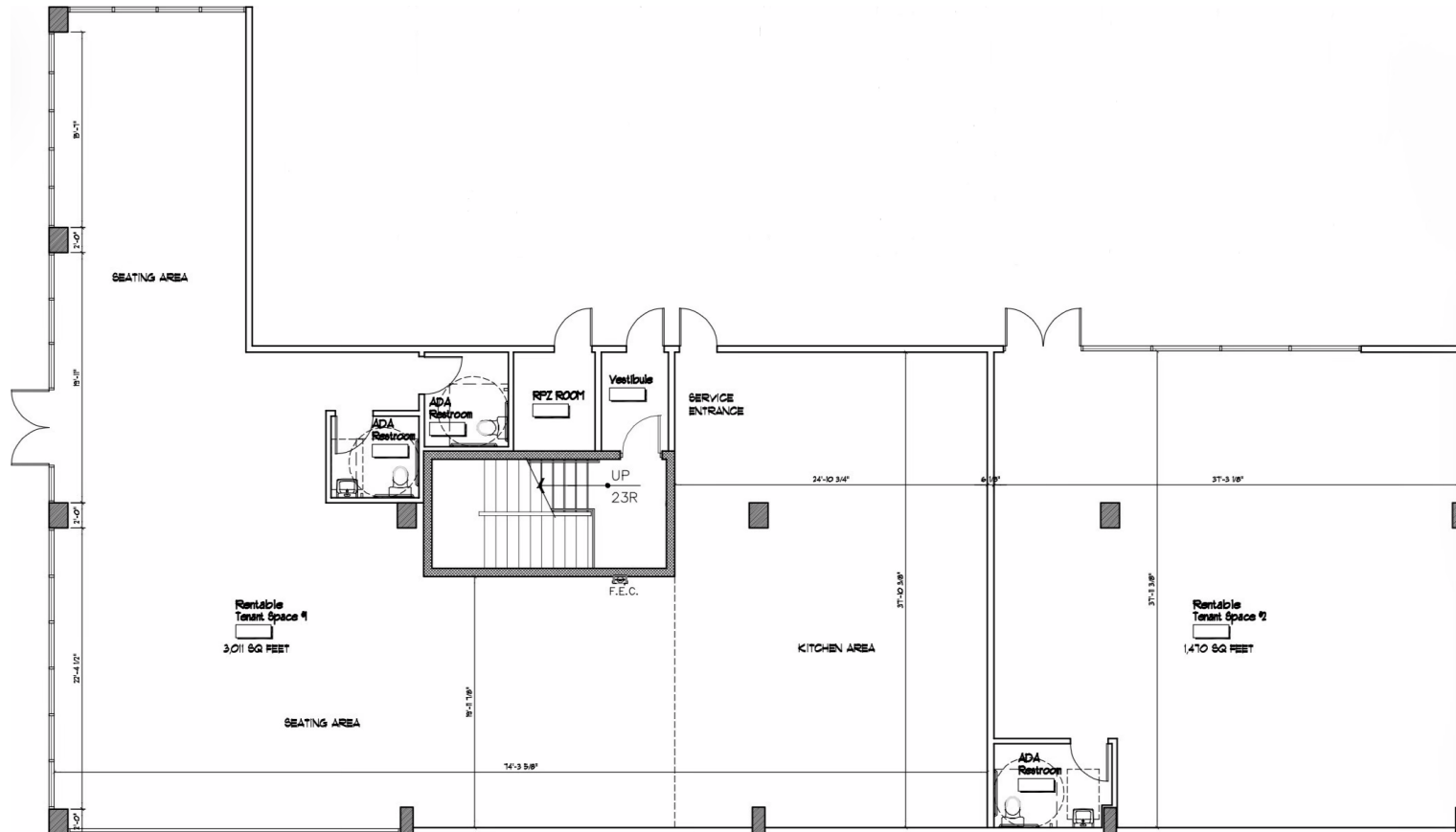


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