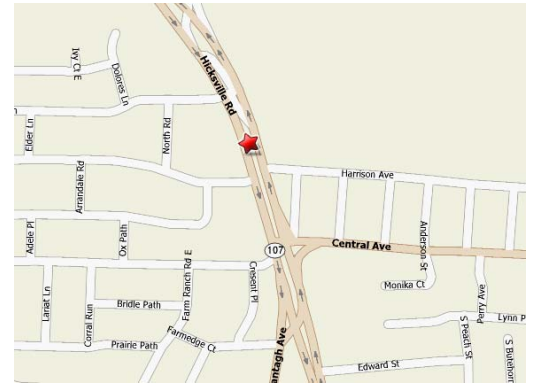


597-611 HICKSVILLE ROAD, BETHPAGE



ADDRESS: 597-611 Hicksville Road, Bethpage
CROSS STREETS: Courtney Lane and Fiddler Lane
PROPERTY TYPE: Shopping Center
TOTAL BUILDING SIZE: Approximately 13,000 SF (1 story)
SIZE OF TENANT SPACES: 750 SF to 2,500 SF (Average: 1,500 SF)
PARKING SPACES: 47 (including handicapped)
NUMBER OF TENANTS: 8
CURRENT TENANTS: Dunkin Donuts, Pinatas Mexican Grill, Furst Class Dog Grooming, Medina Market & Grocery
MANAGEMENT: Owner managed



AMENITIES: Busy main thoroughfare passing in front of the property (with a traffic light), straight road, great visibility from both directions, two driveways, newly paved parking lot, plenty of onsite parking, this Dunkin Donuts is a very busy store and draws customers to the center, property lighted at night, building exterior recently renovated, heating-ventilation-air conditioning (HVAC) system in each space, existing grease trap, large storefront windows, 24/7 access for tenants, handicap accessible, centrally monitored fire alarm, concrete floors, professionally serviced (landscaping, maintenance, trash and snow removal, fire protection), attractive and highly visible lighted pylon sign at curb, lighted tenant signage directly above each storefront, separate utility meters, close to other retail stores, restaurants, and homes, near a brand new Lowes.

CURRENT VACANCIES: 1,228 SF, 1,269 SF, 1,443 SF, and 2,166 SF. Combined space available up to 7,163 SF!!!



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