

FOR LEASE

**210 POST AVENUE
WESTBURY, NY 11590**

210 POST AVENUE, **WESTBURY, NY**

Medical/Office/Retail Space

10,045 SF For Lease - Abundant Parking



210 POST AVENUE, WESTBURY, NY

Property Information

LOCATION OVERVIEW

210 Post Avenue is located in the heart of Downtown Westbury, one of Long Island's most active and walkable village centers. The property sits along Post Avenue, the area's primary commercial corridor, surrounded by a diverse mix of restaurants, cafés, retail shops, and local services.

The location offers excellent regional connectivity with quick access to the Long Island Expressway (I-495), Northern State Parkway, and Meadowbrook Parkway, as well as convenient access to the Westbury Long Island Rail Road (LIRR) Station, providing direct service to Manhattan.

Nearby amenities include major shopping destinations such as Roosevelt Field Mall, The Gallery at Westbury Plaza, and numerous national retailers, grocery stores, and dining options throughout the surrounding Westbury and Garden City areas. With strong walkability, transit accessibility, and proximity to major retail and employment hubs, the location offers a highly desirable central Nassau County setting on Long Island.



HIGHLIGHTS

- Ideal for Retail/Medical/Office use
- Size: 10,045 SF
- Adjacent to the Westbury LIRR Train Station
- Abundant parking
- Tremendous visibility
- Close proximity to the LIE/Northern State and Old Country Road
- Great location
- Asking Rent: \$32.50 NNN PSF



PROPERTY PHOTOS



LOCATION OVERVIEW



210 POST AVENUE



POST AVE

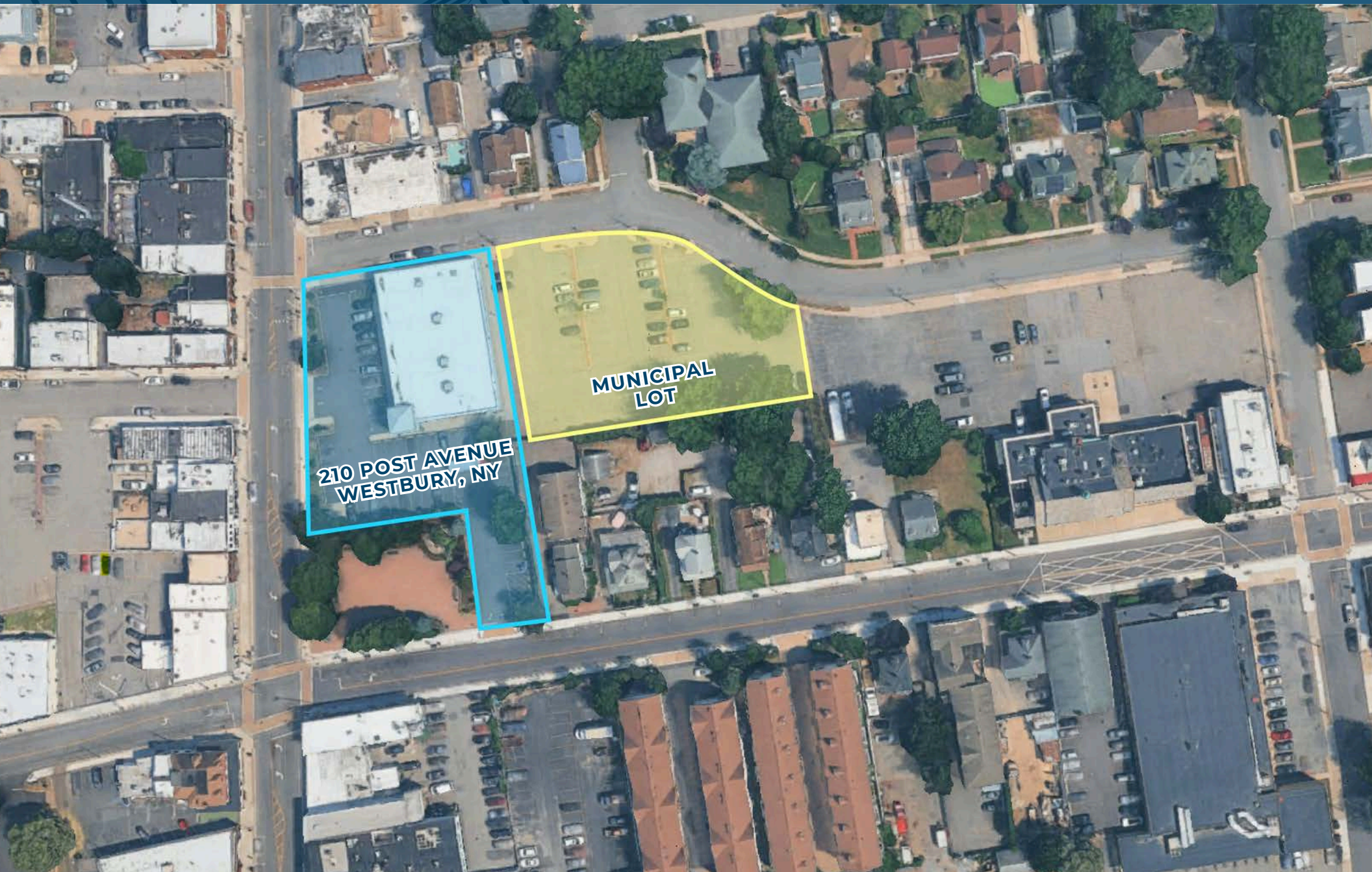


OLD COUNTRY ROAD



MERRICK AVE

LOCATION OVERVIEW



210 POST AVENUE
WESTBURY, NY

MUNICIPAL
LOT

LOCATION REVITALIZATION

DOWNTOWN WESTBURY REVITALIZATION AROUND THE LIRR STATION

Downtown Revitalization Initiative (DRI) — completed 2023 Westbury received a \$10M state DRI award in 2016, which funded six projects, now all finished:

1

Downtown rezoning (52 acres) — completed 2019, created a transit-oriented zoning district around the station allowing dense mixed-use residential/commercial

Pedestrian plaza & intersection work at Post & Union Ave — improved the walking connection between the station and the Post Ave retail corridor

2

Post Ave streetscape (\$5.56M) — new trees, benches, bike racks, LED lighting, widened sidewalks from Northern State Pkwy to Old Country Rd

*Rec/community center upgrades — parking reconfiguration, gym renovation, ADA doors
Permanent home for Westbury Arts Council*

Retail capital-improvement & façade grants — funded upgrades to 10 commercial buildings

3

Current TOD activity (as of late 2025/early 2026)

4

LIRR Third Track project (completed ~2022) — new third track, rebuilt station platforms/canopies, ADA elevators/ramps, new 683-space parking garage on the station's north side (freed up the old south-side lot for redevelopment), and replacement of the low-clearance Post Ave bridge.

6

MTA's south-side TOD site — the former surface parking lot is now under a 99-year ground lease to Gotham Organization. Gotham's proposal: a 5-story, 157-unit mixed-use building, ~10% moderate-income units, 15,000 sf of ground-floor retail, a new public plaza connecting to the station, plus resident amenities (fitness center, roof terrace, co-working space).

5

The Cornerstone Westbury — 130 rental units near the station (18 affordable), already built/leasing as of the 2023 announcement

The public-realm work (streetscape, plaza, station) is done, and the next wave is private development

Parcel I
Vested In
Rite Aid of New York Inc
Liber 10784, Page 591
SBL: 10/220/1
0.8940 Acrest
30,232 Sq. Feet
1 Story
Brick Building
10,003 Sq. Ft.
Total Land Area
0.8622 Acrest
37,560 Sq. Feet
Building Ht. 34'±
20' Setback per Zoning
8 Spaces + 3 HC
10 Spaces
Site Sign
6 Spaces
~Asphalt~
Brick Pavers
Curb Inlet
Now or Formerly
Village of Westbury Inc
SBL: 10/220/78

Parcel II
Vested In
Rite Aid of New York Inc
Liber 10792, Page 672
SBL: 10/220/145
0.0841 Acrest
3,664 Sq. Feet
Now or Formerly
Village of Westbury Inc
SBL: 10/220/41

Parcel III
Vested In
Rite Aid of New York Inc
Liber 10784, Page 591
SBL: 10/220 /245
0.0841 Acrest
3,664 Sq. Feet
Now or Formerly:
Tony & Maria Toscano
SBL: 10/220/46

LINE	BEARING	DISTANCE
L1	N 80°53'18" E Msd.	25.00'
	Easterly Rec.	
L2	S 80°53'18" W Msd.	25.00'
	Westerly Rec.	
L3	N 80°53'18" E Msd.	25.00'
	Easterly Rec.	
L4	S 80°53'18" W Msd.	25.00'
	Westerly Rec.	

Madison Street
XX Public R/W - Asphalt Pavement
N 89°25' E 149.95' Rec.
N 80°53'18" E 149.95' Msd.
0.3'
82.0'
20' Setback per Zoning
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3,664 Sq. Feet
Now or Formerly
Village of Westbury Inc
SBL: 10/220/41
Maple Avenue
XX Public R/W - Asphalt Pavement
S 80°53'18" W 150.00' Msd.
3/4" Pipe
Fd.

Total
0.8622 Acres±
37,560 Sq. Feet±

LINE	BEARING	DISTANCE
L1	N 80°53'18" E Msd.	25.00'
	Easterly Rec.	
L2	S 80°53'18" W Msd.	25.00'
	Westerly Rec.	
L3	N 80°53'18" E Msd.	25.00'
	Easterly Rec.	
L4	S 80°53'18" W Msd.	25.00'
	Westerly Rec.	

PROPERTY DEMOGRAPHICS

2025 ANNUAL SPENDING	1 MILE	3 MILE	10 MILE
TOTAL SPECIFIED CONSUMER SPENDING	\$252,806	\$1,631,169	\$21,383,340
TOTAL APPAREL	\$14,168	\$85,386	\$1,106,278
Women's Apparel	5,478	33,774	439,172
Men's Apparel	3,027	18,194	234,462
Girl's Apparel	1,001	5,857	75,653
Boy's Apparel	706	4,079	53,020
Infant Apparel	616	3,561	45,226
Footwear	3,340	19,921	258,744
TOTAL ENTERTAINMENT & HOBBIES	\$32,897	\$217,294	\$2,877,246
Entertainment	3,738	23,280	312,227
Audio & Visual Equipment/Service	7,688	48,368	640,804
Reading Materials	506	3,676	48,965
Pets, Toys, & Hobbies	5,716	38,381	500,411
Personal Items	15,250	103,589	1,374,838
TOTAL FOOD AND ALCOHOL	\$69,106	\$430,608	\$5,616,951
Food At Home	36,392	221,979	2,926,936
Food Away From Home	27,956	177,758	2,295,238
Alcoholic Beverages	4,757	30,870	394,776
TOTAL HOUSEHOLD	\$44,018	\$297,257	\$3,924,484
House Maintenance & Repair	8,477	59,681	826,450
Household Equip & Furnishings	15,894	104,512	1,360,958
Household Operations	13,513	90,538	1,183,076
Housing Costs	6,134	42,526	553,999
TOTAL TRANSPORTATION/MAINT.	\$61,415	\$389,658	\$5,102,039
Vehicle Purchases	28,268	177,474	2,309,460
Gasoline	14,502	87,923	1,163,428
Vehicle Expenses	2,028	14,064	185,92
Transportation	9,078	61,619	805,960
Automotive Repair & Maintenance	7,538	48,579	637,265
TOTAL HEALTH CARE	\$11,308	\$76,977	\$1,027,701
Medical Services	6,873	46,794	621,650
Prescription Drugs	3,103	21,453	290,064
Medical Supplies	1,332	8,730	115,988

PROPERTY DEMOGRAPHICS

TOTAL EDUCATION/DAY CARE

	\$19,893	\$133,989	\$1,728,643
Education	12,703	84,507	1,086,746
Fees & Admissions	7,190	49,482	641,897

RADIUS

1 MILE

3 MILE

10 MILE

POPULATION

2030 Projection	20,833	1221,089	1,558,834
2025 Estimate	20,907	120,774	1,565,020
2020 Census	21,252	119,505	1,589,497
Growth 2025 - 2030	-0.35%	0.26%	-0.40%
Growth 2020 - 2025	-1.62%	1.06%	-1.54%

HOUSEHOLDS

2030 Projection	6,160	38,080	505,867
2025 Estimate	6,187	37,945	508,461
2020 Census	6,324	37,420	519,641
Growth 2025	-0.44%	0.36%	-0.51%
Growth 2020	-2.17%	1.40%	-2.15%
Owner Occupied	4,036 65.23%	28,203 74.33%	394,704 77.63%
Renter Occupied	2,151 34.77%	9,742 25.67%	113,757 22.37%

2025 HOUSEHOLDS BY HH INCOME

6,187

37,945

508,460

Income: <\$25,000	425 6.87%	2,635 6.94%	40,959 8.06%
Income: \$25,000 - \$50,000	628 10.15%	3,144 8.29%	46,417 9.13%
Income: \$50,000 - \$75,000	436 7.05%	3,032 7.99%	49,263 9.69%
Income: \$75,000 - \$100,000	777 12.56%	3,998 10.54%	48,314 9.50%
Income: \$100,000 - \$125,000	632 10.21%	3,011 7.94%	50,032 9.84%
Income: \$125,000 - \$150,000	627 10.13%	3,455 9.11%	45,865 9.02%
Income: \$150,000 - \$200,000	900 14.55%	5,640 14.86%	74,608 14.67%
Income: \$200,000+	1,762 28.48%	13,030 34.34%	153,002 30.09%

2025 AVG HOUSEHOLD INCOME

\$159,337

\$172,117

\$161,304

2025 MED HOUSEHOLD INCOME

\$132,795

\$147,810

\$135,490

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FOR MORE INFORMATION, PLEASE CONTACT:

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