

LAST REMAINING VACANCY FOR LEASE

1,875 SF SPACE AVAILABLE

349-411 HORSEBLOCK ROAD, FARMINGVILLE, NY 11738



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

- One remaining 1,875 SF vacancy
- Anchored by Fine Fare Supermarkets, Family Dollar, and Dollar Tree
- Excellent access and proximity to Nicoll's Road and Long Island Expressway
- High-income levels and high household spending levels in the local market
- Total GLA: 81,581 SF

DEMOGRAPHICS

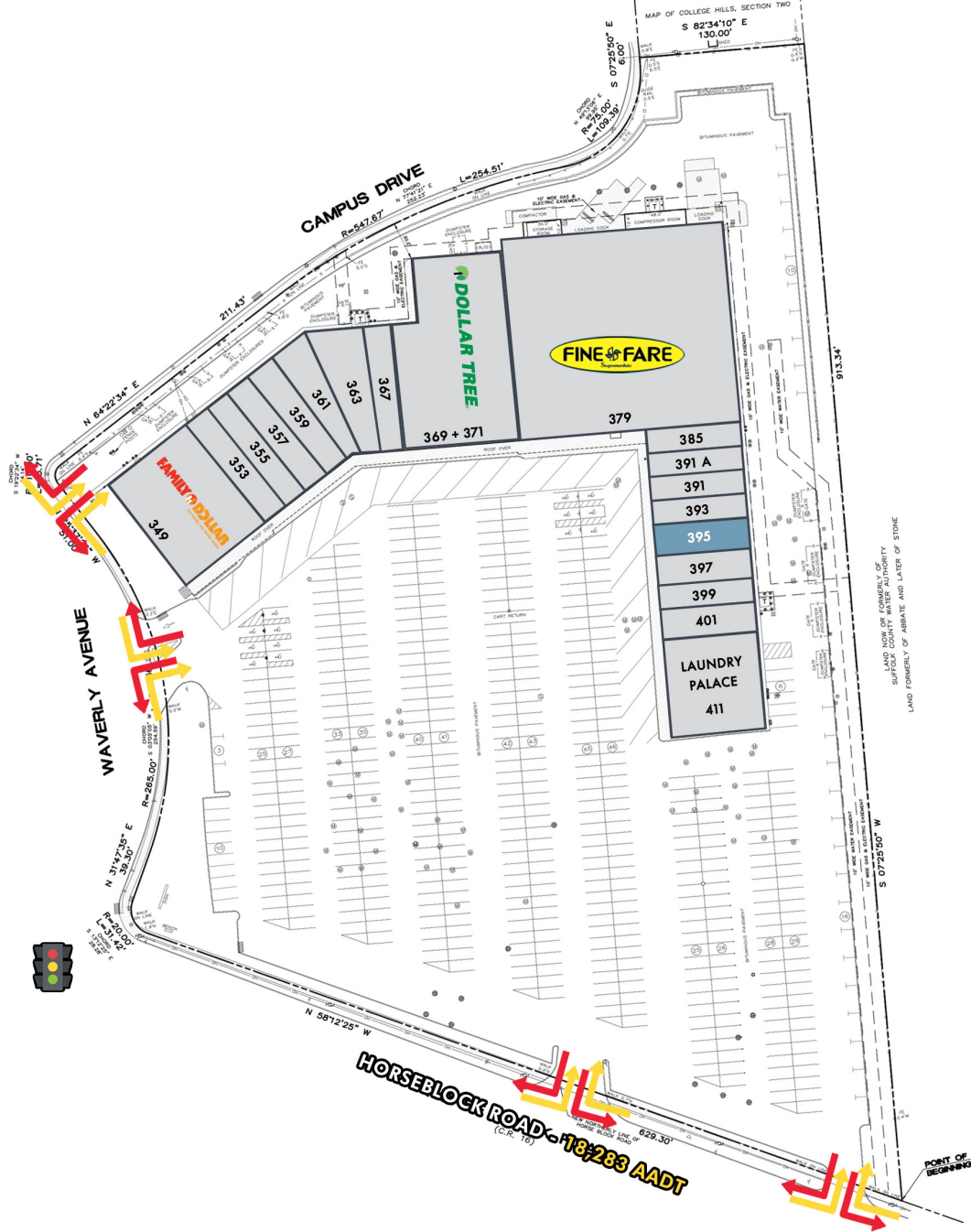
	1 Mile	3 Miles	5 Miles
POPULATION	9,137	92,057	248,564
HOUSEHOLDS	2,852	31,306	85,858
EMPLOYEES	7,498	76,683	207,543
AVERAGE HH INCOME	\$147,475	\$134,181	\$137,154

TRAFFIC COUNTS

HORSEBLOCK ROAD	18,283 AADT
NICOLLS ROAD (0.5 MILES TO THE WEST)	102,604 AADT



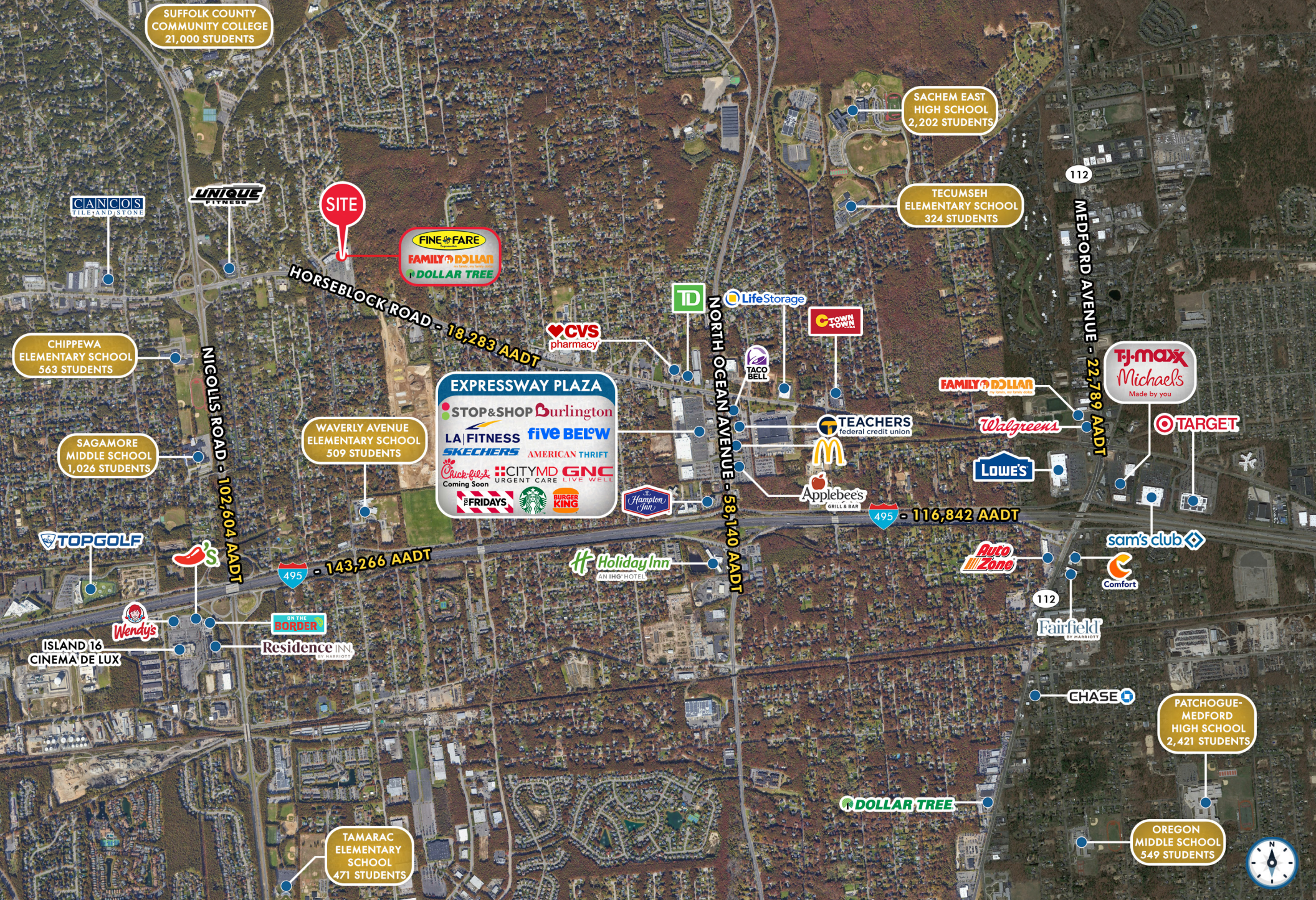
349-411 HORSEBLOCK ROAD | EXECUTIVE SUMMARY



TENANT ROSTER

349	Family Dollar	379	Fine Fare Supermarkets
353	Fitspot Nutrition	385	Paisapan Bakery
355	Lease Out	391A	Women's Fashion Store
357	Jarritos Deli	391	Angel Tips Nails
359	El Charro Mexican	393	Hair Salon
361	Beauty Vibes	395	1,875 SF Available
363	Lease Out	397	Farmingville Wine & Liquor
367	Lease Out	399	Metro by T-Mobile
369 + 371	Dollar Tree	401	La Roma Pizza
		411	Laundry Palace

349-411 HORSEBLOCK ROAD | SITE PLAN



349-411 HORSEBLOCK ROAD | MARKET AERIAL



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