

# PRIME RETAIL/SHOWROOM SPACE AVAILABLE



## 190 MINEOLA AVENUE, ROSLYN HEIGHTS, NY

### RETAIL/OFFICE SPACE

GROUND FL./4,500 SF\*

SECOND FL./4,500 SF\*

\*CAN BE COMBINED

### LEASE RATE

UPON REQUEST

UPON REQUEST

### OCCUPANCY

LEASED

IMMEDIATE

### SPACE HIGHLIGHTS

- PERFECT FOR ANY RETAIL OR PROFESSIONAL OFFICE USE
- FLOOR ONE CEILING HEIGHT: 14 FT
- FLOOR TWO CEILING HEIGHT: 10 FT
- PRIVATE LOT AND STREET PARKING
- ELEVATOR
- WALK TO RESTAURANTS, BANKS, SHOPS..

### PROPERTY OVERVIEW

- MULTILEVEL LEASING OPPORTUNITY WITH OVER 150 FT OF EXPOSURE TO MINEOLA AVENUE & LONG ISLAND EXPRESSWAY
- TOTAL OF 30 WINDOW BAYS, WHICH PRESENTS LARGE SCALE BRANDING
- LOCATED 0.2 MILES FROM THE LONG ISLAND EXPRESSWAY (EXIT 37), 0.7 MILES FROM THE ROSLYN LIRR TRAIN STATION & WALKING DISTANCE TO THE N23 BUS STOP

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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Real Estate Strategies, Ltd.

**JORDAN OLIVER**

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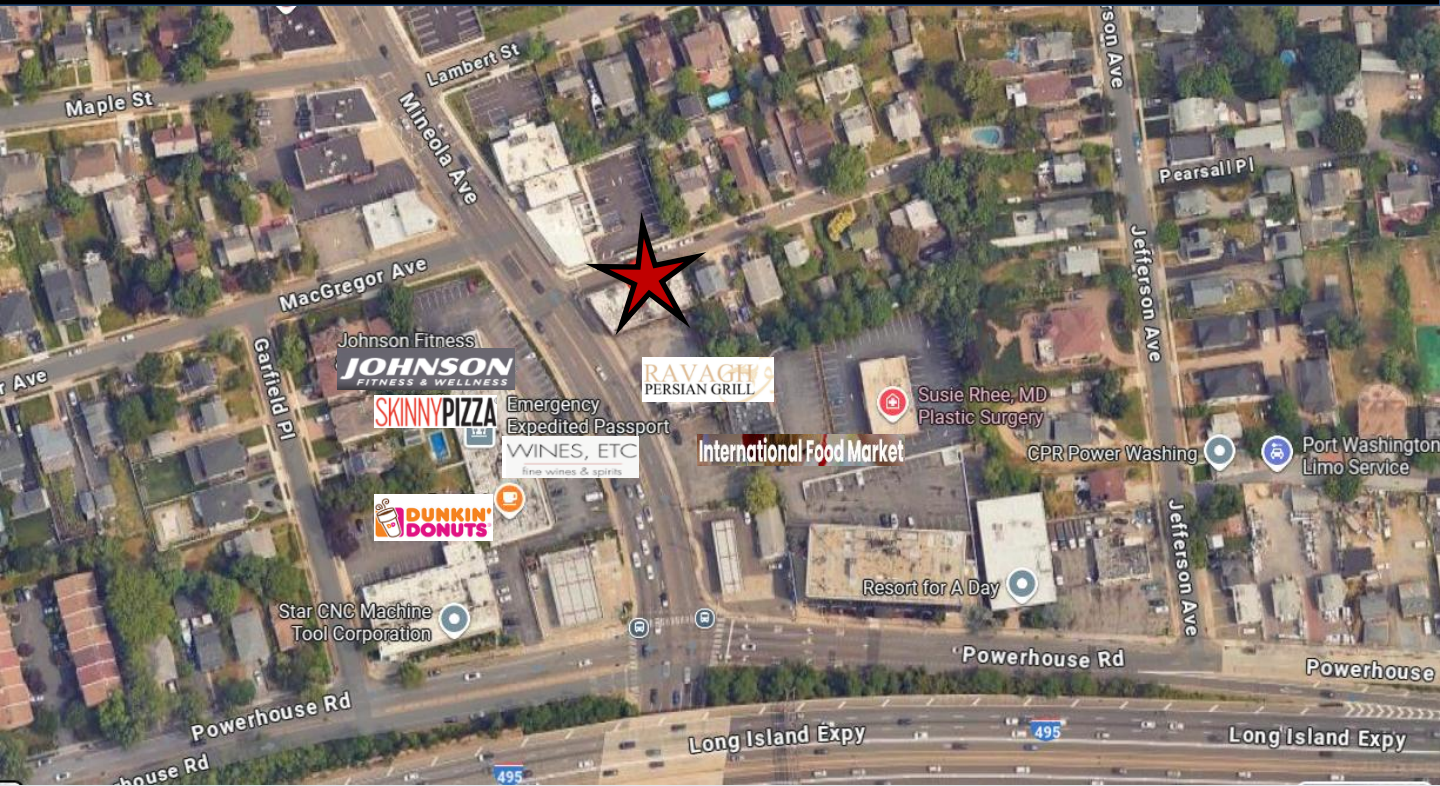
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All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

# MAP AND DEMOGRAPHICS



<b><u>2024 DEMOGRAPHICS</u></b>	<b><u>2 MILES</u></b>	<b><u>5 MILES</u></b>	<b><u>10 MILES</u></b>
POPULATION	47,833	333,033	1,841,089
HOUSEHOLDS	15,971	113,681	605,828
AVERAGE HH INCOME	\$190,554	\$161,161	\$128,548
MEDIAN HH INCOME	\$172,553	132,310	\$100,764

<b><u>VEHICLES PER DAY</u></b>	
MINEOLA AVENUE VPD	28,000
LONG ISLAND EXPRESSWAY VPD	196,000

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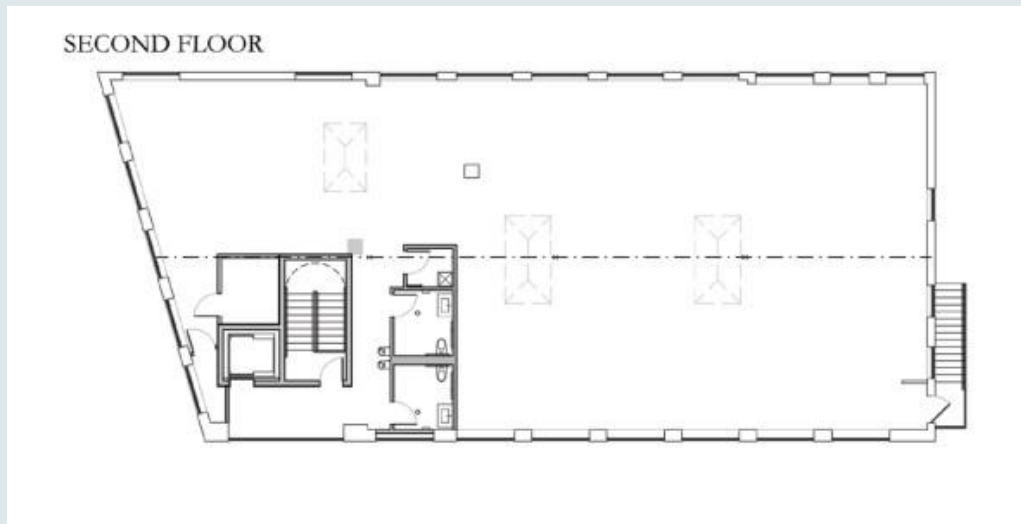
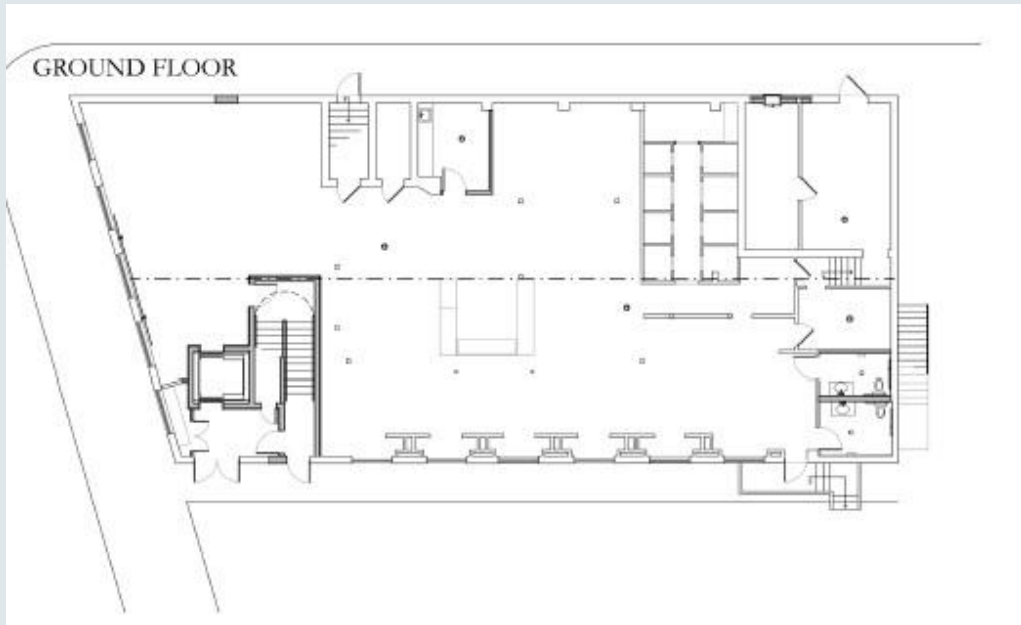
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# FLOOR PLANS



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