



## RETAIL SPACE

# CARLE PLACE, NY

440 OLD COUNTRY ROAD

### SIZE

Proposed 2-Story Building - Ground Lease or Build-to-Suit

First Floor 20,000 SF

Second Floor 15,558 SF

Total 35,558 GSF

### ASKING RENT

Upon Request

### NEIGHBORS

DSW, The Container Store, Trader Joe's, Starbucks, Paris Baguette, Sleep Number, Verizon, Shake Shack, Ulta, Nordstrom Rack, CHOPT, Bassett Furniture, J. Crew Factory, Saks OFF 5th, Old Navy, Banana Republic Factory Store, Noodles and Company, Spuntino Wine Bar & Italian Tapas, Lands' End, Ruby & Jenna, Famous Footwear, HomeGoods, Raymour & Flanigan, Hobby Lobby, Whole Foods Market, Staples, Best Buy, Tacombi, PDQ Chicken, Olive Garden, CAVA, Costco, Marshalls, Total Wine Spirits & More, Walmart, Sam Ash Music Stores and more!

### COMMENTS

Over 36,000 vehicles pass this site daily on Old Country Road

Easy access to local highways including Meadowbrook Parkway and Northern State Parkway

Located in the strongest retail, corporate office and industrial trade area on Long Island

## CONTACT EXCLUSIVE AGENT

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

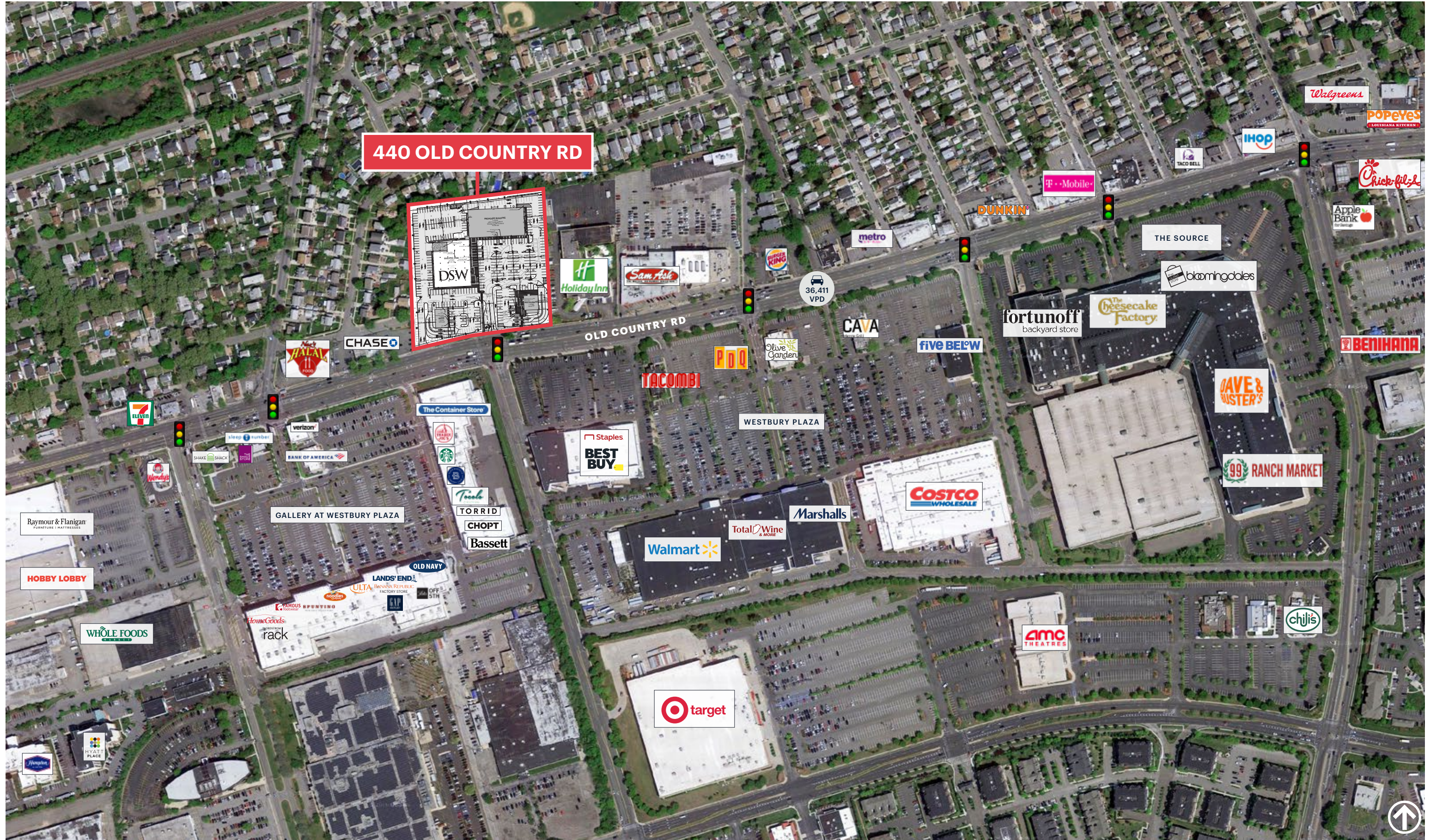


# MARKET AERIAL





AERIAL



440 OLD COUNTRY RD

















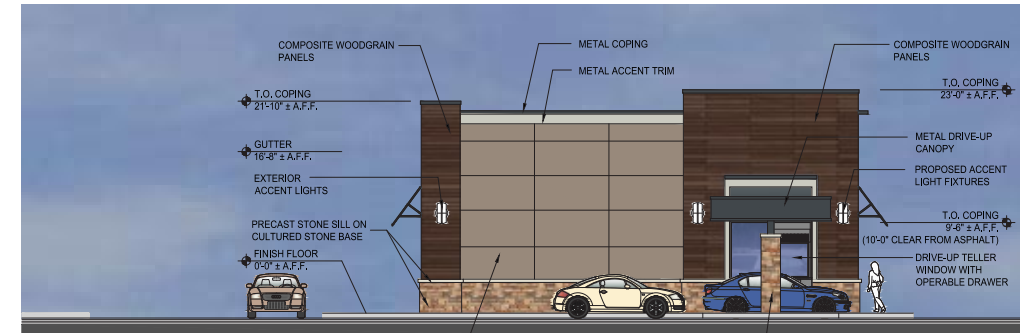
# FLOOR PLAN

## PROPOSED BANK



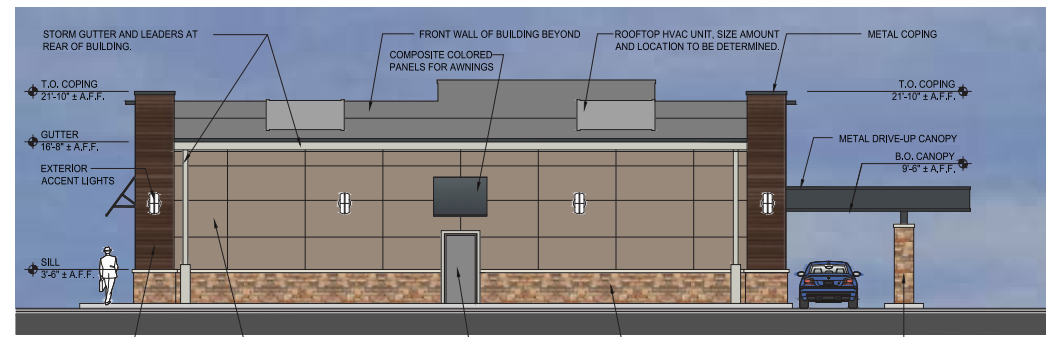
**PROPOSED BUILDING FACADE - WEST (SCHEME 2)**

SCALE: 1/8" = 1'-0"



**PROPOSED BUILDING FACADE - NORTH (SCHEME 2)**

SCALE: 1/8" = 1'-0"



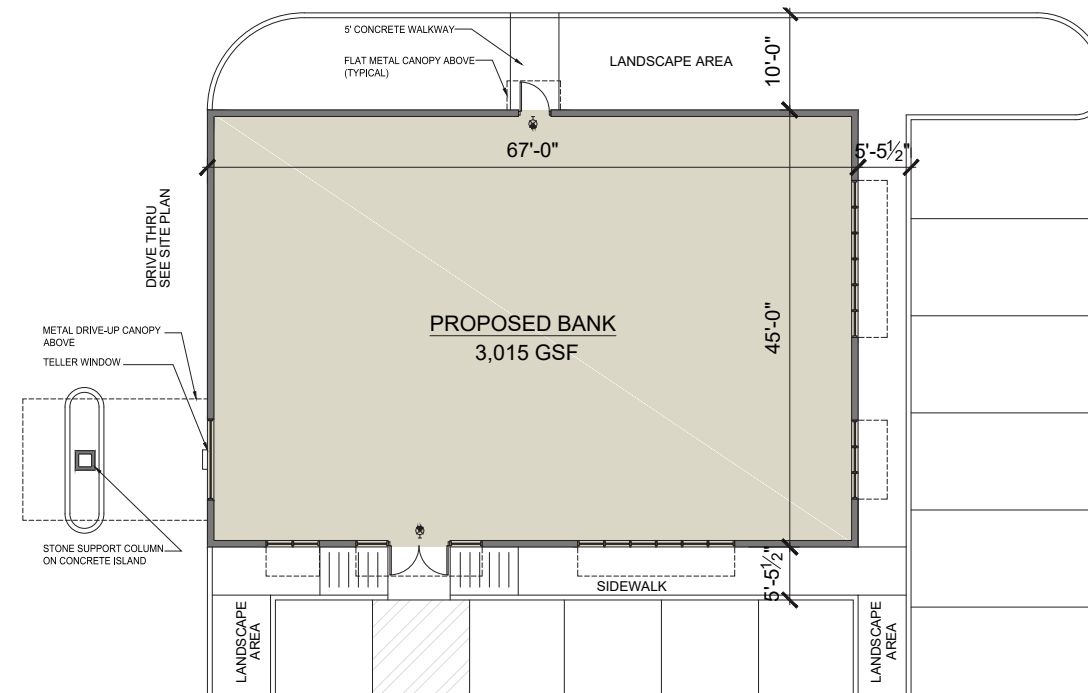
**PROPOSED BUILDING FACADE - EAST (SCHEME 2)**

SCALE: 1/8" = 1'-0"



**PROPOSED BUILDING FACADE - SOUTH**

SCALE: 1/8" = 1'-0"



**PROPOSED BUILDING FACADE - EAST (SCHEME 2)**

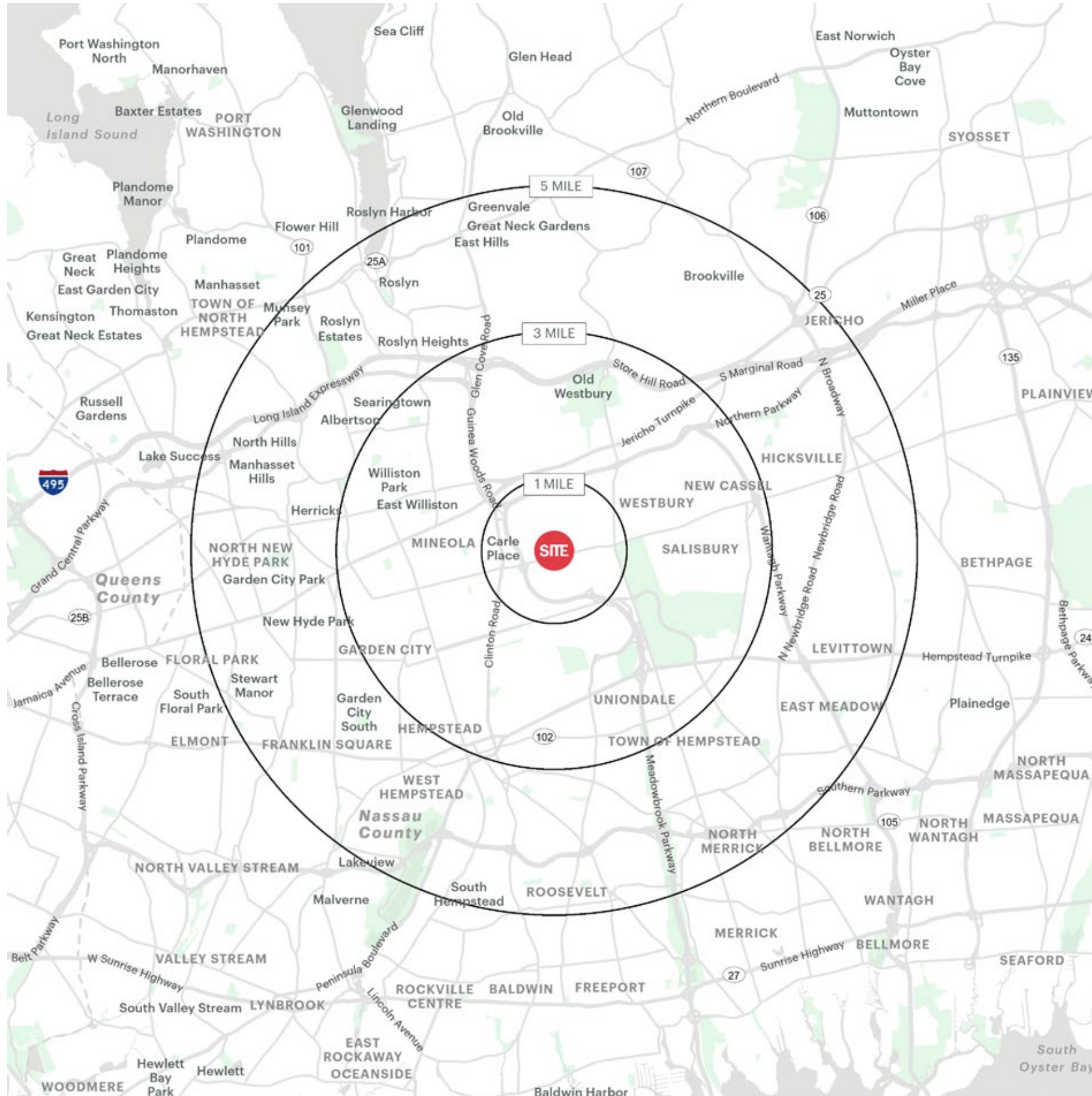
SCALE: 1/8" = 1'-0"







# AREA DEMOGRAPHICS



440 OLD COUNTRY ROAD CARLE PLACE, NEW YORK

## 1 MILE RADIUS

### POPULATION

14,086

### HOUSEHOLDS

5,495

### AVERAGE HOUSEHOLD INCOME

\$160,504

### MEDIAN HOUSEHOLD INCOME

\$113,100

### COLLEGE GRADUATES (BACHELOR'S +)

5,529 - 51.0%

### TOTAL BUSINESSES

1,824

### TOTAL EMPLOYEES

23,326

### DAYTIME POPULATION (W/ 16 YR +)

30,025

## 3 MILE RADIUS

### POPULATION

168,795

### HOUSEHOLDS

52,803

### AVERAGE HOUSEHOLD INCOME

\$158,396

### MEDIAN HOUSEHOLD INCOME

\$110,903

### COLLEGE GRADUATES (BACHELOR'S +)

50,322 - 43.0%

### TOTAL BUSINESSES

9,786

### TOTAL EMPLOYEES

116,650

### DAYTIME POPULATION (W/ 16 YR +)

201,443

## 5 MILE RADIUS

### POPULATION

461,769

### HOUSEHOLDS

142,687

### AVERAGE HOUSEHOLD INCOME

\$172,084

### MEDIAN HOUSEHOLD INCOME

\$123,354

### COLLEGE GRADUATES (BACHELOR'S +)

153,767 - 47.0%

### TOTAL BUSINESSES

21,432

### TOTAL EMPLOYEES

238,846

### DAYTIME POPULATION (W/ 16 YR +)

468,582



# AREA DEMOGRAPHICS

