



## RETAIL SPACE

# WESTBURY, NY

427 OLD COUNTRY ROAD

### SIZE

965 SF

### FRONTAGE

± 24 FT

### ASKING RENT

Upon Request

### CO-TENANTS

Metro PCS, YAAAS Tea (Coming Soon)

### NEIGHBORS

**Gallery at Westbury:** Trader Joe's, Nordstrom Rack, Ulta Beauty, Famous Footwear, Lands' End, Saks OFF 5TH, J.Crew Factory, Chopt, Torrid, The Container Store, Bank of America, Verizon, Sleep Number, Shake Shack

**Westbury Plaza:** UPS, Staples, Best Buy, Walmart, Total Wine, Marshalls, Costco, Five Below, Fortunoff

**Samanea New York Mall:** My Planet Living Center, Arteco Cabinetry, The Cheesecake Factory, Bloomingdale's Outlet, Dave & Buster's

### COMMENTS

Excellent visibility on Old Country Road

36,411 vehicles pass this site per day

15-car front parking lot and street parking

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](https://www.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.

**SITE PLAN**

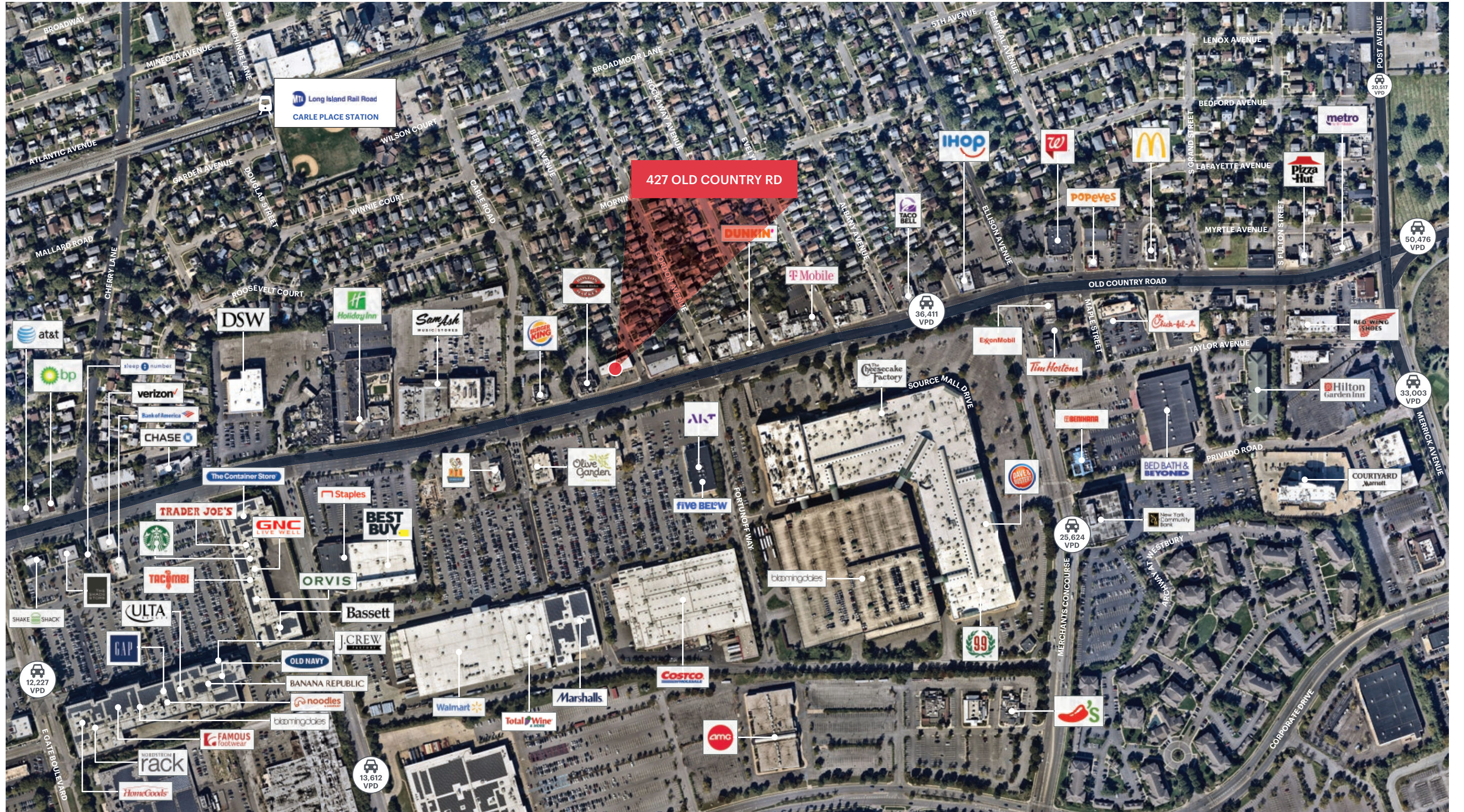


## INTERIOR PHOTOS

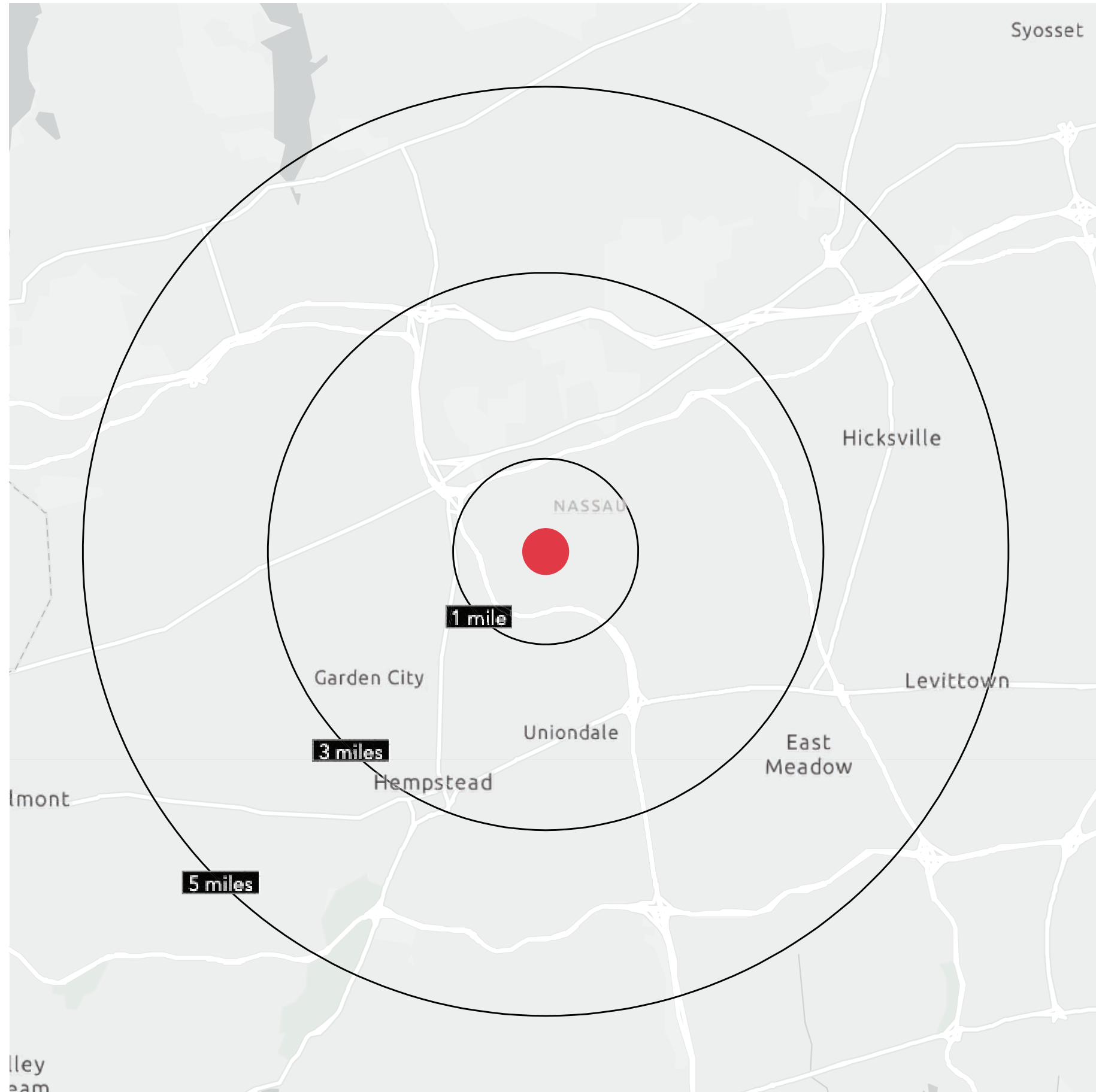


# MARKET AERIAL





# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

14,284

### HOUSEHOLDS

5,505

### AVERAGE HOUSEHOLD INCOME

\$158,764

### MEDIAN HOUSEHOLD INCOME

\$110,439

### COLLEGE GRADUATES (BACHELOR'S +)

4,960 - 27.0%

### TOTAL BUSINESSES

1,645

### TOTAL EMPLOYEES

18,476

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

25,734

## 3 MILE RADIUS

### POPULATION

167,459

### HOUSEHOLDS

51,913

### AVERAGE HOUSEHOLD INCOME

\$151,505

### MEDIAN HOUSEHOLD INCOME

\$107,773

### COLLEGE GRADUATES (BACHELOR'S +)

48,803 - 27.1%

### TOTAL BUSINESSES

9,872

### TOTAL EMPLOYEES

103,369

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

190,376

## 5 MILE RADIUS

### POPULATION

461,468

### HOUSEHOLDS

141,222

### AVERAGE HOUSEHOLD INCOME

\$167,841

### MEDIAN HOUSEHOLD INCOME

\$121,754

### COLLEGE GRADUATES (BACHELOR'S +)

147,794 - 30.0%

### TOTAL BUSINESSES

21,010

### TOTAL EMPLOYEES

209,297

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

449,170

# AREA DEMOGRAPHICS

