

440 OLD COUNTRY RD.

CARLE PLACE NY 11514

RANKED #1 IN THE COUNTRY FOR SHOPPING & SALES VOLUME.

RETAIL
for
LEASE

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TIDE
REALTY GROUP



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CHATEAU
PLAZA

DSW
DESIGNER SHOE WAREHOUSE



5,719 sf Available

5,800 sf Available

4,400 sf Available

5,894 sf Available

22,000 Gross sf Available

3,465 sf Bank or Retail

23'-0"

20'-10"

24"

24"

10"

PROPERTY INFORMATION

SIZE

22,000 SF - Co-Anchor Space (Divisible)

3,465 SF - Bank Pad with double drive-thru

OR

6,000 SF - Retail Pad Site (Divisible)

DIMENSIONS

220 FT x 100 FT

ASKING RENT

Upon Request

COMMENTS

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

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

NEIGHBORS

DSW, The Container Store, Trader Joe's, Starbucks, Paris Baguette, Sleep Number, Verizon, Shake Shack, Ulta, CHOPT, Nordstrom Rack, 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, Mount Sinai and more!

SITE PLAN
BANK & RETAIL
Space for
LEASE



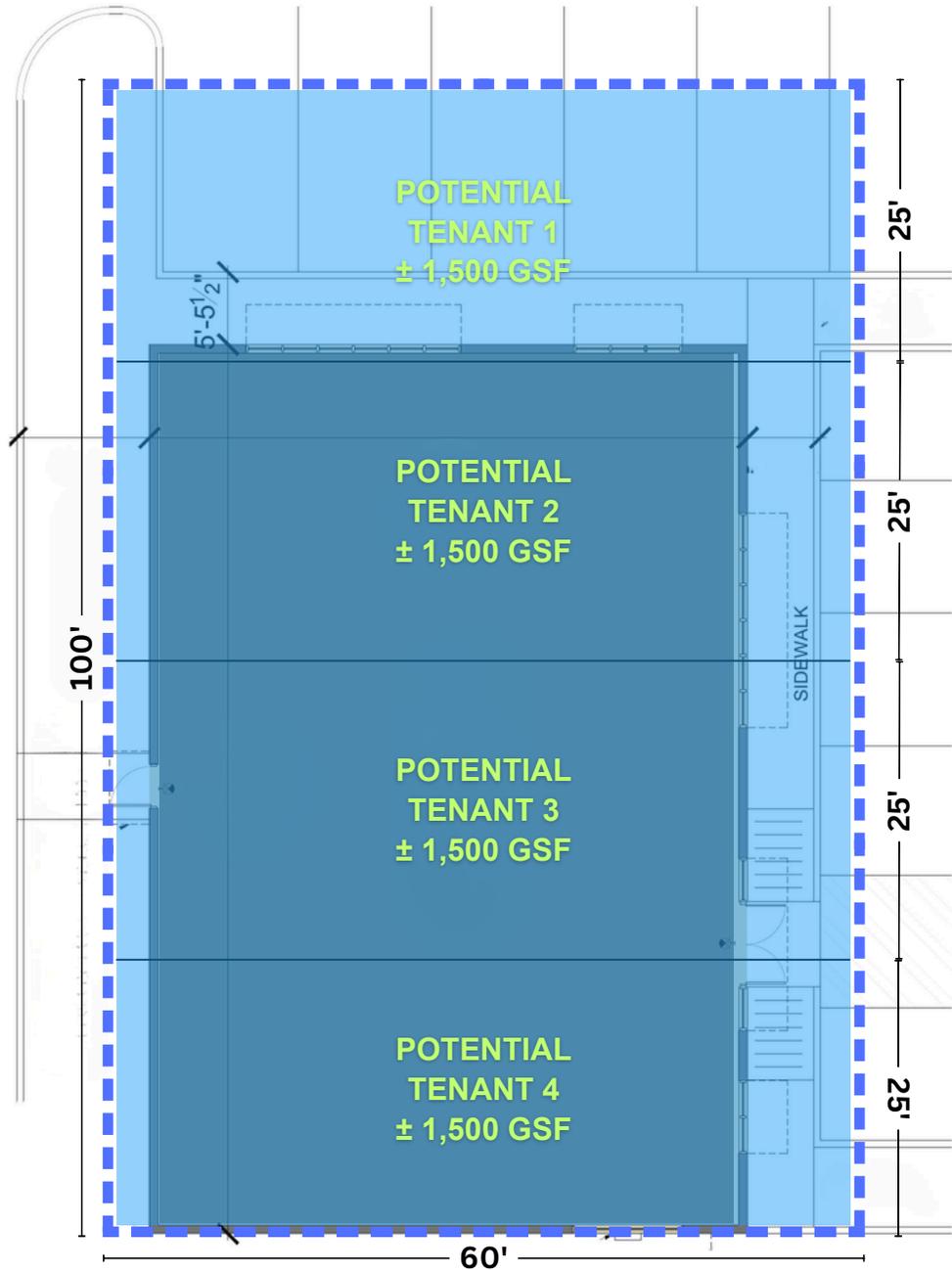


PAD SITE
BANK or RETAIL
Space for
LEASE

COMMENTS

3,465 sf Bank Pad with a double lane drive-thru approved

Other Logical Divisions Considered



DSW DESIGNER SHOE WAREHOUSE

SPACE 1

SPACE 2

SPACE 3

SPACE 4

**PROPOSED
DIVISION
of 22,000 sf
space**

COMMENTS

**Other Logical Divisions
Considered**



AERIAL VIEW

440 OLD COUNTRY RD.





**OVERALL
DEMOGRAPHICS**

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

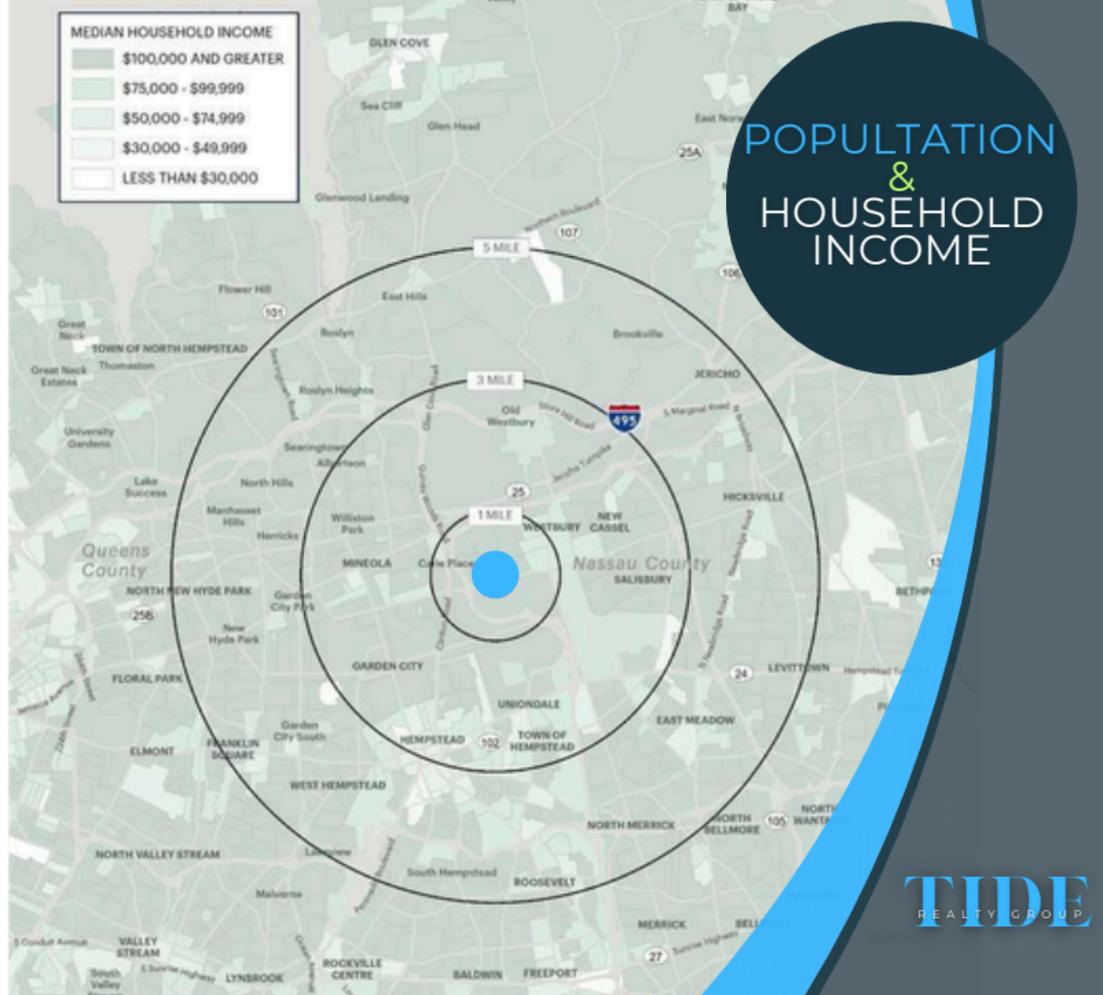
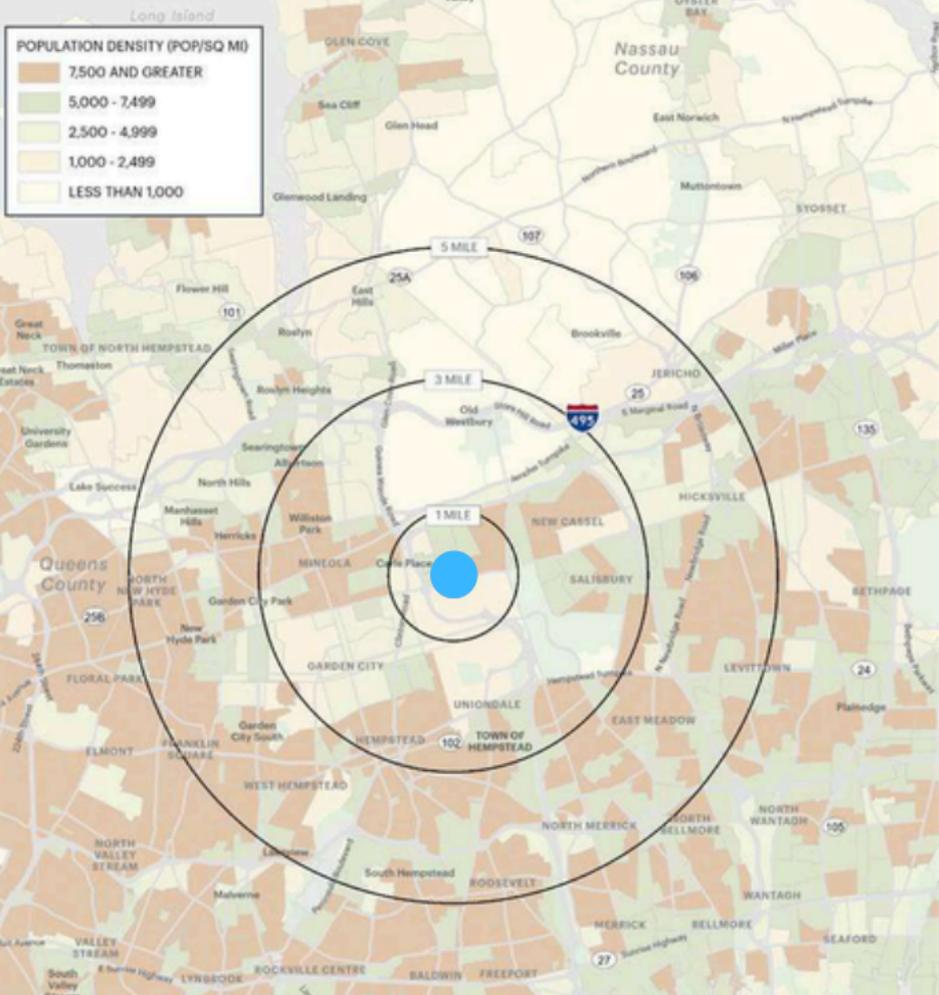
21,432

TOTAL EMPLOYEES

238,846

DAYTIME POPULATION (W/16 YR +)

468,582



POPULATION
&
HOUSEHOLD
INCOME

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