

BROADWAY & PULASKI ROAD GREENLAWN, NY

LOCATION:

112 Broadway
NEC Pulaski Road,
Greenlawn, NY 11740

DESCRIPTION:

- 1,125 SF (Former Cell Phone Store)
- Full Basement.
- Excellent parking.
- At busy intersection

ZONING: C6 town of Huntington

OTHER TENANTS: Value Drugs, Dunkin' Donuts, Deli, Dry Cleaner, Pizzeria and Smoke Shop.

NEARBY TENANTS: CVS, Subway, Greenlawn Farms Tuesday Morning, Capital One, Chase Bank, many more.

NEIGHBORHOOD: Growing middle to upper middle income area. Over 23,000 cars per day at this intersection. Three short blocks from the LIRR Greenlawn Station!

PRICE: To be determined depending on tenant requirements.

OTHER CHARGES: Real Estate Taxes \$4.80 per sq ft.

CAM \$1.00 per sq ft. does not include snow removal. Insurance: \$1.30 per sq ft.

NOTES: Easily accessible location in the heart of Greenlawn!



2018	1 mi	3 mi	5 mi
Est. Population	8,776	90,434	182,955
Est. Median HH Income	\$104,797	\$115,253	\$125,477

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.

For more information and inspection, contact

Metro Commercial & Business Brokers, Inc.
www.metrocbb.com

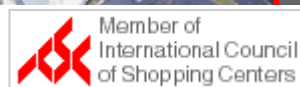
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106-112 Broadway, Greenlawn, Suffolk County, NY



For more information and inspection, contact
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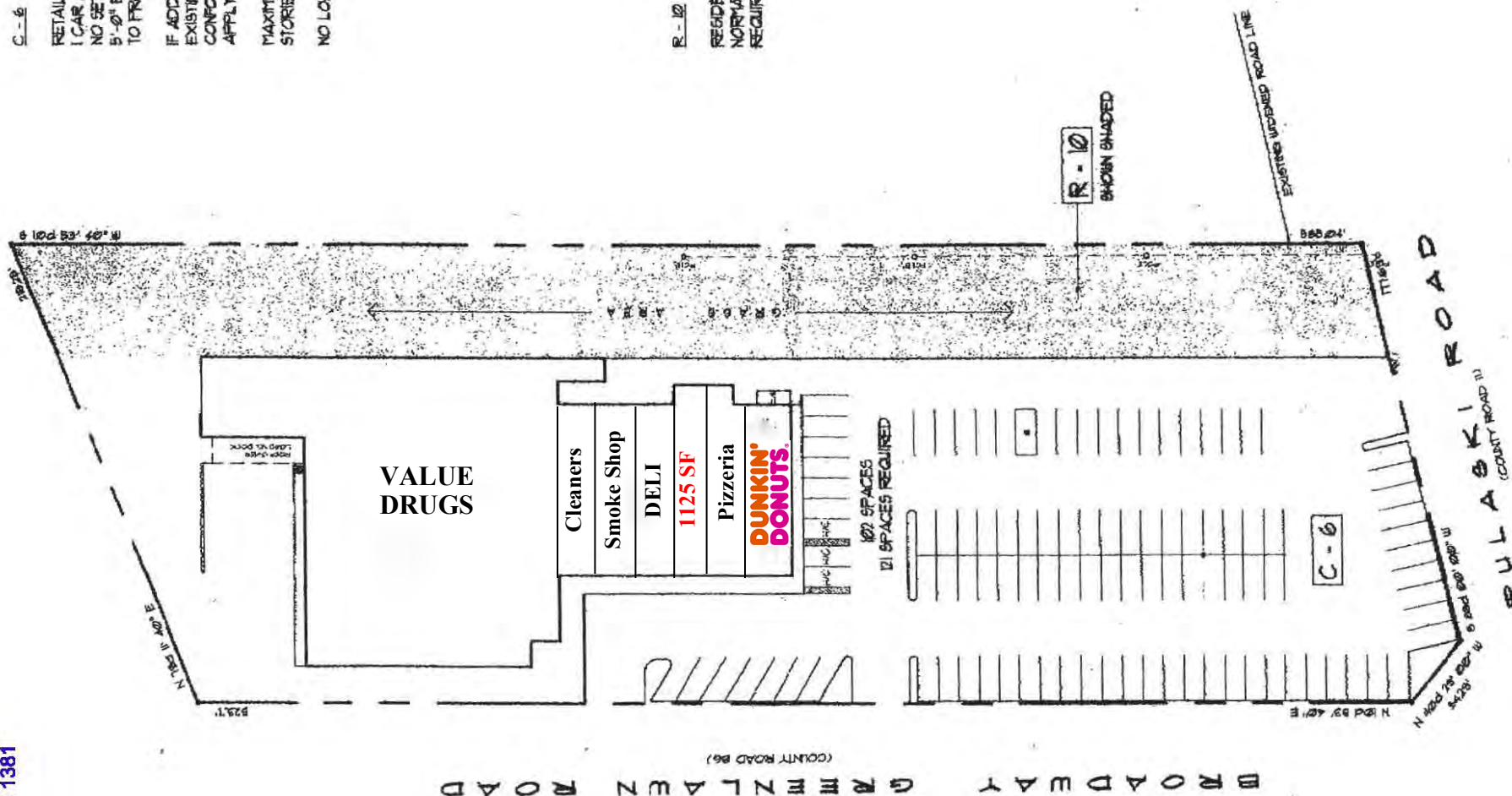
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C-6
RETAIL
1 CAR / 200 SF.
NO SETBACKS
5'-0" BUFFER FT
TO PROPERTY
IF ADDING TO E
EXISTING PARK
CONFORM W/ 5'.
APPLY FOR V&E
MAXIMUM HEIGHT
STORIES
NO LOADING ZC

R - 10
RESIDENTIAL
NORMALLY A 1/2
REQUIRED FROM



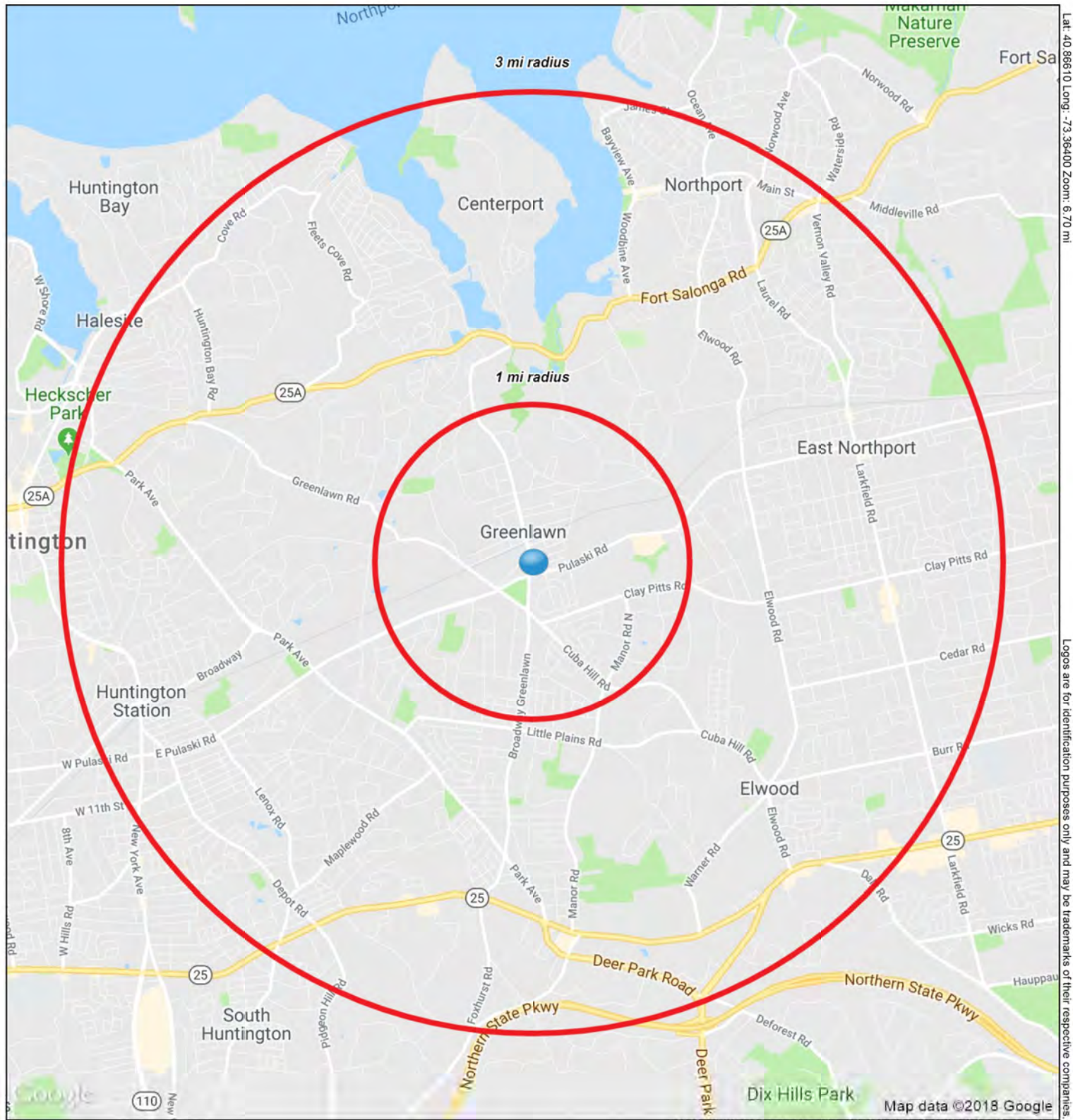
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Leasing Plan



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108 Broadway
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October 2018

Metro Commercial & Business Brokers, Inc.

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