

FOR LEASE

400 Union Boulevard, West Islip, NY



Space Available in Stop & Shop Anchored Shopping Center | FOR LEASE

ADDRESS

400 Union Boulevard, West Islip, NY

AVAILABLE

1,802 square feet

ASKING RENT

Upon Request

| Demographics | 1 mile | 3 miles | 5 miles |
|--------------------|-----------|-----------|-----------|
| Population | 14,182 | 96,962 | 249,863 |
| Median HHI | \$119,795 | \$106,633 | \$100,021 |
| Daytime Population | 4,756 | 32,649 | 97,507 |

EXTRAS

\$8.45 per square foot

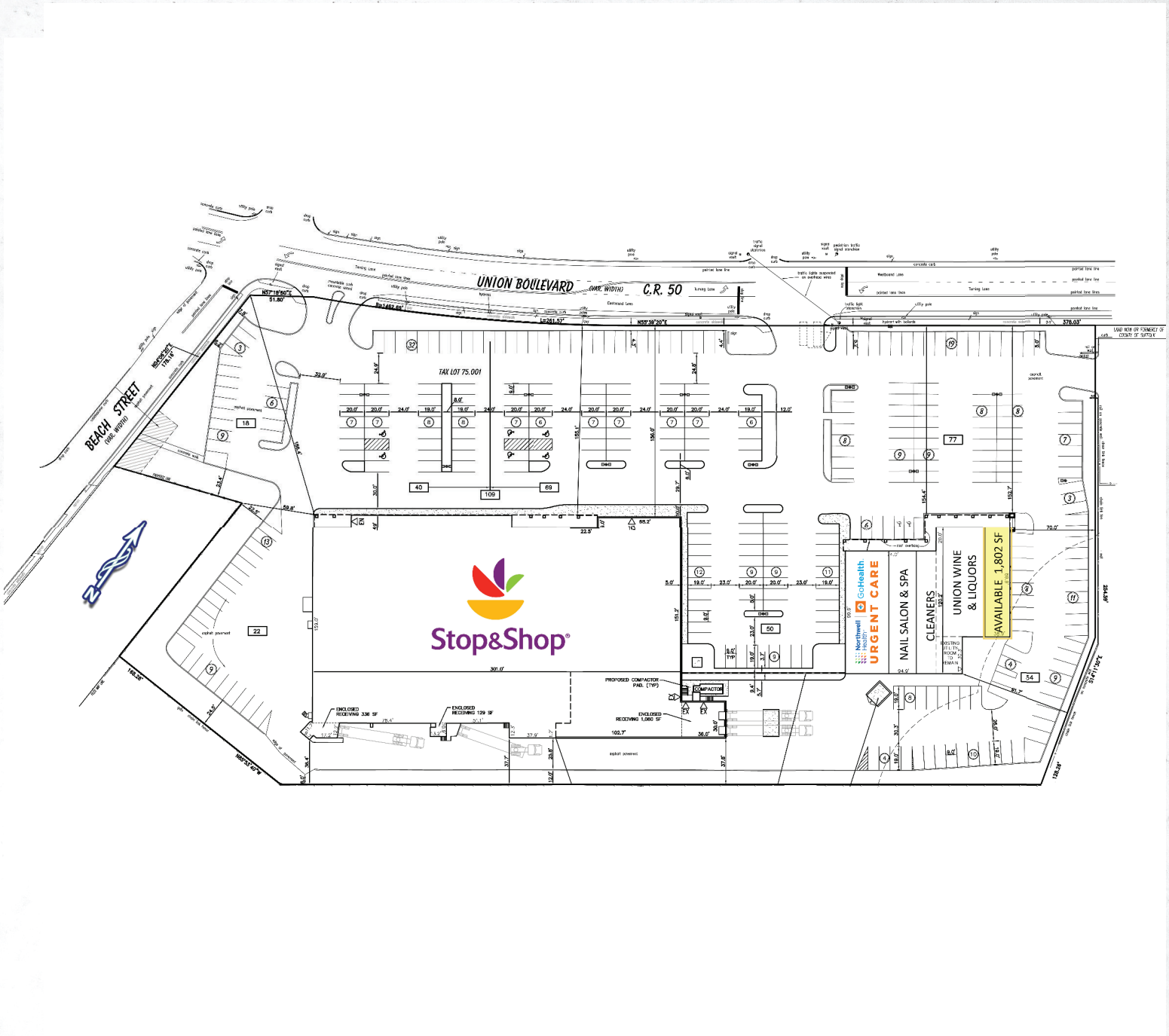
- Up to 280 parking spaces
- 512' of frontage on Route 22 West
- 1.5 miles to and from Bridgewater Commons Mall
- Parking can be expanded
- 1 mile west of the new Whole Foods at Chimney Rock Crossing
- Tenant has right to purchase and will either flip building or assign option



FOR LEASE

400 Union Boulevard, West Islip, NY

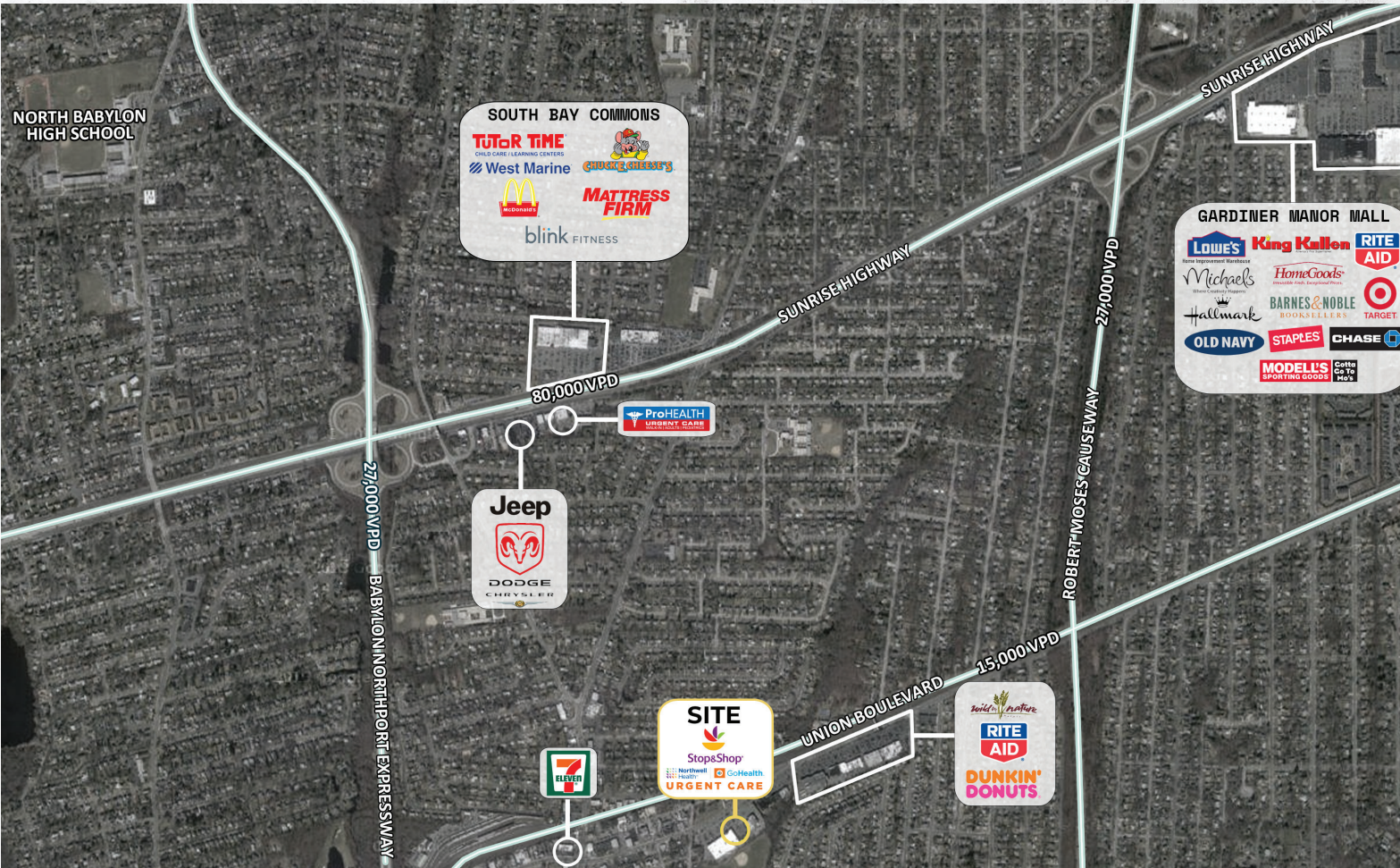
SITE PLAN





FOR LEASE

400 Union Boulevard, West Islip, NY



SABRE | Billy Diakakis
 diakakis@sabre.life | T 516 874 8070 x 1521

SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

sabre.life

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.