

BALDWIN, NEW YORK

Up to $\pm 13,850$ Square Feet For Lease at Baldwin Harbor Shopping Center

www.breslinrealty.com



BRESLIN REALTY
DEVELOPMENT CORP.

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SITE INFO

LOCATION

905-951 Atlantic Avenue
Baldwin, NY

AVAILABLE

± 13,850 Total Square Feet:

- ± 12,000 Square Feet
- ± 1,850 Square Feet

BALDWIN HARBOR GLA

± 82,000 Square Feet

PROPERTY SIZE

5.5 Acres

PARKING

500 Spaces

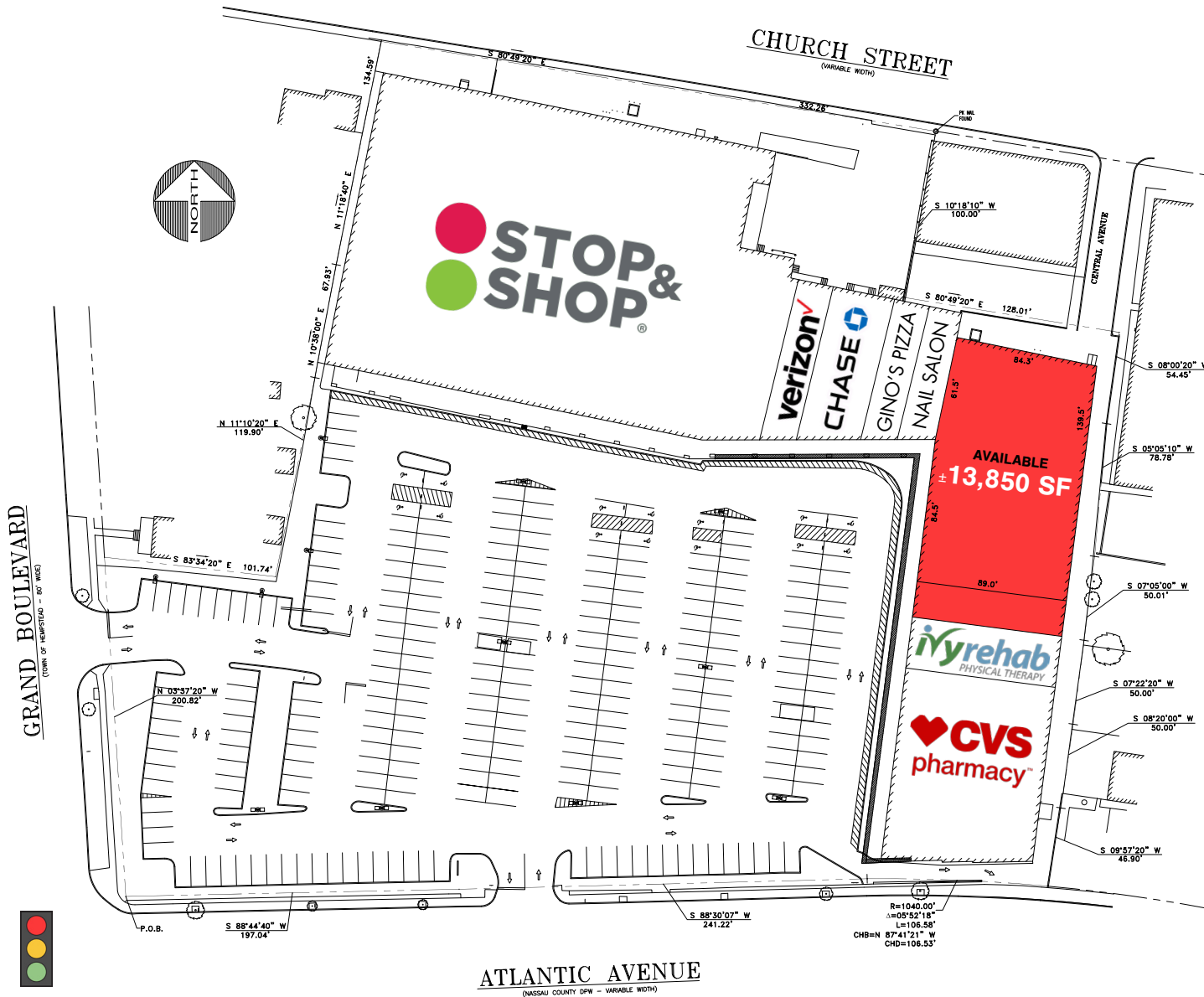
TRAFFIC

28,000 total average vehicles per day

CO-TENANTS

Stop & Shop, CVS Pharmacy, Ivy Rehab, Verizon, Chase Bank, Gino's Pizza, Angel Tip Nail Spa

PRICE UPON REQUEST



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The map displays the Baldwin Harbor area, centered on Baldwin Harbor. Concentric circles represent different distances and drive times from the center: a 1-mile radius, a 3-mile radius, and a 5-mile radius. A 15-minute drive time boundary is also shown. The map is color-coded by median household income by block group, with a legend in the bottom left corner:

- Dark Green: \$200k or more
- Medium Green: \$150k to \$200k
- Light Green: \$100k to \$150k
- Yellow-Green: \$75k to \$100k
- Yellow: less than \$75k

Key locations and features include:

- Centers:** Baldwin Harbor, Greis Park, Newbridge Rd Park.
- Neighborhoods:** Floral Park, Elmont, Franklin Square, West Hempstead, Hempstead, Uniondale, East Meadow, North Bellmore, Wantagh, Bellmore, Merrick, Freeport, Rockville Centre, Lynbrook, Valley Stream, Malverne, Hewlett, East Rockaway, Woodmere, Cedarhurst, Lawrence, Island Park, Long Beach, Lido Beach, Point Lookout, Jones Beach State Park.
- Parks:** Valley Stream State Park, Greis Park, Hempstead Lake State Park, Cedar Creek Park, Nickerson Beach Park.
- Highways:** Cross Island Pkwy, Belt Pkwy, Meadowbrook State Pkwy, Loop Parkway, Wantagh State Pkwy, North State Pkwy, 106, 105, 27.

1 Mile:	\$1.6 Billion
3 Mile:	\$7.2 Billion
5 Mile:	\$19.3 Billion
15 Min. Drive:	\$11.3 Billion



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