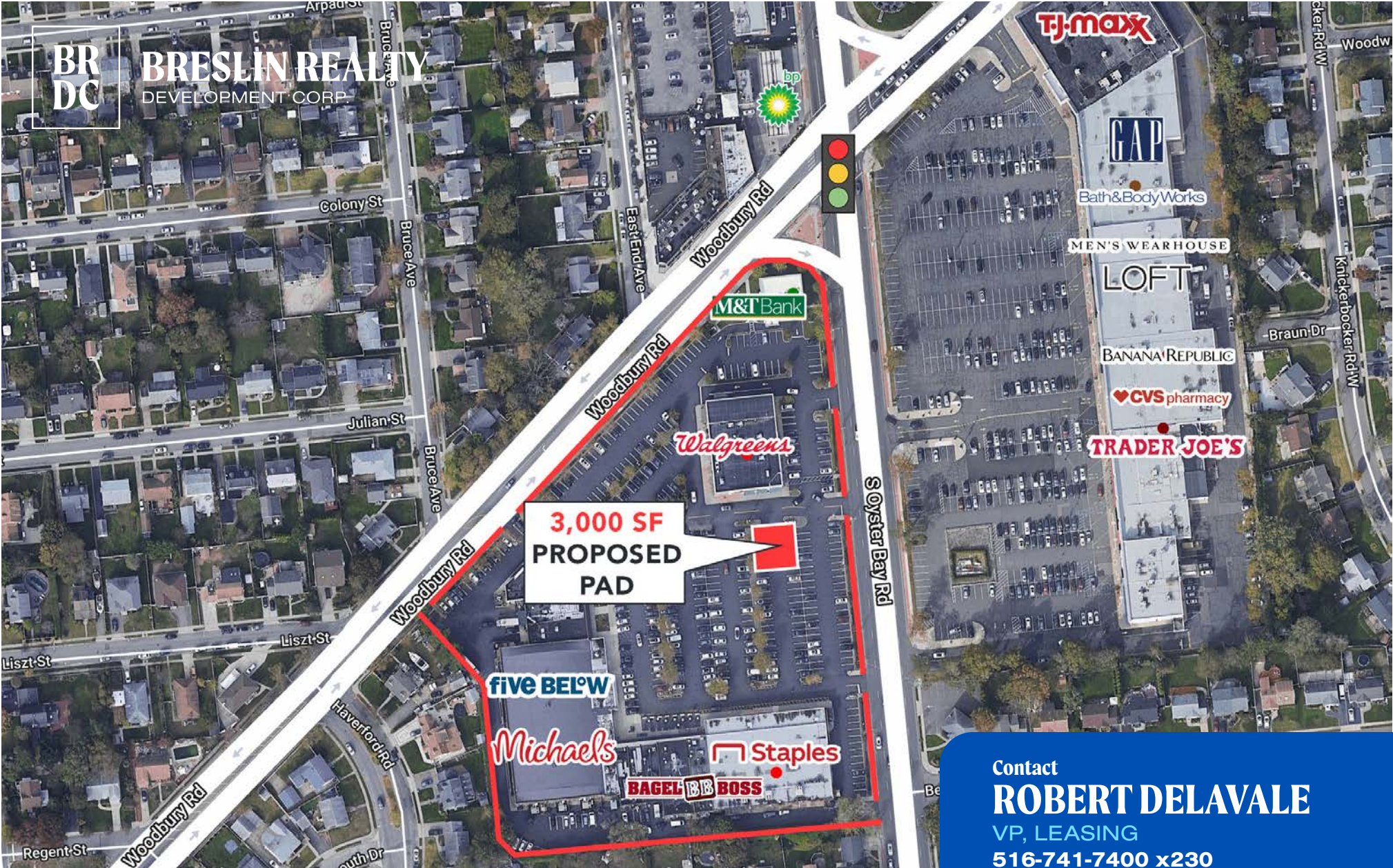


# HICKSVILLE, NEW YORK

Proposed Pad at Woodbury Shopping Center | 3,000 SF

[www.breslinrealty.com](http://www.breslinrealty.com)

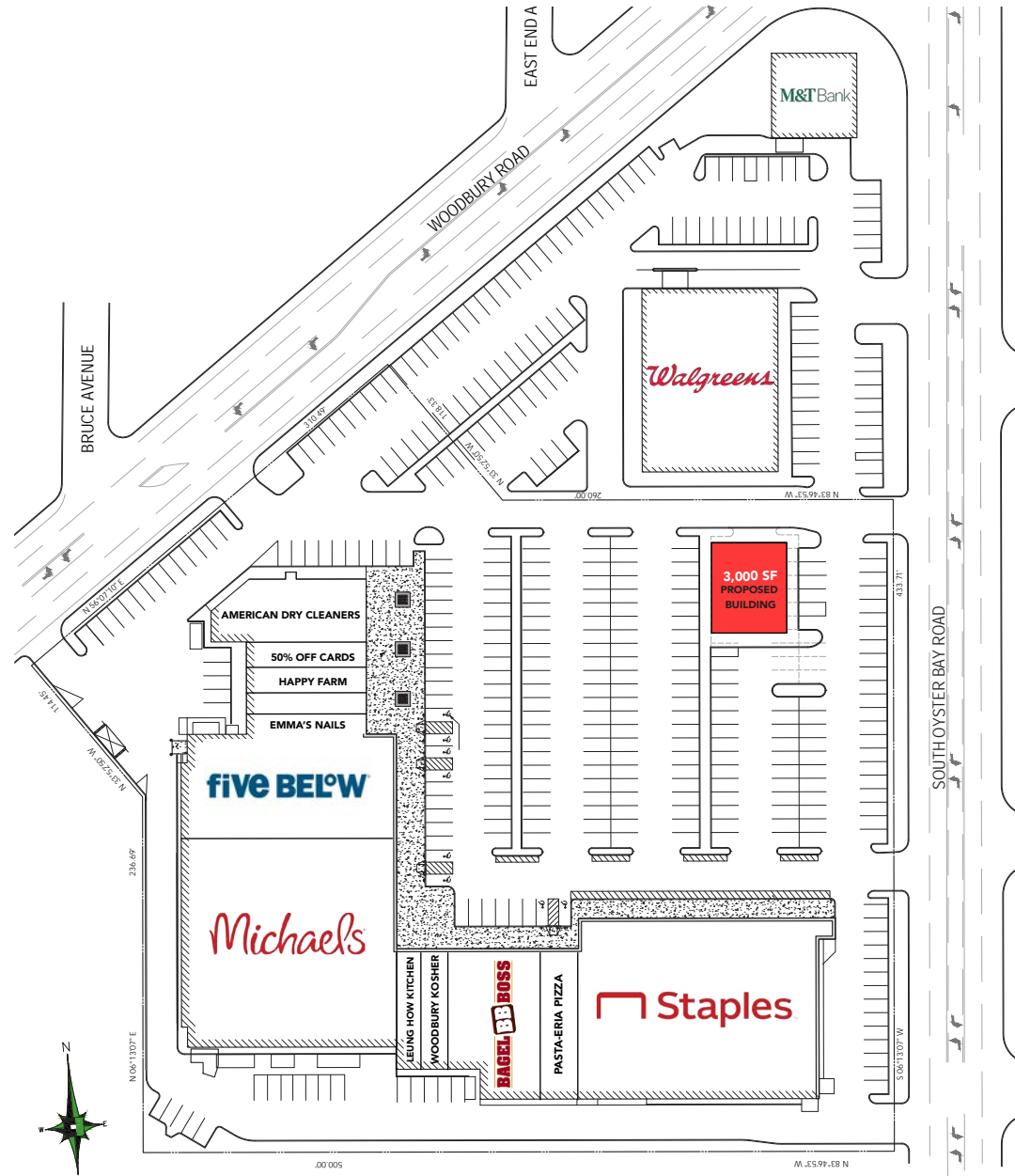


Contact  
**ROBERT DELAVALLE**  
VP, LEASING  
516-741-7400 x230  
[rdevalle@breslinrealty.com](mailto:rdevalle@breslinrealty.com)

# HICKSVILLE, NEW YORK

## Proposed Pad at Woodbury Shopping Center | 3,000 SF

www.breslinrealty.com



### SITE INFO

#### LOCATION

410-442 S Oyster Bay Road  
Woodbury Shopping Center  
Hicksville, NY

#### AVAILABLE

3,000 Square Feet (50' x 60')

#### SHOPPING CENTER GLA

± 87,000 Square Feet

#### FRONTAGE

120' on S Oyster Bay Road

#### TRAFFIC

- 26,000 total vehicles per day on S Oyster Bay Road
- 15,000 total vehicles per day on Woodbury Road

#### CO-TENANTS INCLUDE

Michaels, Five Below, Staples, Walgreens, M&T Bank, Bagel Boss, Pasta-eria Pizza, Leung How Kitchen

**PRICE UPON REQUEST**

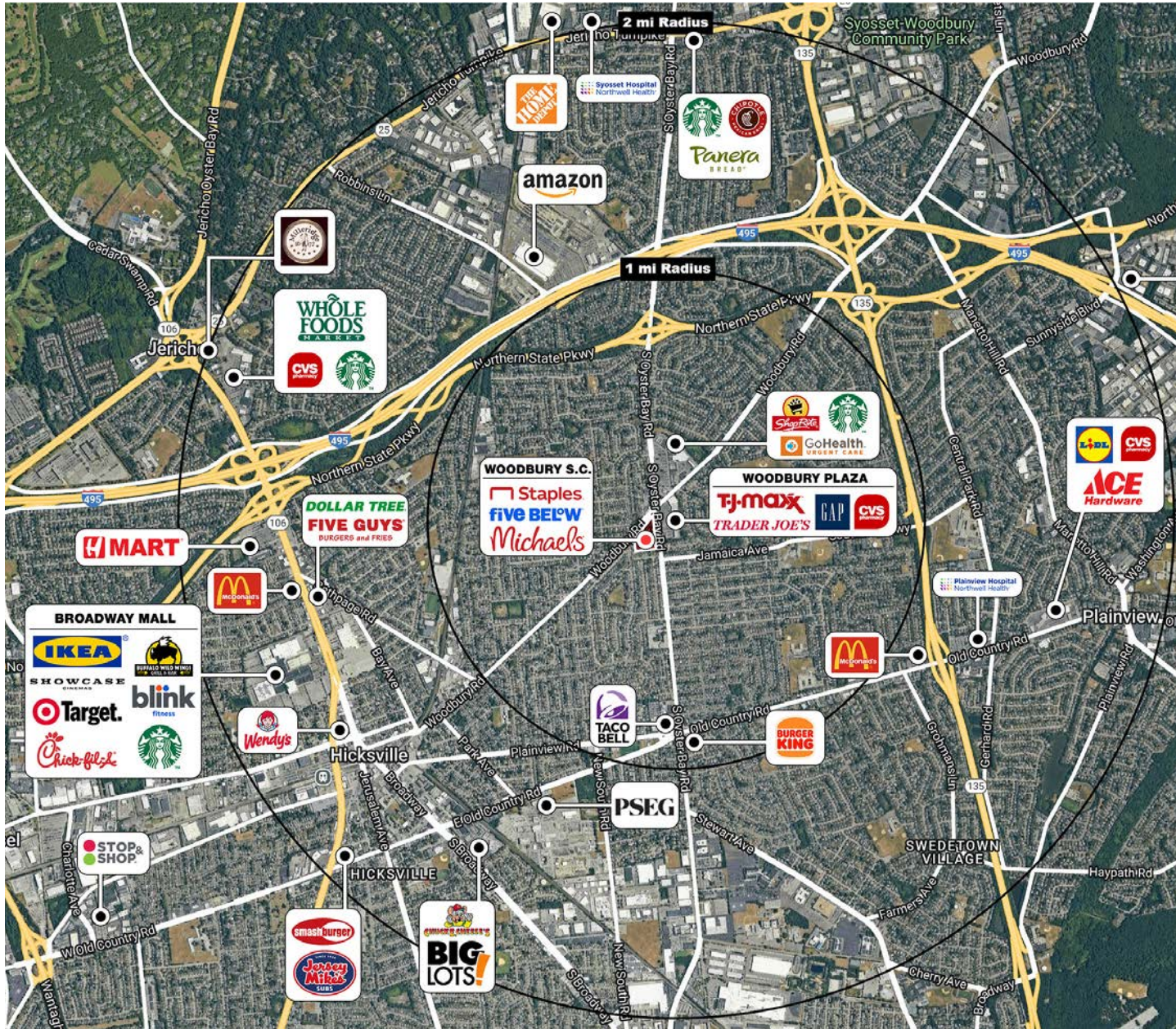


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### WOODBURY SHOPPING CENTER

- Extensively Renovated in 2024
- Located in a fantastic retail market along South Oyster Bay Road, with nearby retailers that include Trader Joe's, TJ Maxx, Shop Rite, Starbucks, CVS, GAP, The French Workshop, Trek Bicycles, Bareburger and many more
- Just one mile south of I-495 (Long Island Expressway) and Northern State Parkway
- Surrounding demographics are both affluent and dense in residential and industrial properties
- Located in the heart of Nassau County, which has the highest median household income in the state of NY, and the 12th-highest in the country.



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Contact Robert Delavale | [rdelavale@breslinrealty.com](mailto:rdelavale@breslinrealty.com) | 516-741-7400 ext. 230

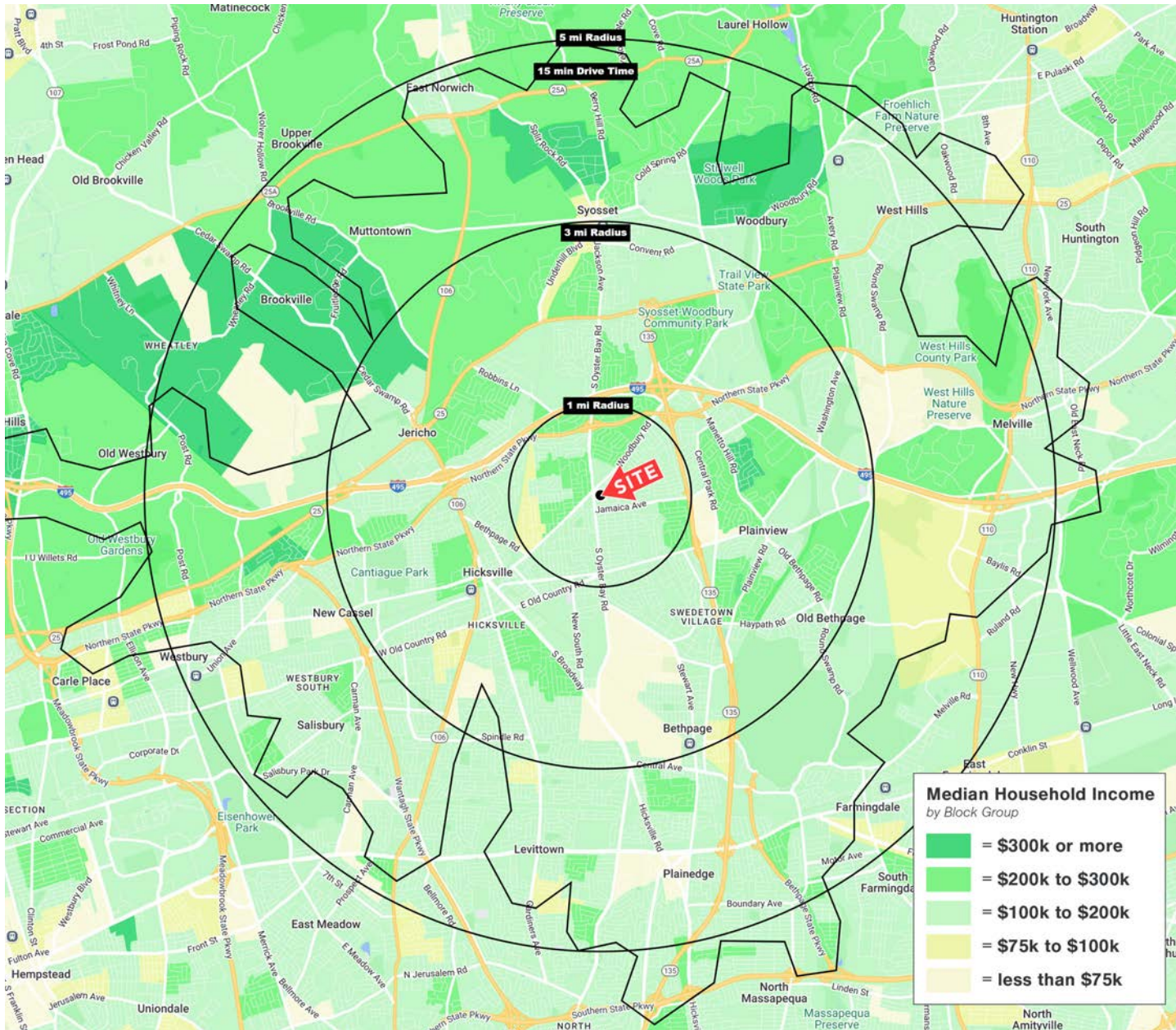


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### KEY DEMOS

#### TOTAL POPULATION

1 Mile:	22,784
3 Mile:	127,964
5 Mile:	279,245
15 Min. Drive:	258,219

#### HOUSEHOLDS

1 Mile:	7,320
3 Mile:	42,335
5 Mile:	91,175
15 Min. Drive:	83,799

#### MEDIAN H.H. INCOME

1 Mile:	\$169,605
3 Mile:	\$170,267
5 Mile:	\$162,778
15 Min. Drive:	\$166,091

#### TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	6,642
3 Mile:	109,973
5 Mile:	192,360
15 Min. Drive:	192,251

#### BUYING POWER

1 Mile:	\$1.2 Billion
3 Mile:	\$7.2 Billion
5 Mile:	\$14.8 Billion
15 Min. Drive:	\$13.9 Billion



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