

FOR LEASE

1102 BROADHOLLOW ROAD

FARMINGDALE, NY

FREESTANDING RETAIL - 856' OF ELITE WRAPAROUND FRONTAGE

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FORMER

ACE
Hardware

EXECUTIVE SUMMARY

THE OFFERING

ASKING RENT:
\$36 / SF (NNN)

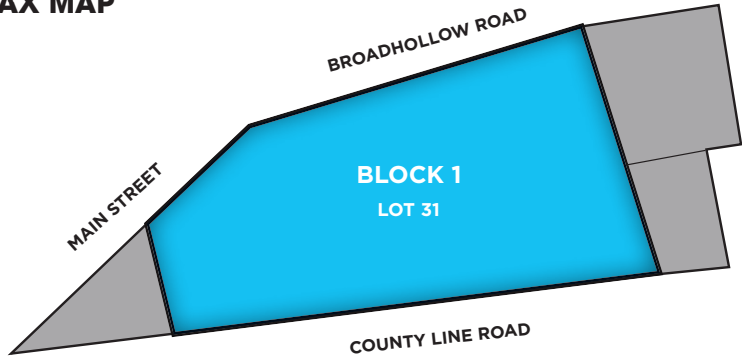
Cushman & Wakefield has been retained on an exclusive basis to market for lease **1102 Broadhollow Road, Farmingdale**. The subject property is a 15,500 SF Freestanding retail building situated on a large 73,181 SF (1.68 Acre) lot improved by 72 surface parking spaces.

Ace Hardware currently occupies the building and will be relocating in May-2024 for a larger facility. **Zoned Business - E** the property offers a multitude of permitted uses (see page 5).

Located on the prominent corner of Broadhollow Road (NY 110) and Main Street, the asset features two curb cuts — on Broadhollow Road, and Main Street (dedicated turning lane), making for a strong daily traffic count of 65,000+ vehicles. Additionally, the property is surrounded by traffic driven corporate tenants such as 7-Eleven, Burger King, Starbucks, Dunkin Donuts, McDonalds, Public Storage and more. Furthermore, **1102 Broadhollow Road** is a short 5-minute drive to both Farmingdale and Amityville Long Island Rail Road (LIRR) Stations.

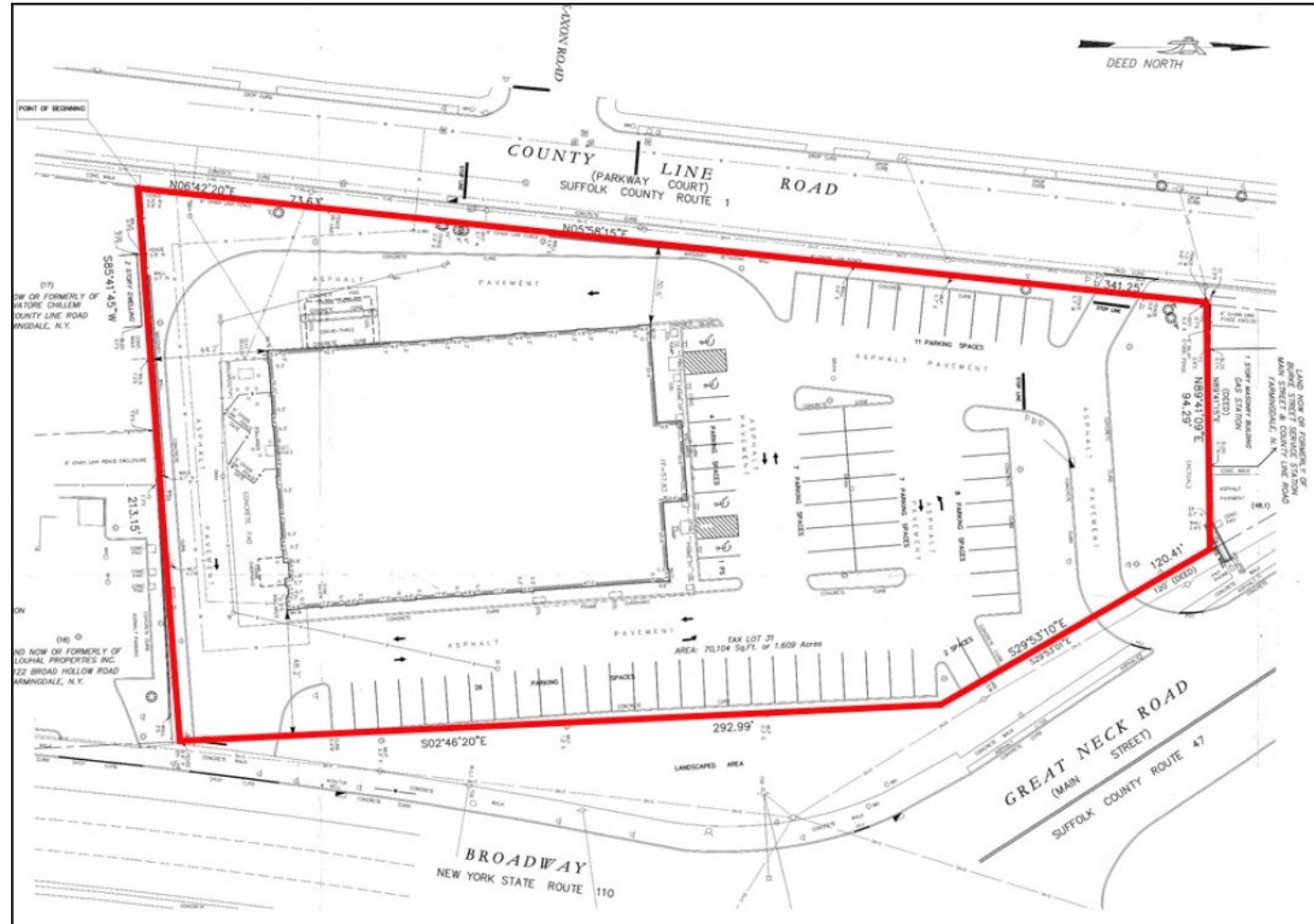
For more information or to schedule a walkthrough, please contact the exclusive brokers.

TAX MAP



SURVEY

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ZONING ANALYSIS

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ZONING: BUSINESS E

Permitted Uses - Town of Babylon Zoning Code § 213-129


1. Hospitals and clinics, convalescent homes and nursing homes, assisted living facilities, and an institutional dispenser of medical marijuana as defined by the Public Health Law, all duly authorized and licensed by the State of New York, and day nurseries.
2. Veterinarians, kennels and pet shops, animal hospitals and cemeteries.
3. Broadcasting stations, golf courses, private, country and yacht clubs and marinas.
4. Shops and stores for the sale of merchandise and services at wholesale.
5. Public garages.
6. Places of amusement, recreation and assembly halls.
7. Sales, storage, display and service of new and used automotive equipment, including automobiles and gasoline-driven cycles and carts, trucks and agricultural and garden equipment.
8. Commercial video game centers.
9. Car washes.
10. On-premises food and beverage consumption establishments, when permitted by special exception by the Planning Board pursuant to Article XXVI of this chapter, subject to such conditions, restrictions and safeguards as may be imposed by the Planning Board.





LOCATION & DEMOGRAPHICS


FARMINGDALE AT A GLANCE

 **142,396**
2024 POPULATION (3-MI)

 **\$134,796**
2024 AVG. HOUSEHOLD INCOME (3-MI)

 **32%**
% BACHELORS DEGREE OR HIGHER

 **ACCESS**
SOUTHERN STATE PKWY, MAIN STREET, NY 110, LIRR TRANSIT TO NYC

 **2.4 MILES**
DISTANCE TO LIRR (5-MINUTE DRIVE)



FARMINGDALE, NY

Known for its rich agricultural history, the town has evolved into a thriving community with a strategic location, making it an attractive investment opportunity. Boasting a diverse economy, Farmingdale hosts a mix of residential, commercial, and industrial developments, providing a robust foundation for sustained growth. The area's proximity to major transportation hubs and highways enhances its accessibility, further fueling its appeal to businesses and residents alike. With a commitment to maintaining a high quality of life and fostering economic prosperity, Farmingdale stands as a promising locale for strategic real estate investment, offering a unique blend of history, connectivity, and future potential.

ADVENTURELAND



BETHPAGE STATE PARK

MARKET OVERVIEW

1102 BROADHOLLOW ROAD, FARMINGDALE

WESTERN SUFFOLK SUBMARKET

The Western Suffolk Retail Submarket is gearing up for a robust resurgence in the final quarter of the year. With an impressive 95% leased status and a prime location on New York Avenue near LIRR's Huntington Station, Huntington Commons is poised to invigorate the market. As the second-largest retail submarket on Long Island, Western Suffolk commands an extensive inventory of 25.6 million SF, featuring an average box size of 9,600 SF in line with the broader metro. Key retail hubs include Huntington Station, Commack, Huntington, and Farmingdale along routes 25 and 110, with major national brands like Macy's, Bloomingdale's, Walmart, and Target contributing to the vibrant occupier landscape.

WESTERN SUFFOLK SNAPSHOT



25.7 MSF
TOTAL INVENTORY



2,665
OF BUILDINGS



\$34
MARKET ASKING RENT



3.8%
VACANCY RATE

FARMINGDALE VILLAGE



AMERICAN AIRPOWER MUSEUM

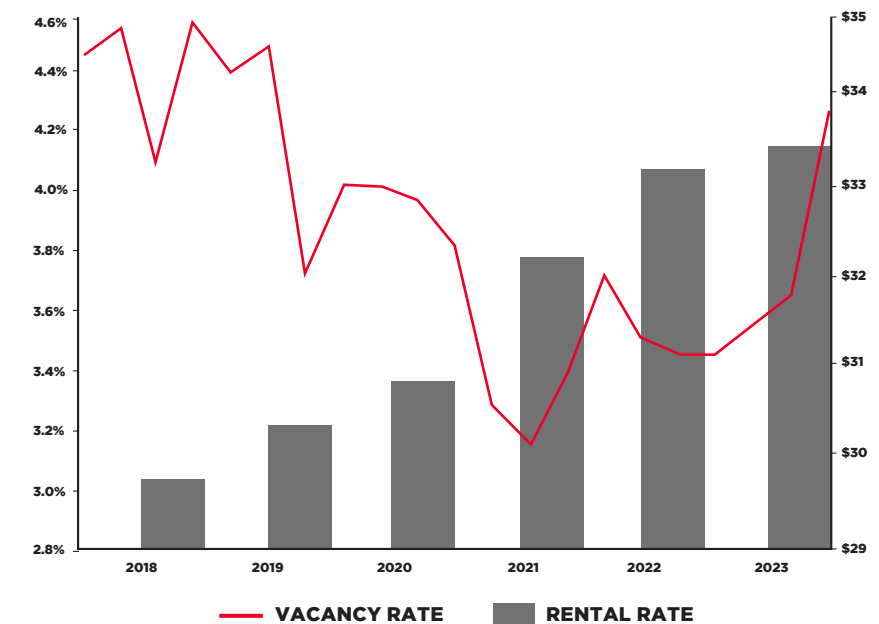


FARMINGDALE STATE COLLEGE



WESTERN SUFFOLK OVERVIEW

OVERALL VACANCY RATES VS. AVERAGE DIRECT RENTAL RATES



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EXCLUSIVE BROKERS

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