



THE CROSSROADS

195 North Broadway, Hicksville



Space Details

Prominent New Retail/ Office/ Medical space in the Heart of Long Island

AVAILABLE SPACES

Main Building

Ground Floor - 50,000 SF*

**Can be demised*

Stand-Alone Building

Ground Floor - 45,613 SF

Lower Level - 34,500 SF

SITE DETAILS

- Built-to-suit retail/ office/ medical space with 20 FT ceilings
- Located on prominent retail corridor
- Access to large exterior parking field that surrounds the building
- Excellent visibility with Flagship signage opportunity



ABOUT THE CROSSROADS

195 North Broadway is a former Sears retail and Sears Auto Center location in Hicksville, New York. Situated at the merger of North Broadway and Newbridge Road, the buildings contain a combined 350,952 SF. The property sits on over 26 acres with exceptional exposure. Developers, retailers, health and wellness businesses, and medical tenants are invited to capitalize on this unrivaled opportunity.

Benefit from an open floor plan that is highly adaptable to meet the size requirements and build-out needs for several uses. The former Sears complex offers a prime location in Central Long Island with visibility to over 53,000 daily passing vehicles. Surrounding retailers and points of interest include Target and the Ikea-anchored Broadway Commons, Cantiague Park, and dozens of food options. A growing population of nearly 300,000 residents live within a 5-mile radius, representing an average household that exceeds \$160,000 annually.



Aerial Map

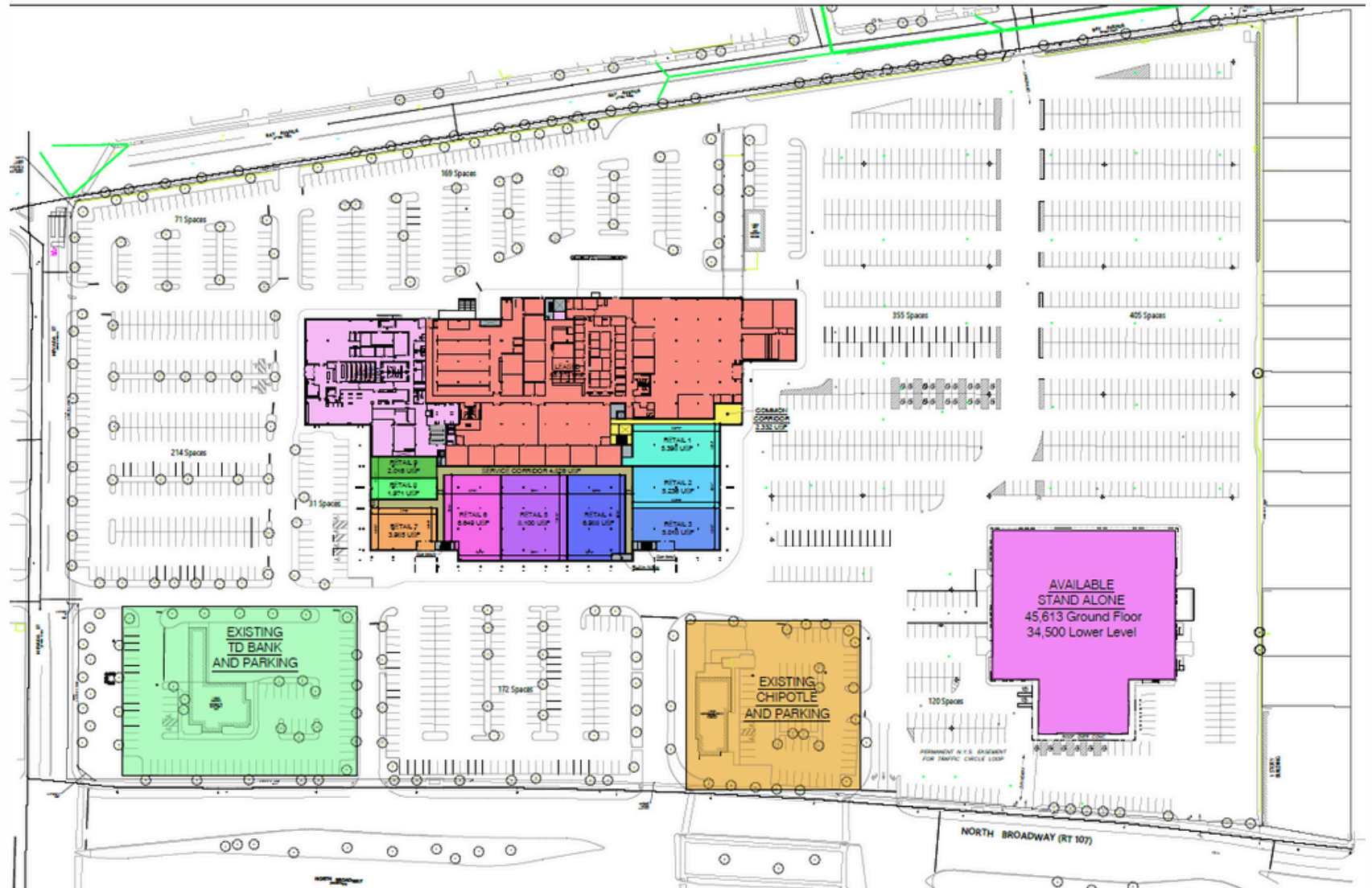


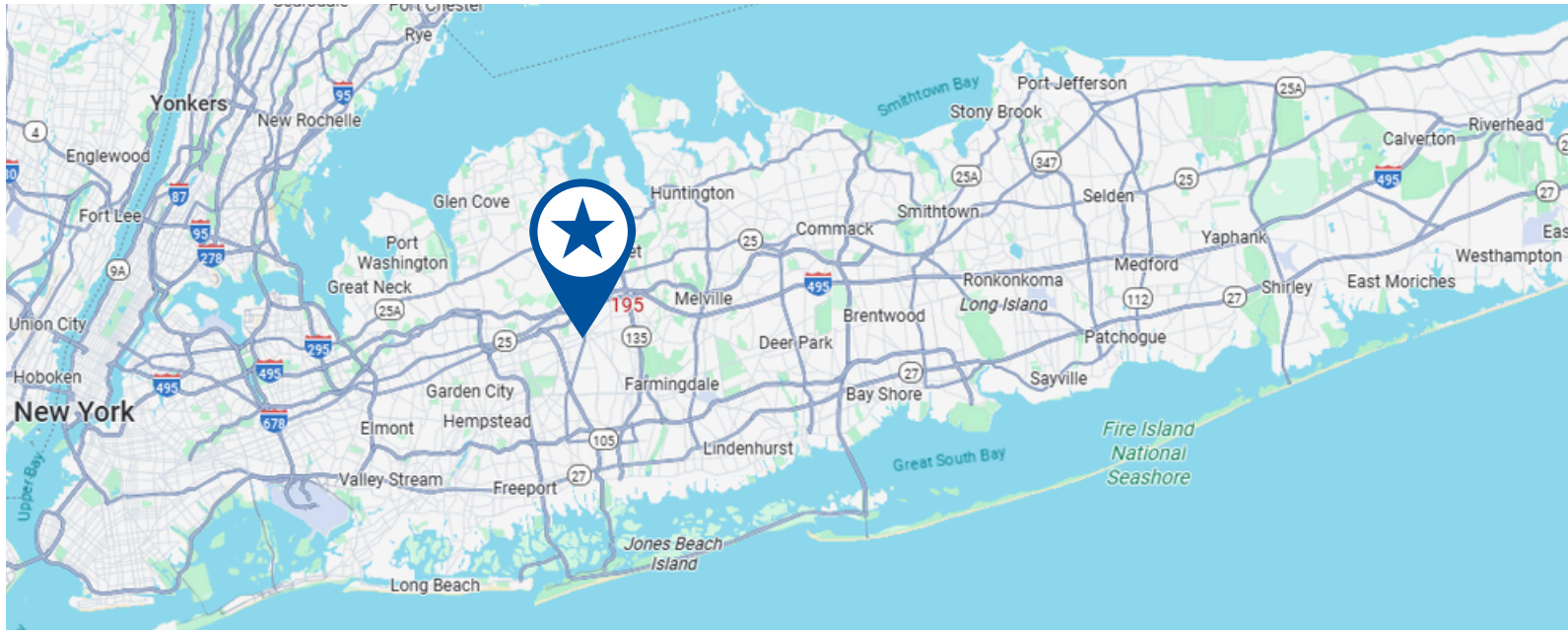
Parking Overview



Floor Plans

SITE PLAN









CONTACT US

Contact us now to schedule a tour or
learn more about our available suites

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