



Island Associates Real Estate Inc.

We create value

NEW Retail Space Available
425 Union Boulevard
West Islip, NY



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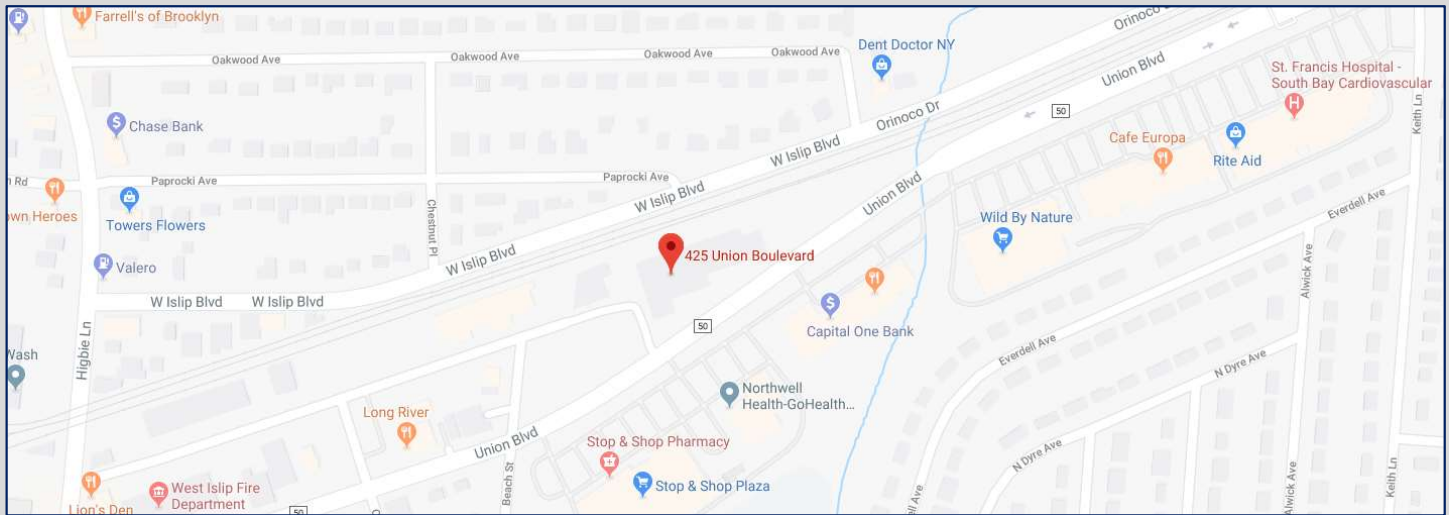


Property Info

1,700 SF Retail Space Available

Lease Price: \$35.00 SF / NNN

CAM, Taxes & Ins: \$14.31 psf

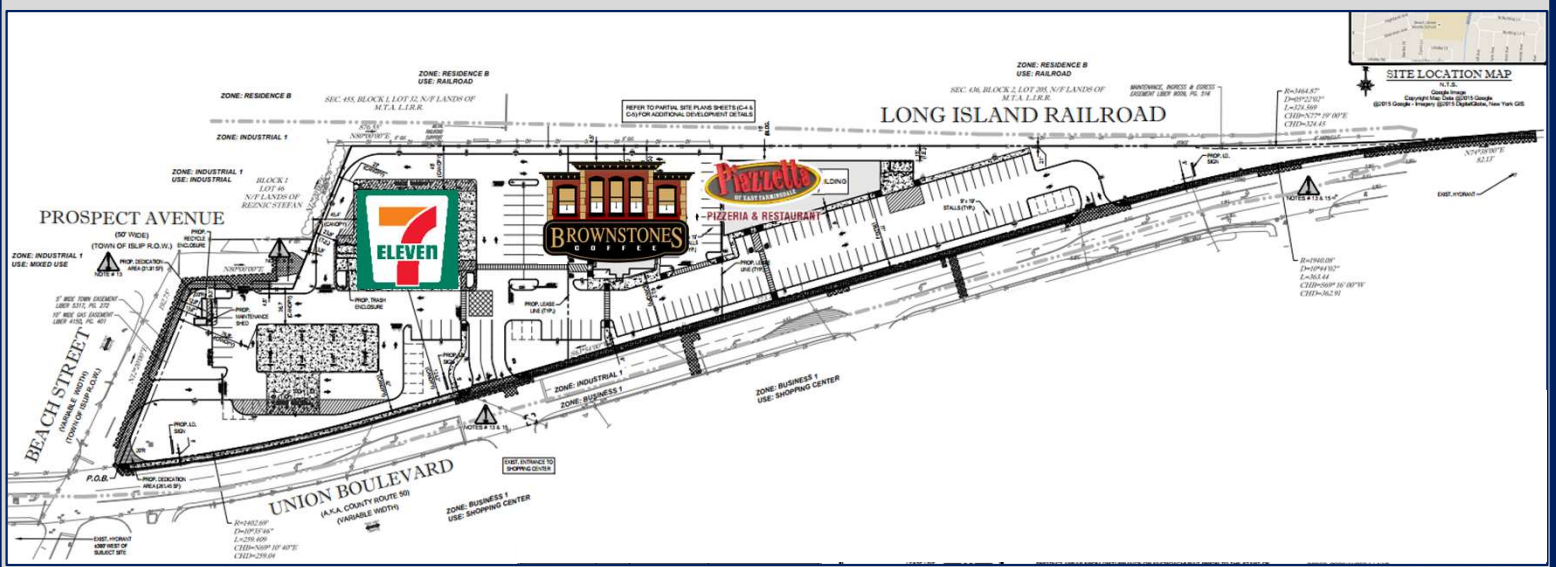


Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,806	99,226	245,431
Average HH Income	\$192,195	\$159,494	\$147,479

Join brand new 7-Eleven, Brownstones Café, Club Pilates & Piazzetta
This site is home to 7-Eleven’s brand-new concept that includes
“Raise the Roost” / Indoor & Outdoor Seating as well as a
full-service Gas Station.

- ❖ Daily Vehicle Counts of over 14,500
- ❖ Dedicated Signaled Traffic Light at Entrance across from Stop & Shop!
 - ❖ 176 Parking Stalls / Sewers
- ❖ Just East of Higbie Lane. Located across the street from Stop ‘n Shop, Dunkin Donuts, Rite Aid, Dollar Tree, Astoria Federal Savings Bank, People’s United Bank, Wild By Nature, Costello’s & Ace Hardware!
1.5 Miles From Good Samaritan Hospital

*All information is subject to errors, omissions, modification, and withdrawal.
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Additional Information



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