



OFFERING SUMMARY

Building SqFt	50,000 SqFt
Year Built	1973
Year Renovated	2005
Lot Size (acres)	2.90
Parcel ID	0100-035.00-01.00-021.001
Zoning Type	Commercial
County	Suffolk
Coordinates	40.743568,-73.421639

PROPERTY OVERVIEW

Former OTB unit offering 6,120 SF of versatile retail/entertainment space with 171 on-site parking spaces on Route 110, one of Long Island’s busiest corridors. Positioned directly next to Long Island’s premier marijuana dispensary, this property provides unmatched visibility and a built-in customer draw. Ideal for adult-focused activities and experiential uses such as billiards, axe throwing, escape rooms, barcades, or boutique fitness concepts, with excellent access from Nassau and Suffolk Counties.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Ample parking available with over 170 parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Property is strategically located in the bustling Farmingdale Market with direct frontage on Broadhollow Rd.
- Two Ingress/Egress Points.
- Easy Ingress & Egress.
- Fantastic Signage, Exposure and Visibility.

Evernest CRE

300 Wheeler Rd. Suite 202

Hauppauge, NY 11788

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Richard Cardona

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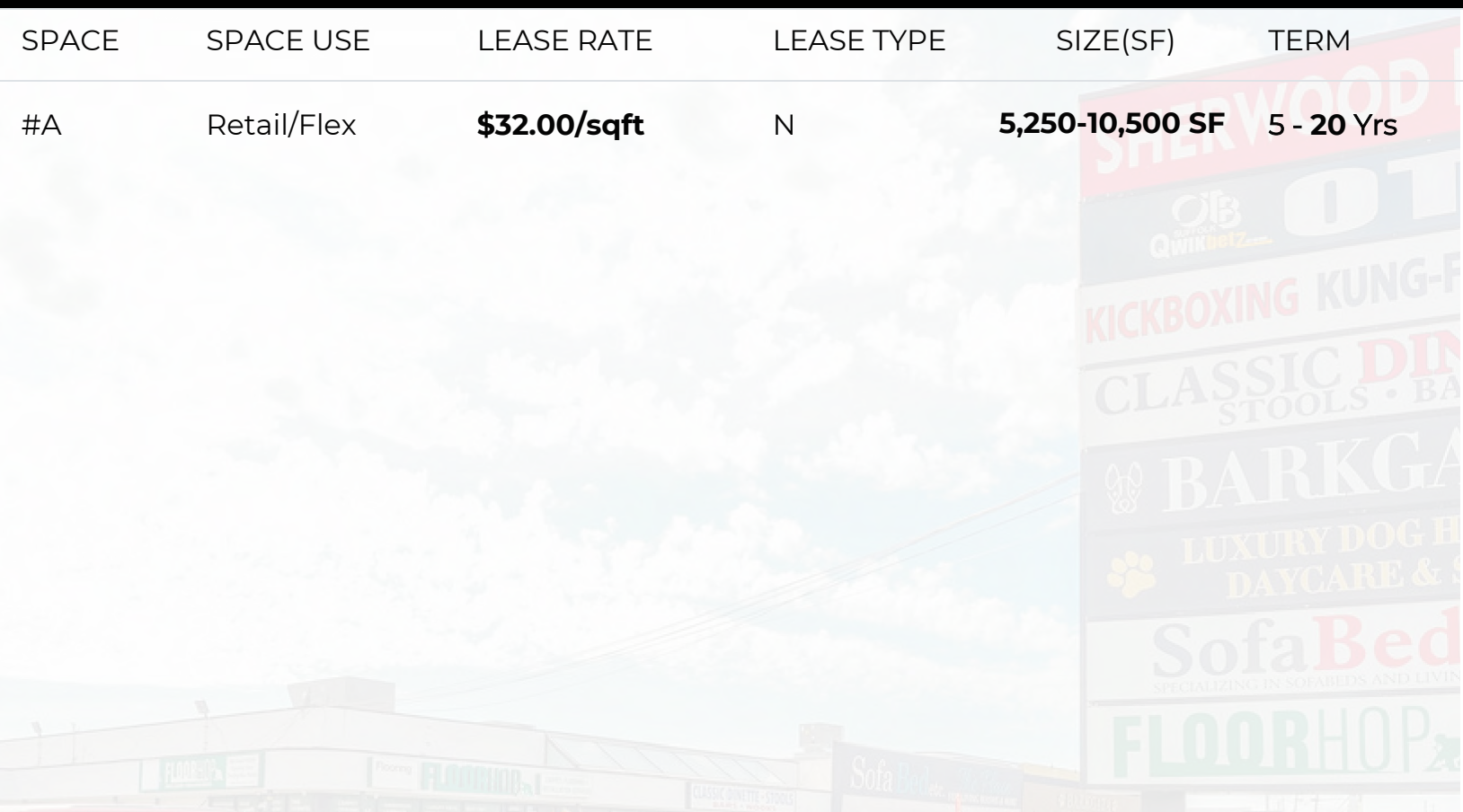


RETAIL PROPERTY FOR LEASE

Sherwood Plaza

1741 BROADHOLLOW RD
FARMINGDALE, NY 11735

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#A	Retail/Flex	\$32.00/sqft	N	5,250-10,500 SF	5 - 20 Yrs



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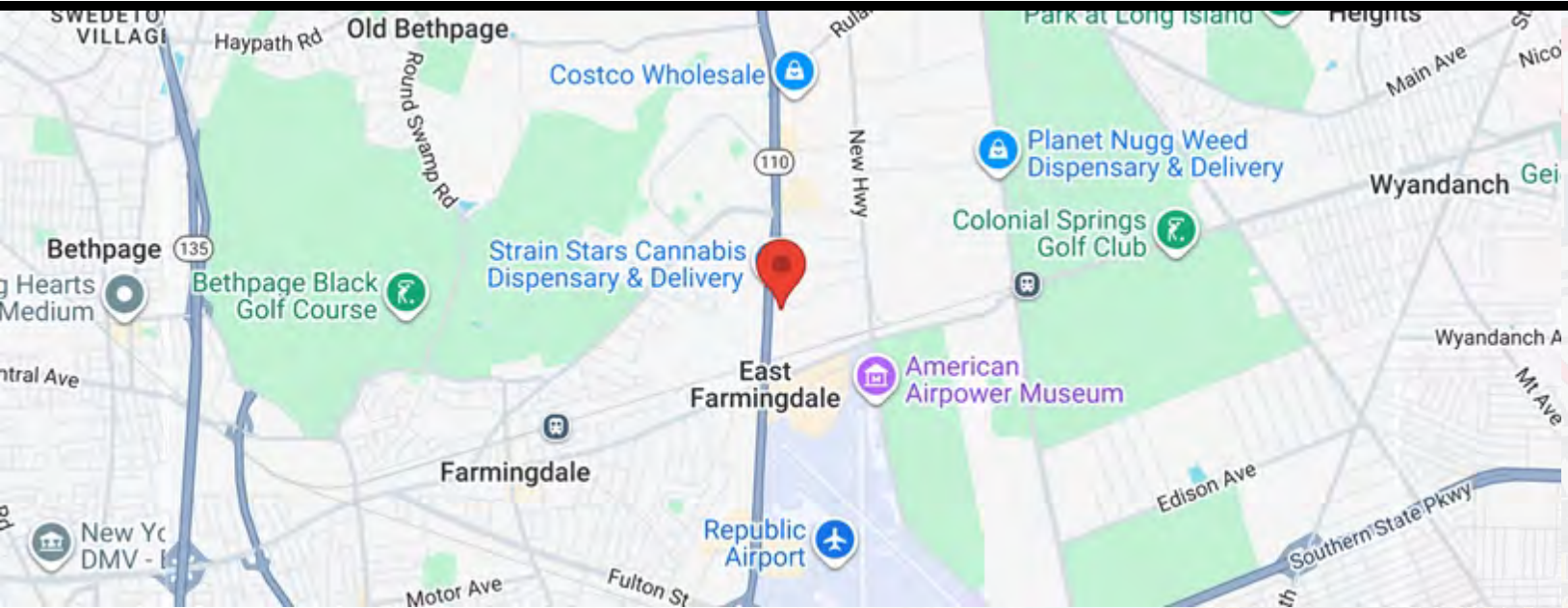


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,654	71,412	326,649
2010 Population	3,835	72,704	330,531
2025 Population	3,500	76,378	338,442
2030 Population	3,454	76,053	337,003
2025-2030 Growth Rate	-0.26 %	-0.09 %	-0.09 %
2025 Daytime Population	14,363	113,650	334,211

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,097	23,053	105,708
2010 Total Households	1,098	23,840	109,214
2025 Total Households	1,108	25,702	111,891
2030 Total Households	1,105	25,814	112,344
2025 Average Household Size	2.84	2.89	2.99
2025 Owner Occupied Housing	869	19,412	91,134
2030 Owner Occupied Housing	876	19,643	91,904
2025 Renter Occupied Housing	239	6,290	20,757
2030 Renter Occupied Housing	229	6,172	20,440
2025 Vacant Housing	53	1,624	5,433
2025 Total Housing	1,161	27,326	117,324

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	54	1,187	4,485
\$15000-24999	36	809	3,402
\$25000-34999	14	937	3,834
\$35000-49999	21	1,416	5,963
\$50000-74999	80	2,420	9,466
\$75000-99999	127	2,565	10,501
\$100000-149999	196	4,340	21,320
\$150000-199999	249	4,096	17,483
\$200000 or greater	332	7,919	35,424
Median HH Income	\$ 153,570	\$ 139,065	\$ 141,784
Average HH Income	\$ 172,438	\$ 171,656	\$ 174,447

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ABOUT FARMINGDALE

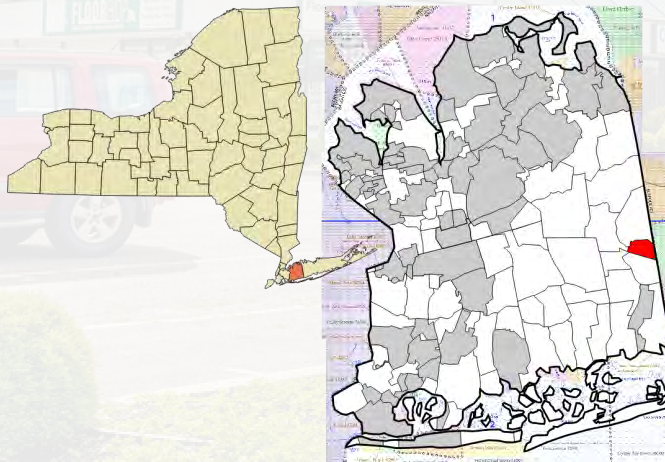
Farmingdale is an incorporated village located within the Town of Oyster Bay in Nassau County, on Long Island, New York, United States. It is considered the anchor community of the Greater Farmingdale area. The population was 8,466 at the time of the 2020 census.



City	Farmingdale
Land	15 square miles



Population	10,466
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