

OFFERING MEMORANDUM

Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780

MULTIPLE SPACES FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780

Total Building Size:	30,000 SF	Lot Size:	3.5 Acres
Available SF:	1,434 - 1,700 SF	Parking:	150 Spaces
Number of Available Units:	Three (3)	Traffic Counts:	20,000 Cars/Day
Frontage:	439 Feet	Lease Rate:	Price On Request

**enter disclaimer here...*

Property Overview

Three Spaces Available for Lease in the highly desired Green Hills Shopping Center. Strategically located on heavily traveled route 25A in St. James this property currently offers Two (2) units, including one 1,434 SF Space previously used for medical office and one 1,700 SF former Dry Cleaner Space, plus a 1,600 SF former Martial Arts Studio. All units are ideal for most retail or office uses. This renovated and extremely busy shopping center sits on 3.5 acres with an abundance of parking. Incredible demographics and tremendous traffic counts consisting of 30,000 + cars passing this location each day! Anchored by Flagstar Bank, join neighbors Soul Brew, Ancient Ginger, TJE Dance Studio, just to name a Few. Do Not Miss This Opportunity!

Property Highlights

- Former Medical Space Available 1,434 SF
- Retail Space Available 1,700 SF
- Retail Space Available 1,600 SF
- Ample Parking On 3.5 Acres
- Tremendous Traffic Counts + Excellent Demographics

Exclusively represented by:

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Mike Lightcap

Licensed Real Estate Salesperson
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LEASE SPACES

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,434 - 1,700 SF	Lease Rate:	Price On Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Dry Cleaner	Available	1,434 SF	NNN	Price On Request	-
Medical Office 1,700 SF	Available	1,700 SF	NNN	Price On Request	-
Martial Arts Studio	Available	1,600 SF	NNN	Price On Request	-

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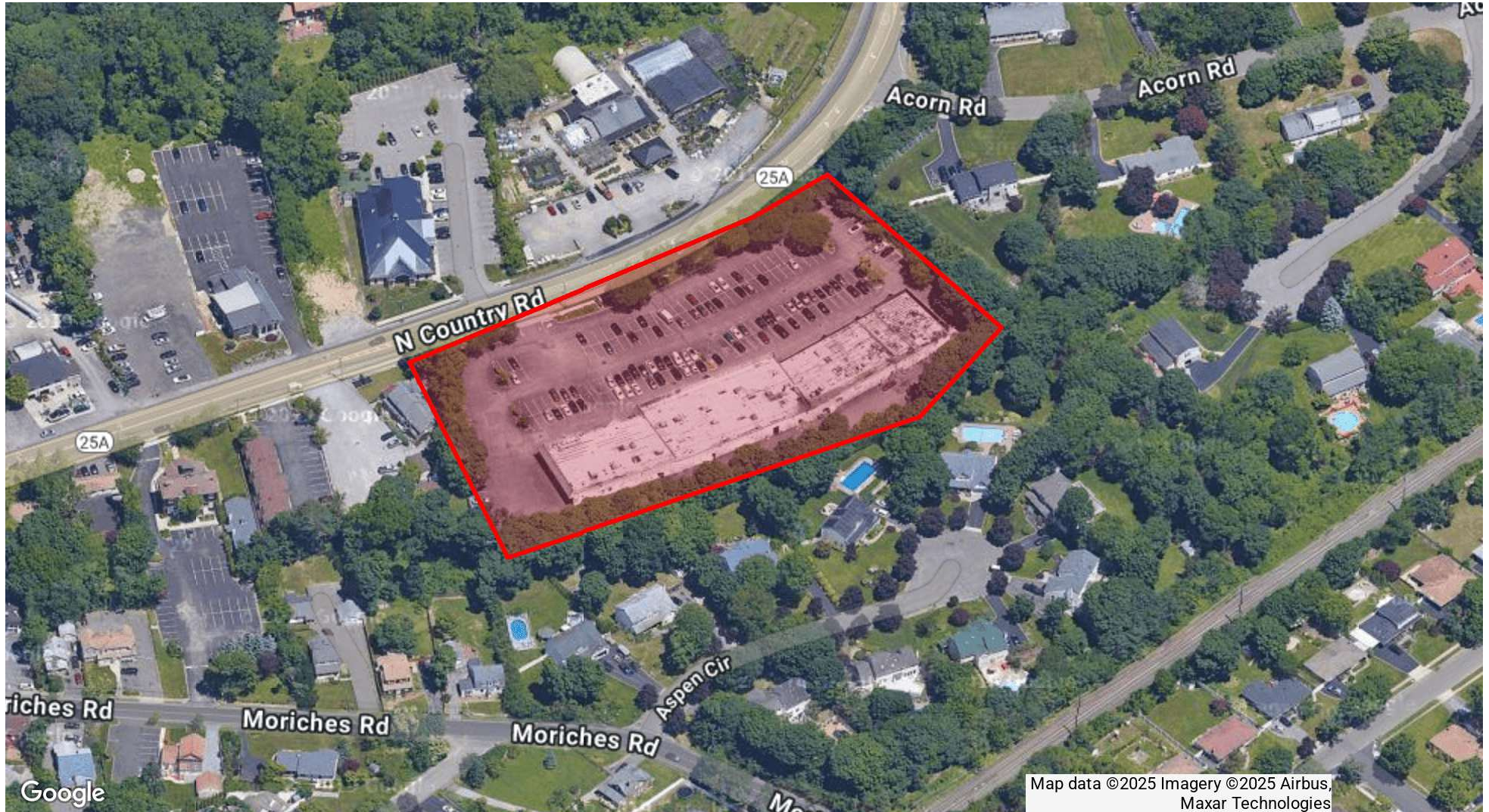
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AERIAL VIEW

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ADDITIONAL PHOTOS

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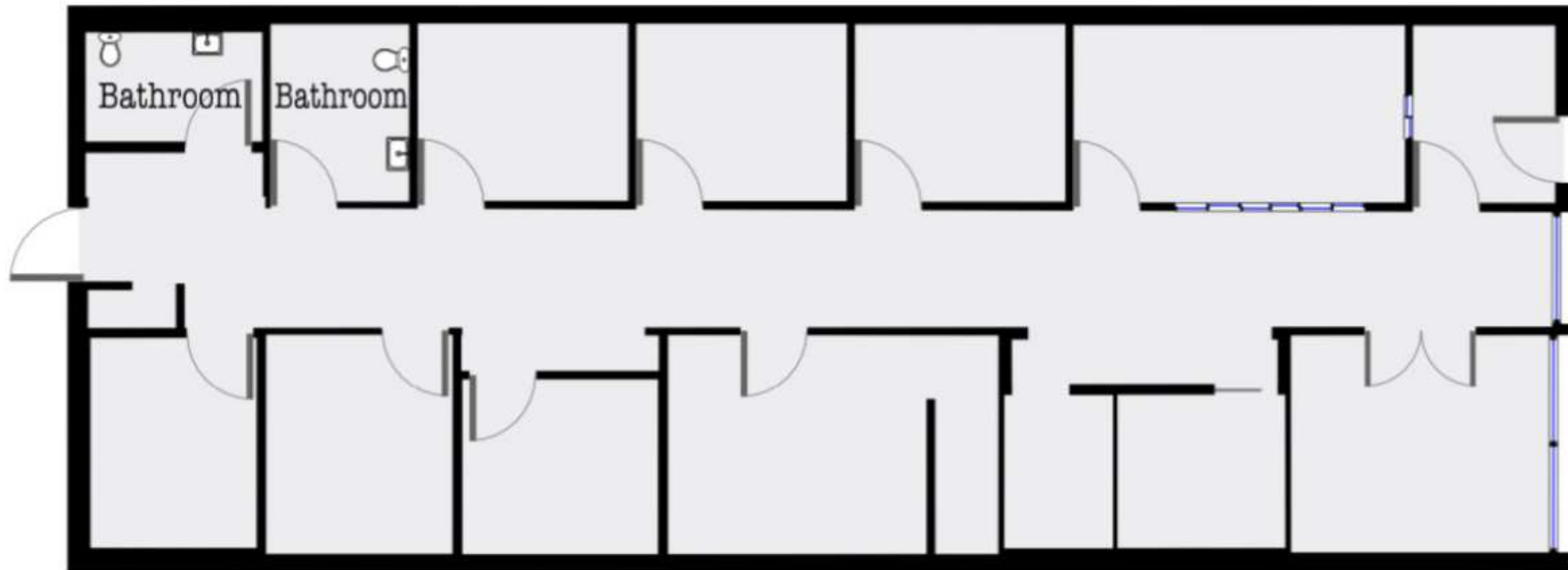
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1,700 SF MEDICAL SPACE | FLOOR PLAN

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556 N Country Rd, 11780 St. James, NY
FLOORS: 1

▼ Ground Floor



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RETAILER MAP

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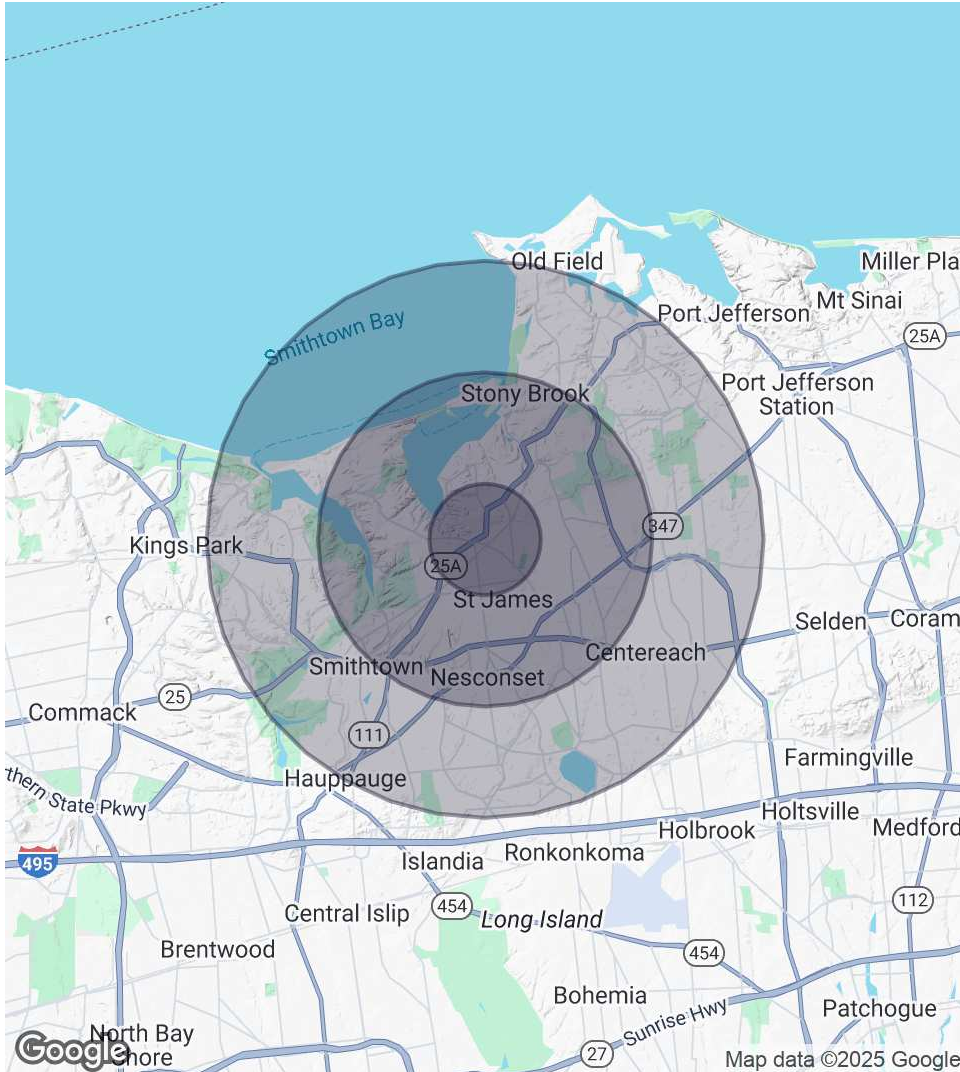
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DEMOGRAPHICS MAP & REPORT

Green Hills Shopping Center | 556 North Country Road Saint James, NY 11780



1 Mile Radius

Population
5,364
Households
1,925
Average HH Income
\$104,258

3 Miles Radius

Population
54,016
Households
16,260
Average HH Income
\$118,963

5 Miles Radius

Population
159,044
Households
49,259
Average HH Income
\$118,636

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We Are Commercial Real Estate

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