



CHILDCARE / DAYCARE SPACE FOR LEASE

Address:	266 E. Pulaski Rd., Greenlawn, NY 11740
Available Space:	5,000 - 10,000 SF
Parking:	116 spots

Property Highlights

- Excellent location for childcare operators
- High visibility and easy parent drop-off
- Ample parking
- Flexible layout for classrooms and offices
- Located near residential neighborhoods and schools

LAND AREA: ± 3.2 acres

ZONING: C - 8 General Business

TRAFFIC COUNTS: East Pulaski Rd.

HIGHLIGHTS

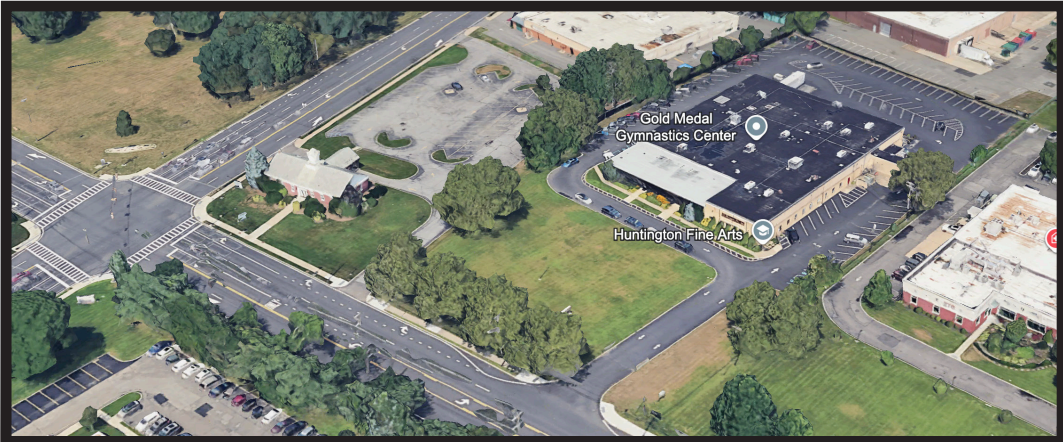
- Very desirable ± 3.2 acres at busy signalized intersection
- Will consider offers for short or long term lease
- Excellent trade area and demographics

Ideal For

- Daycare Centers
- Early Learning Academies
- Montessori Programs
- After School Programs

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Contact info:
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The Property:

Position your daycare for success in this beautifully situated location at 266 East Pulaski Road in Greenlawn, NY—a charming, family-oriented community known for its welcoming neighborhoods and strong sense of local connection. This highly visible property offers exceptional exposure along a well-traveled roadway, with consistent daily traffic ensuring your business is seen by countless families and commuters. Surrounded by residential homes, schools, and thriving local businesses, this location provides the ideal setting to attract and serve growing families in the area. With convenient access, ample visibility, and a prime presence in the heart of Greenlawn, this space presents a unique opportunity for a daycare center to flourish and become a trusted staple in the community.

The Location/Area:

The Location/Area: The Huntington and Greenlawn communities are very desirable towns on Long Island's North Shore with strong demographics and offer an excellent balance of business, residential and an established and diverse community. The intersection of East Pulaski and Park serves area residents and businesses by providing easy access thoroughfares to major highways and neighborhoods. Both the Northern State Parkway (3.6 miles) and the Long Island Expressway (5.3 miles) are accessed by travelling south on Park Ave. The affluent community of Huntington Bay (3.5 miles) is directly north of the property, as is Northwell Health/Huntington Hospital (2.3 miles). Long Island's top rated Huntington Village is located just 2.7 miles to the northwest and the LIRR Huntington station is 1.5 miles from the property; bus transportation is available directly across the street from the property.

The Opportunity:

The quality of this location is extremely desirable as it is so close to the desirable communities of Huntington Bay, Huntington, Greenlawn, Huntington Station and Dix Hills. The Town of Huntington C8 zoning permits for a variety of uses and opportunity exists for alternative developments of medical, retail, financial institutions, restaurants, and office.



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8576/-73.3903

266 Pulaski Rd Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	11,474		88,376		167,765	
Projected Population (2030)	11,394		86,495		163,908	
Census Population (2020)	12,535		92,145		174,603	
Census Population (2010)	11,178		89,745		173,849	
Projected Annual Growth (2025-2030)	-80	-0.1%	-1,881	-0.4%	-3,857	-0.5%
Historical Annual Growth (2020-2025)	-1,061	-	-3,769	-0.8%	-6,838	-0.8%
Historical Annual Growth (2010-2020)	1,357	1.2%	2,400	0.3%	754	-
Estimated Population Density (2025)	3,654 <i>psm</i>		3,126 <i>psm</i>		2,137 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2025)	3,610		29,838		57,295	
Projected Households (2030)	3,626		29,645		56,917	
Census Households (2020)	3,833		31,199		59,928	
Census Households (2010)	3,451		30,451		59,492	
Projected Annual Growth (2025-2030)	15	-	-193	-0.1%	-378	-0.1%
Historical Annual Change (2010-2025)	159	0.3%	-613	-0.1%	-2,197	-0.2%
Average Household Income						
Estimated Average Household Income (2025)	\$183,382		\$195,086		\$217,389	
Projected Average Household Income (2030)	\$182,856		\$195,196		\$217,705	
Census Average Household Income (2010)	\$116,518		\$114,689		\$131,284	
Census Average Household Income (2000)	\$93,088		\$92,160		\$106,466	
Projected Annual Change (2025-2030)	-\$526	-	\$110	-	\$316	-
Historical Annual Change (2000-2025)	\$90,294	3.9%	\$102,926	4.5%	\$110,923	4.2%
Median Household Income						
Estimated Median Household Income (2025)	\$158,782		\$166,157		\$176,337	
Projected Median Household Income (2030)	\$158,147		\$166,026		\$176,184	
Census Median Household Income (2010)	\$100,497		\$91,775		\$101,047	
Census Median Household Income (2000)	\$77,015		\$75,873		\$85,657	
Projected Annual Change (2025-2030)	-\$635	-	-\$131	-	-\$153	-
Historical Annual Change (2000-2025)	\$81,767	4.2%	\$90,284	4.8%	\$90,680	4.2%
Per Capita Income						
Estimated Per Capita Income (2025)	\$57,896		\$65,983		\$74,392	
Projected Per Capita Income (2030)	\$58,380		\$67,020		\$75,751	
Census Per Capita Income (2010)	\$35,992		\$38,927		\$44,925	
Census Per Capita Income (2000)	\$28,895		\$31,815		\$36,147	
Projected Annual Change (2025-2030)	\$484	0.2%	\$1,037	0.3%	\$1,359	0.4%
Historical Annual Change (2000-2025)	\$29,002	4.0%	\$34,167	4.3%	\$38,245	4.2%
Estimated Average Household Net Worth (2025)	\$2.23 M		\$2.5 M		\$2.77 M	