

Join Family Dollar at Five Towns Plaza

450-470 Sheridan Blvd, Inwood, NY 11096

ADDRESS: 450 SHERIDAN BLVD.
CITY, STATE: INWOOD, NY 11096
MARKET: FIVE TOWNS
SIZE AVAILABLE: 5,000 SF RETAIL
+12,000 SF WAREHOUSE
ON LOWER LEVEL
FRONTAGE: -/+30'
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- BUSY NEIGHBORHOOD CENTER
- DEDICATED PARKING WITH -/+ 113 SPACES
- BRANDING OPPORTUNITY
- VISIBLE FROM BUSY SHERIDAN BLVD.
WITH APPROX. 20,000 VEHICLES PER DAY

AREA TENANTS:



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Edward Gottlieb, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

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AERIAL VIEW



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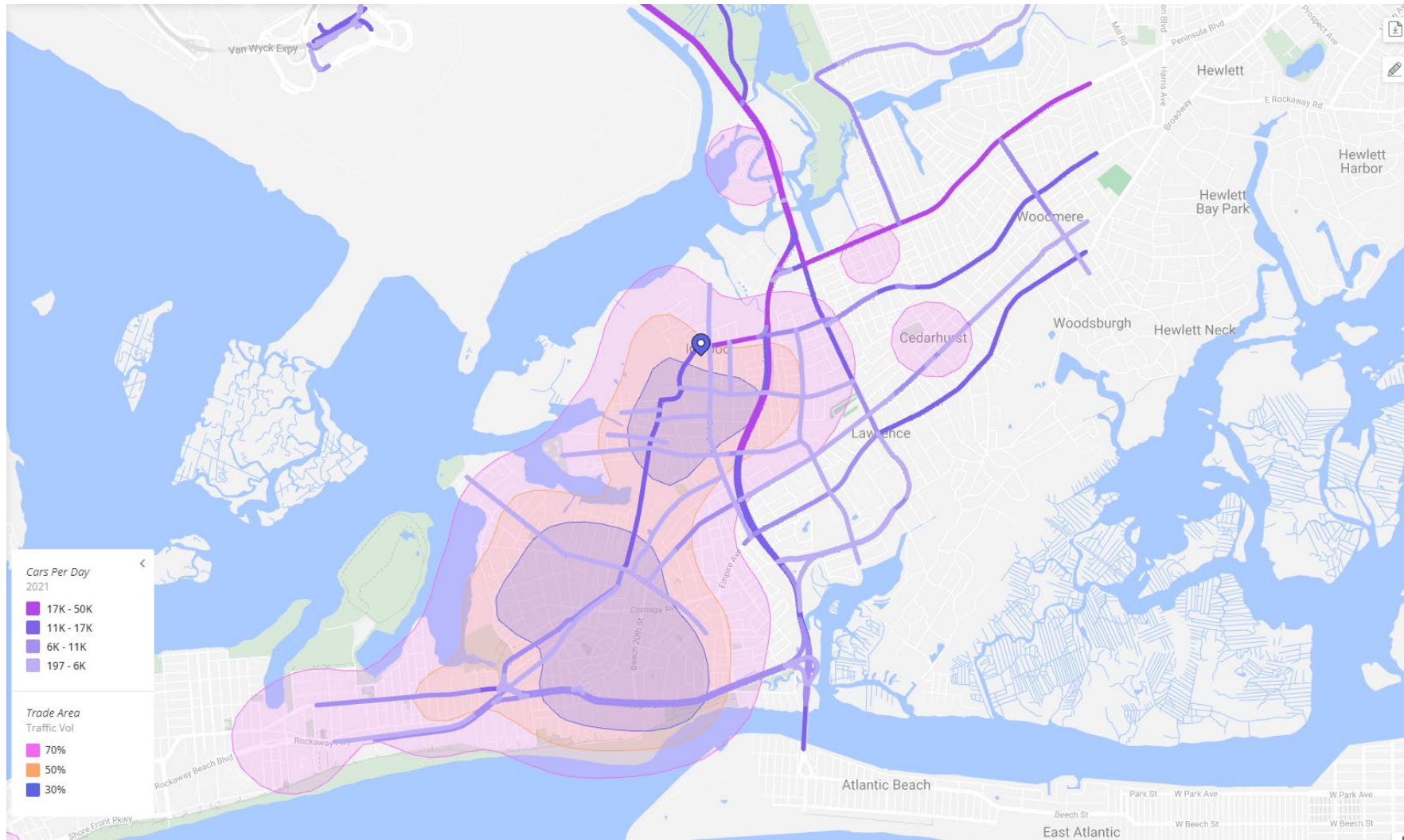
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TRADE AREA



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SCHUCKMAN
REALTY INC.

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DEMOGRAPHICS:

1 Mile Radius

Summary Demographics	Census 2010	2022	2027
Population	19,360	22,049	22,005
Households	5,960	6,327	6,291
Families	4,540	4,719	4,684
Average Household Size	3.23	3.45	3.47
Owner Occupied Housing Units	2,781	3,062	3,124
Renter Occupied Housing Units	3,178	3,265	3,167
Median Age	32.5	34.5	35.8

3 Mile Radius

Summary Demographics	Census 2010	2022	2027
Population	153,080	167,282	163,927
Households	48,941	52,365	51,114
Families	35,949	37,612	36,671
Average Household Size	3.04	3.10	3.11
Owner Occupied Housing Units	23,684	24,999	24,832
Renter Occupied Housing Units	25,257	27,366	26,283
Median Age	34.6	36.2	37.6

5 Mile Radius

Summary Demographics	Census 2010	2022	2027
Population	426,565	466,158	457,738
Households	142,869	152,612	149,504
Families	103,450	108,340	105,924
Average Household Size	2.93	2.99	2.99
Owner Occupied Housing Units	83,351	90,815	90,097
Renter Occupied Housing Units	59,518	61,797	59,407
Median Age	37.7	39.2	40.3

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