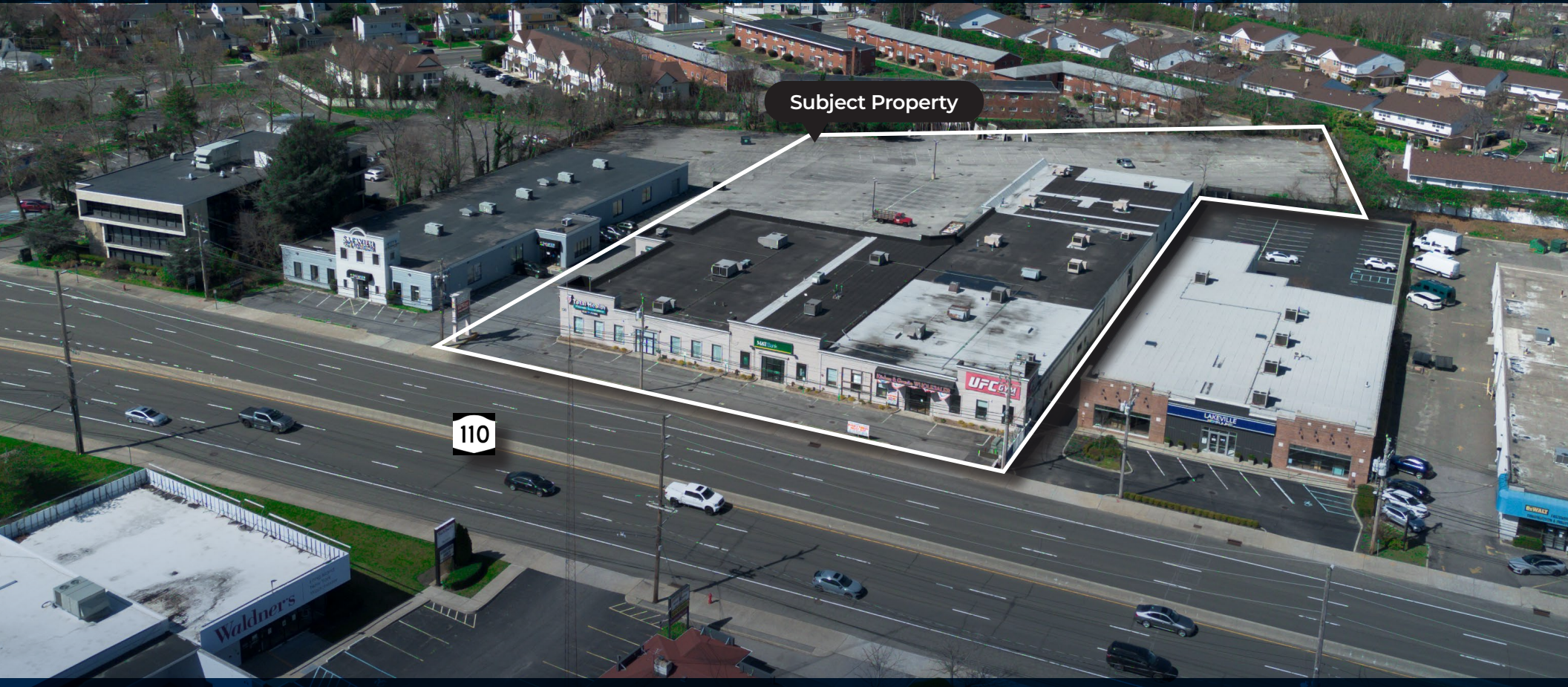


FOR SALE / LEASE

# 120-130 BROADHOLLOW ROAD

45,600 SF RETAIL OPPORTUNITY - 3 ACRE LOT | 225' DIRECT FRONTAGE ON BROADHOLLOW ROAD



# EXECUTIVE SUMMARY

120 - 130 BROADHOLLOW ROAD, FARMINGDALE

**ASKING PRICE: \$10,950,000**

\$240 / SF

## THE OFFERING

**Cushman & Wakefield's Long Island Investment Sales Team** is pleased to exclusively offer for sale or lease, **120-130 Broadhollow Road, Farmingdale**. The subject property is a 45,600 SF retail shopping center situated on a 131,987 SF lot, offering 130 surface parking spaces. Windows throughout the building facilitate abundant natural light and the exposed ceilings contribute to an airy, open feel. The units have the potential to be divided into 2,500 SF, and the building can include a dedicated loading dock at the rear, although the dock needs to be reinstalled.

Boasting a strategic location with over 225 feet of frontage on the bustling Broadhollow Road (NY 110), the property sits amidst one of Long Island's premier retail, office, and medical corridors. Its central positioning between Route 109 and Great Neck Road in Farmingdale's thriving commercial landscape ensures proximity to a diverse array of retail establishments, ranging from residential furniture and flooring stores to fast-casual dining options, groceries, and banks. Notably, **120-130 Broadhollow Road** features prominent building and monument signage, enhancing visibility and brand recognition for potential tenants.

## PROJECTED NET OPERATING INCOME

Net Operating Income

**\$684,000 - ( \$15 / SF - NNN )**

# PROPERTY AERIAL

120 - 130 BROADHOLLOW ROAD, FARMINGDALE



# PROPERTY OVERVIEW

120 - 130 BROADHOLLOW ROAD, FARMINGDALE

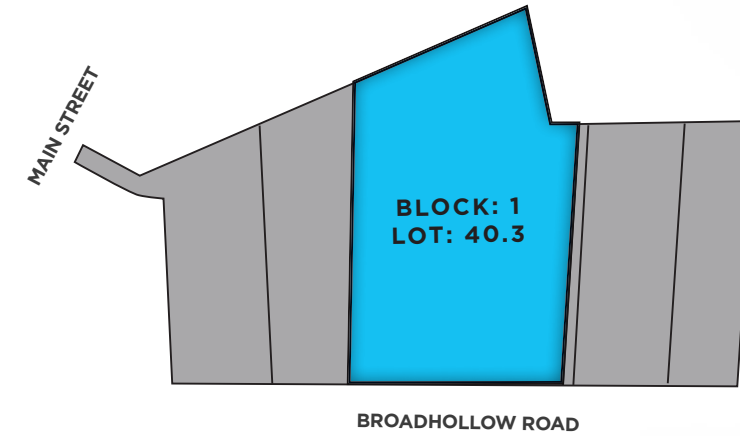
## PROPERTY INFORMATION

<b>Name:</b>	Broadhollow Center
<b>Address:</b>	120 - 130 Broadhollow Road Farmingdale, NY 11735
<b>Municipality:</b>	Town of Babylon
<b>Section, Block &amp; Lot:</b>	95, 1 & 40.3
<b>Zoning:</b>	G - Light Industrial District
<b>Lot Size:</b>	± 131,987 SF / ± 3.03 Acres
<b>Building Size:</b>	± 45,600 SF
<b>Year Built / Renovated:</b>	1955 / 2004
<b>Real Estate Taxes:</b>	140,635 / \$3.08 / SF

## INVESTMENT HIGHLIGHTS

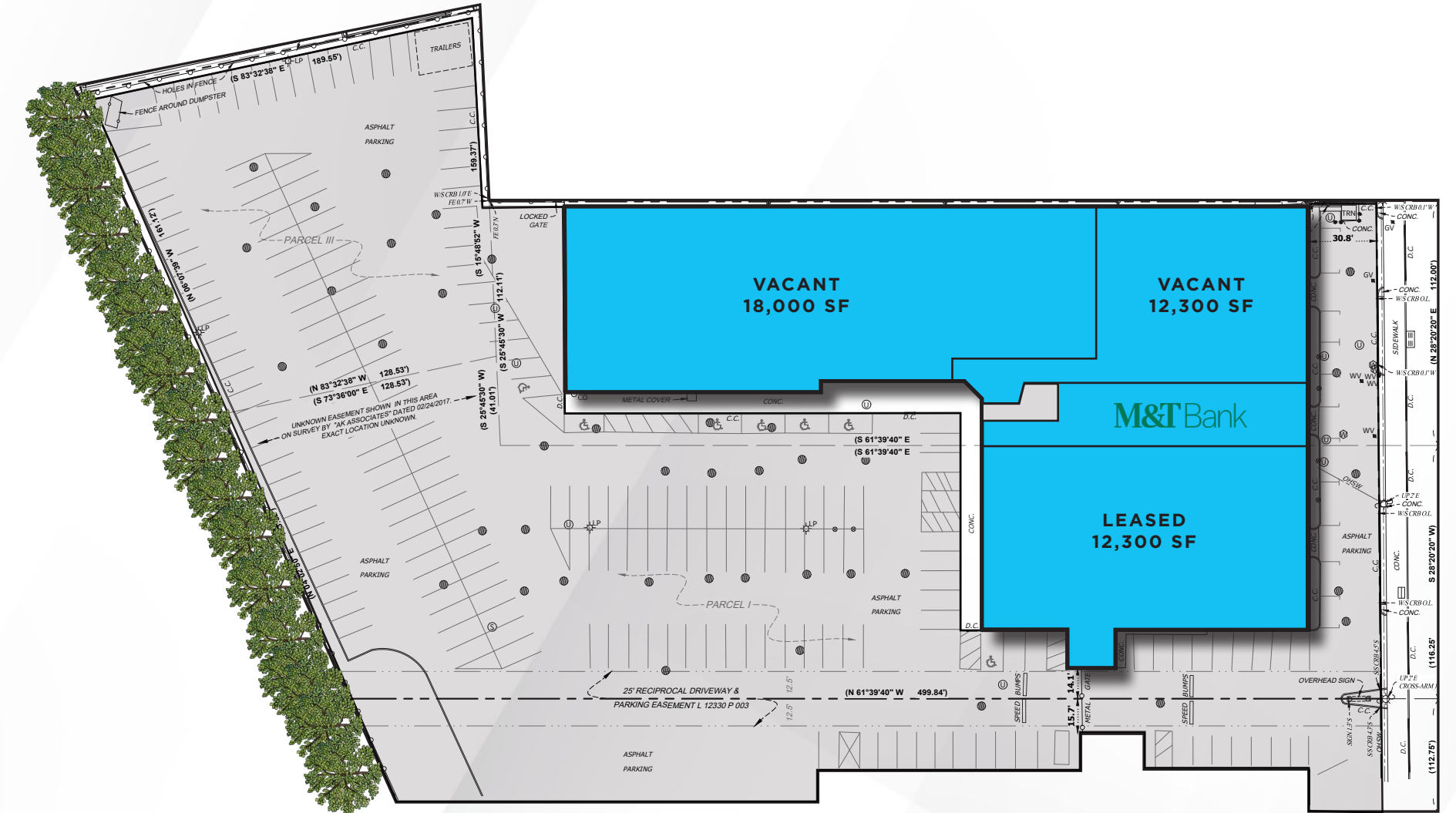
- Prime 3.03-acre parcel situated on Broadhollow Road
- Daily Traffic Counts of Over 49,000 Vehicles / Day
- Flexible zoning permits a variety of potential uses
- Conveniently located within a 10-minute drive to Farmingdale LIRR station
- Easy access to major thoroughfares including Southern State Parkway, Sunrise Highway, & Long Island Expressway (I-495)

## TAX MAP



# SITE PLAN

120 - 130 BROADHOLLOW ROAD, FARMINGDALE



BROADHOLLOW ROAD - 49,000+ VEHICLES / DAY

# PROPERTY AERIAL

120 - 130 BROADHOLLOW ROAD, FARMINGDALE

Broadhollow Road - 49,000+ Vehicles / Day



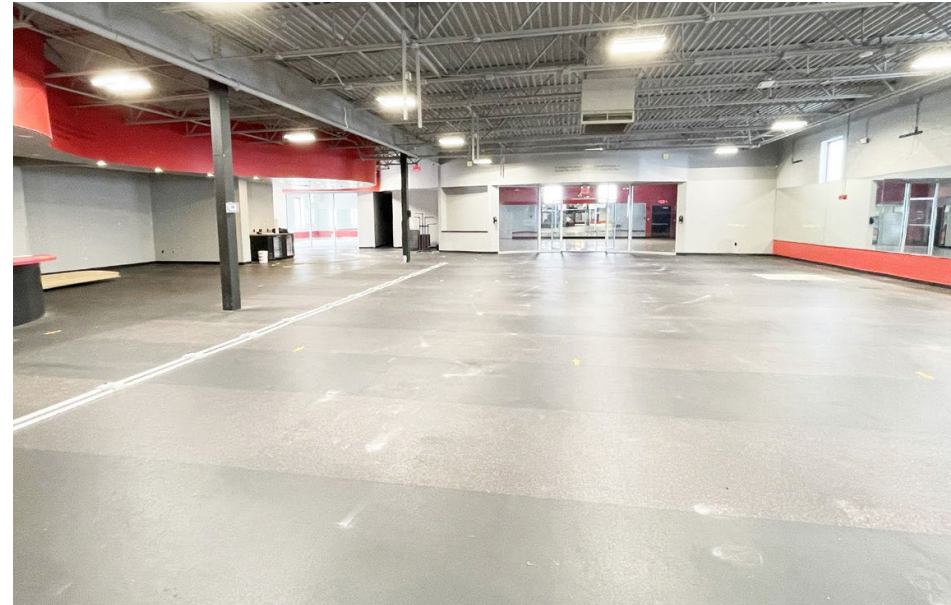
# PROPERTY AERIAL

120 - 130 BROADHOLLOW ROAD, FARMINGDALE



# INTERIOR PHOTOS

120 - 130 BROADHOLLOW ROAD, FARMINGDALE



# LOCATION OVERVIEW

120 - 130 BROADHOLLOW ROAD, FARMINGDALE

135

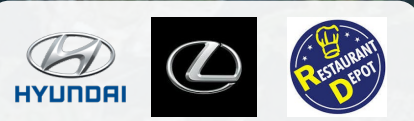
INTERSTATE  
495

110

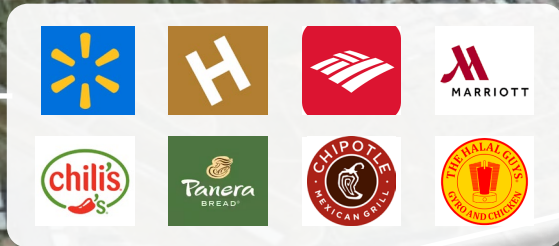
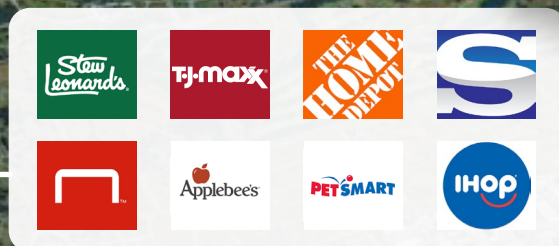
Hilton



Colonial Springs Golf Club



Bethpage Golf Courses



120-130  
BROADHOLLOW ROAD



110

SO  
SOUTHERN  
PARKWAY

SO  
SOUTHERN  
PARKWAY

109

# LOCATION HIGHLIGHTS

## STRONG LOCAL DEMOGRAPHICS

Distance from Subject Property	3-Mile	5-Mile
Population	65,868	161,819
Households	44,628	122,537
Avg Household Income	\$134,581	\$141,630
Median Home Value	\$446,267	\$460,171
Employees	65,868	161,819

## PARAMOUNT CONVENIENCE

- Southern State Parkway - 5 Minutes Away
- Sunrise Highway (NY 27) - 6 Minutes Away
- Long Island Expressway (I 495) - 7 Minutes Away
- Farmingdale LIRR Train Station - 8 Minutes Away
- Southern State Parkway - 5 Minutes Away
- New York City - 56 Minutes Away

## KEY ADVANTAGES

- High visibility with 49,000 vehicles passing by daily
- Easy access via two curb cuts and ample surface parking in the rear
- Convenient proximity to major roadways: just half a mile from the Southern State Parkway, two miles from the Sunrise Parkway, and two and a half miles from the Long Island Expressway (LIE)
- A short 10-minute drive to the Farmingdale LIRR station, with express service to Manhattan taking less than an hour

FOR SALE / LEASE

# 120 - 130 BROADHOLLOW ROAD

45,600 SF RETAIL OPPORTUNITY - 3 ACRE LOT | 225" DIRECT FRONTAGE ON BROADHOLLOW ROAD

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