

## **FOR LEASE – Exclusive**

**480-11 Patchogue-Holbrook Road, Holbrook, NY 11741**



**Type:** Retail – All uses considered  
**Unit Size:** 2,850 SF ± (35.6' x 80')  
**Rent:** Call for details  
**Co-Tenants:** Tutor Time, Curves, Carvel, Karate, Carlos Pizza, Dry Cleaners, Mini-Market, Senor Taco, Bagels Chinese Takeout, Dance Studio, Tanning Salon

±2,850 SF unit available on busy Patchogue-Holbrook Road. Perfect for Hair Salon, Nail Salon and/or Spa. Average Daily Traffic of 29,500 vehicles. Over 600+ families in walking distance. Centrally located between the Long Island Expressway (I-495) and Sunrise Highway (Route-27). Ample parking. Call for details.

### **For More Information Contact:**

**Marvin Hartman**  
516.997.0100 ext. 309 – Office  
mhartman@pliskinrealty.com

**Jeffrey Pliskin**  
516.997.0100 ext. 311  
jpliskin@pliskinrealty.com