

**EXCLUSIVE: Retail or Professional Space for Lease**  
**635 HICKSVILLE ROAD, BETHPAGE NY 11714**



**Type:** *RETAIL or PROFESSIONAL*  
**Unit Size:** ± 1,900 SF (END CAP)  
**Rent:** *Call for details*  
**NOTE:** **HIGH TRAFFIC AREA**  
**Co and Neighbori ng Tenants:** Ramen Kyoto, Bagel Go Round, Chinese Restaurant, Planet Fitness, Dunkin Donuts, Mexican Grill, Roast, Edible Arrangements, Mission Nutrition, Dominos

**For More Information Contact:**  
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*Brief Description:* This shopping center is located at a traffic light corner on busy Hicksville Road. ± 1,900 SF end cap unit offers a generous storefront, plenty of onsite parking, and outstanding visibility. Located across from the Bethpage Business Park and close to Gold Coast Studios, this space offers an **exceptional retail opportunity!** Strong demographics and convenient to all! Call for additional details.

**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 mile</u>	<u>5</u>
<b>mile</b>			
<b>Population</b>	20,115	171,816	398,009
<b>HH Income</b>	\$132,748	\$138,293	\$147,957
<b>ADT:</b>	<b>24,973</b>		

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