

RETAIL | OFFICE | MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

The Shoppes at Green Hills

556 North Country Road, Saint James, NY 11780



For More Information:



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Space Available For Lease

556 North Country Rd, Saint James, NY 11780



Offering Summary

Lease Rate:	Price OnRequest
Building Size:	30,000 SF
Space 1 SF:	1,434 SF
Space 3 SF:	1,700 SF
Lot Size:	3.5 Acres
Year Built:	1970
Renovated:	2007
Traffic Count:	30,000 Cars Per Day

Property Overview

Two Spaces Available for Lease in the highly desired Green Hills Shopping Center. Strategically located on heavily traveled route 25A in St. James this property currently offers Two (2) units, including one 1,434 SF Space previously used for Orthopedic medical office and one 1,700 (Dry Cleaner) SF Space. Both units are ideal for most retail or office uses. This renovated and extremely busy shopping center sits on 3.5 acres with an abundance of parking. Incredible demographics and tremendous traffic counts consisting of 30,000 + cars passing this location each day! Anchored by Flagstar Bank, join neighbors Soul Brew, Ancient Ginger, TJE Dance Studio, just to name a Few. Do Not Miss This Opportunity!

Property Highlights

- Two +/-Units Available
- 1,434 SF Office (Medical Approved) + 1,700 SF Retail/Office
- Ample Parking On 3.5 Acres
- Tremendous Traffic Counts, 30K Cars Pass Per Day!

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Retail | Office | Medical | For Lease

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Add text here...

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	3,134 SF	Lease Rate:	Price On Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Dry Cleaner	Available	1,434 SF	NNN	Price OnRequest
Medical Office 1,700 SF	Available	1,700 SF	NNN	Price On Request

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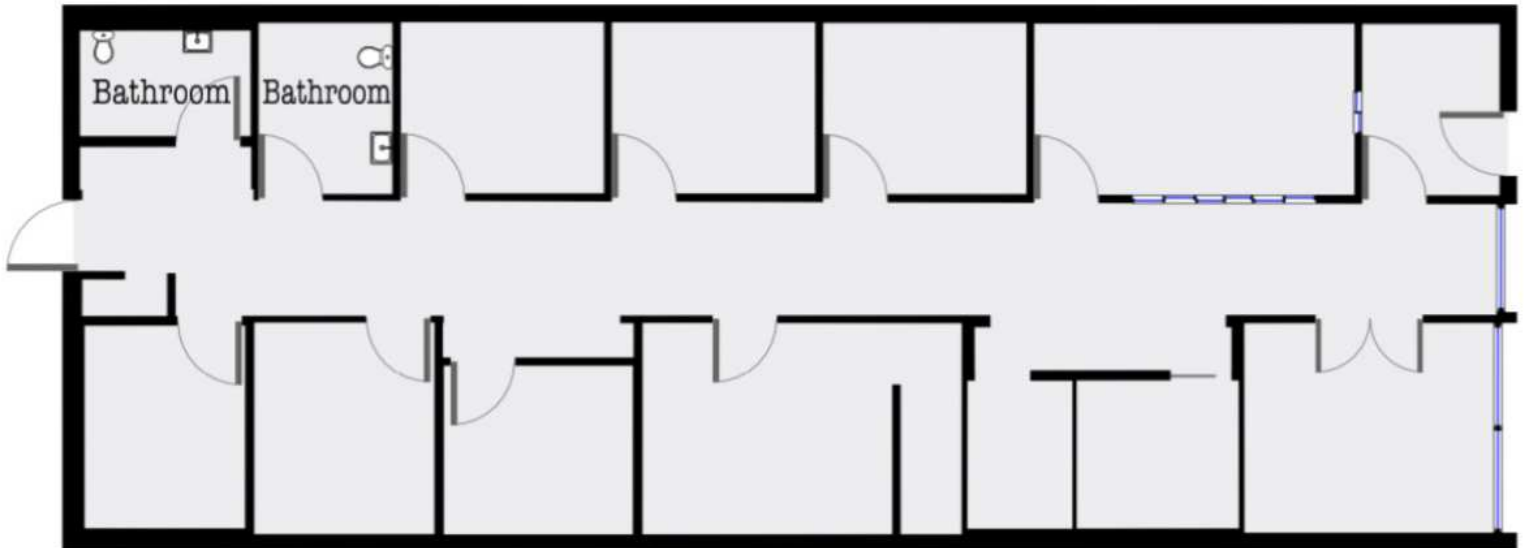
Medical Space Floor Plan

556 North Country Road Saint James, NY 11780

556 N Country Rd, St. James, NY, 11780

556 N Country Rd, 11780 St. James, NY
FLOORS: 1

▼ Ground Floor



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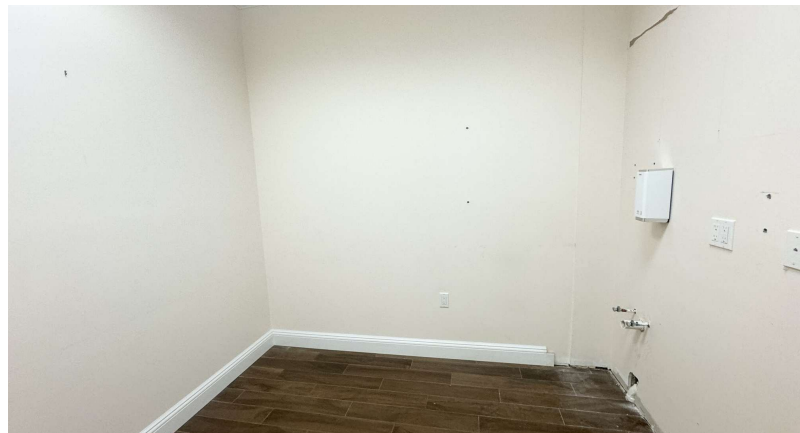
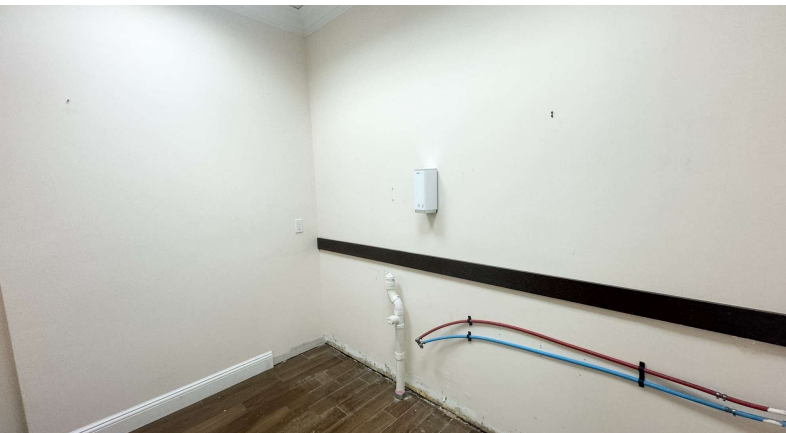
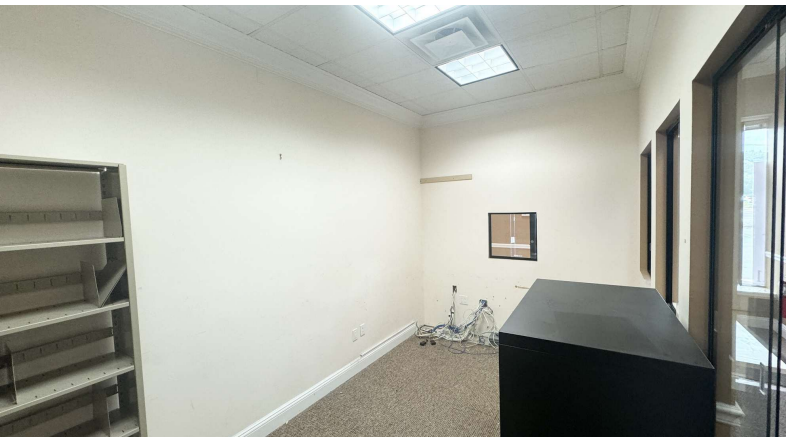
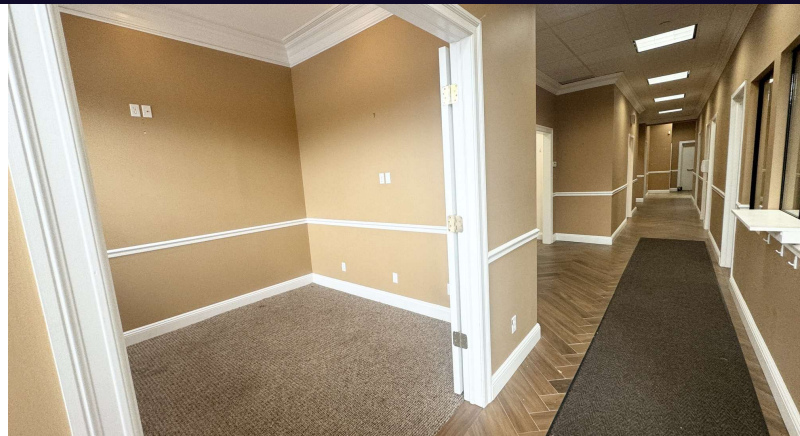
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Retailer Map

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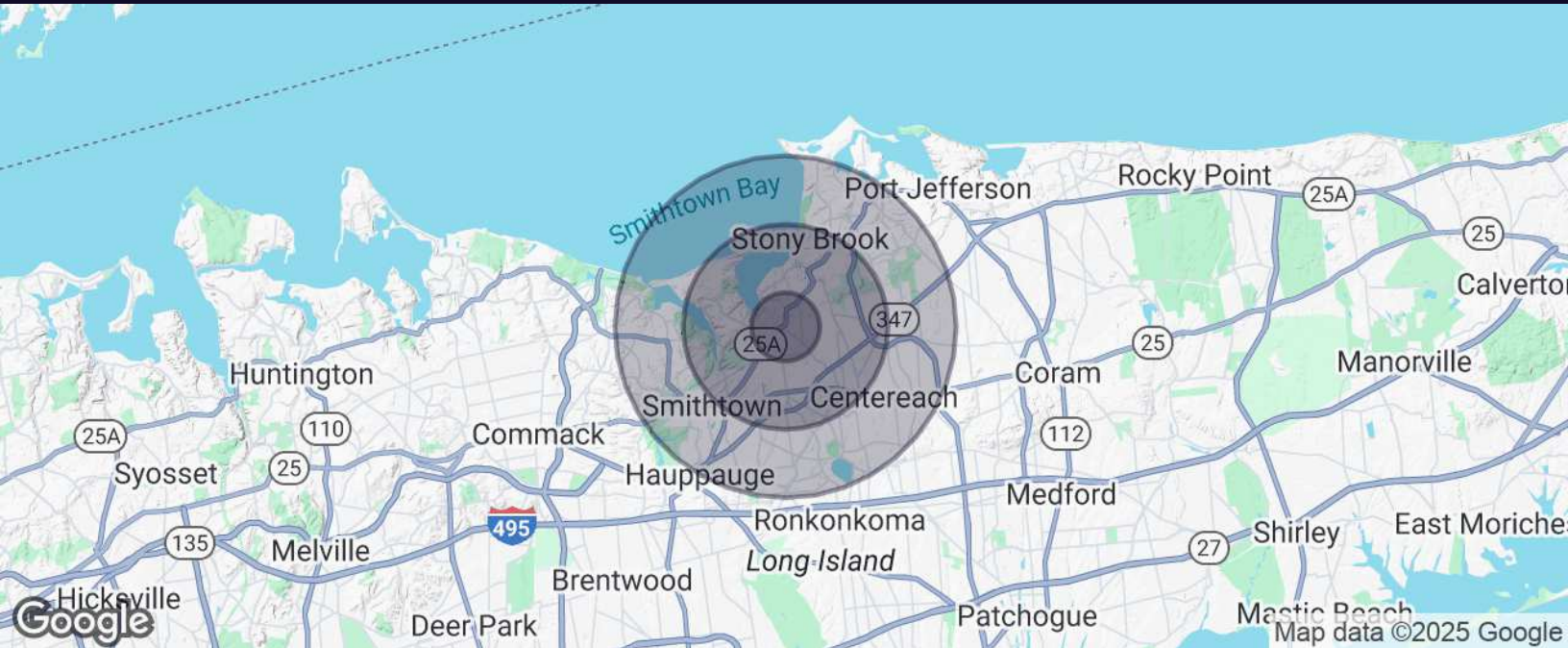
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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,364	54,016	159,044
Average Age	44.3	38.8	38.9
Average Age (Male)	40.7	37.6	37.8
Average Age (Female)	49.8	40.3	40.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,925	16,260	49,259
# of Persons per HH	2.8	3.3	3.2
Average HH Income	\$104,258	\$118,963	\$118,636
Average House Value	\$510,389	\$509,221	\$500,434

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