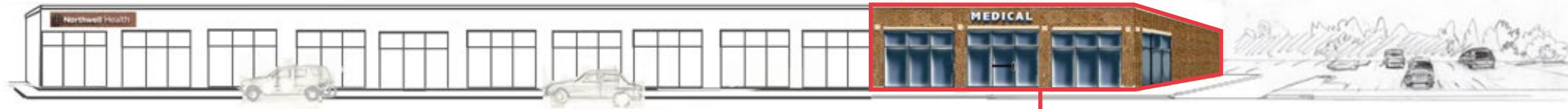


PROPOSED MEDICAL OFFICE EXPANSION

Coming Soon
5000 sq. ft. expansion



MEDICAL OFFICE

BELLMORE, NY

1870-1890 BELLMORE AVENUE

SIZE

±5,000 FT

FRONTAGE

±58 FT on Bellmore Avenue

ASKING RENT

Upon Request

COMMENTS

Join Northwell Health in ±5,000 SF Extension - Coming Soon

Beautiful brick facade

84 parking spaces

Dedicated traffic light

Traffic Counts:

Bellmore Avenue: 19,000 VPD

Beltagh Avenue: 3,000 VPD

CONTACT EXCLUSIVE AGENTS

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516.933.8880

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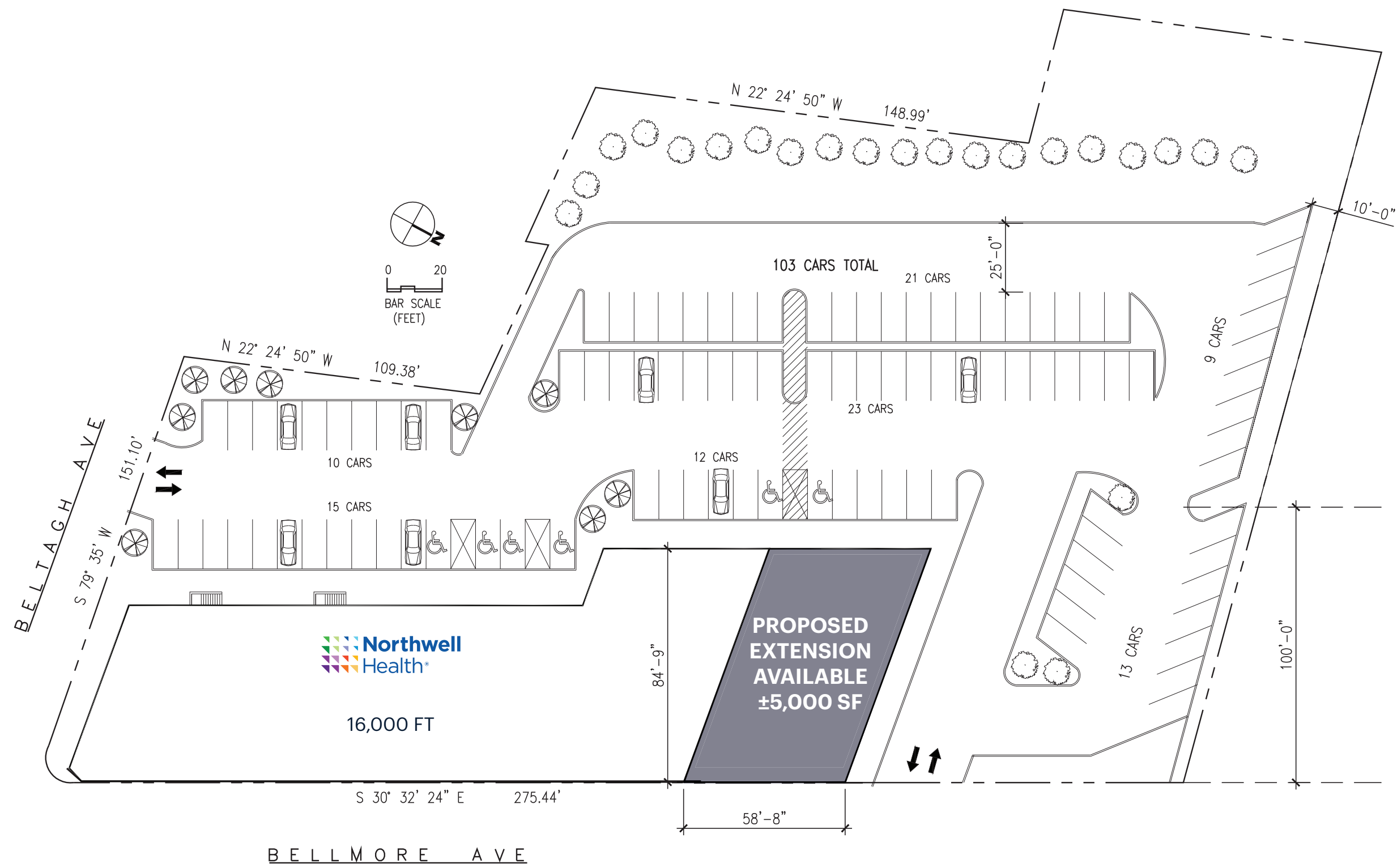


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPOSED SITE PLAN



ROAD NETWORK

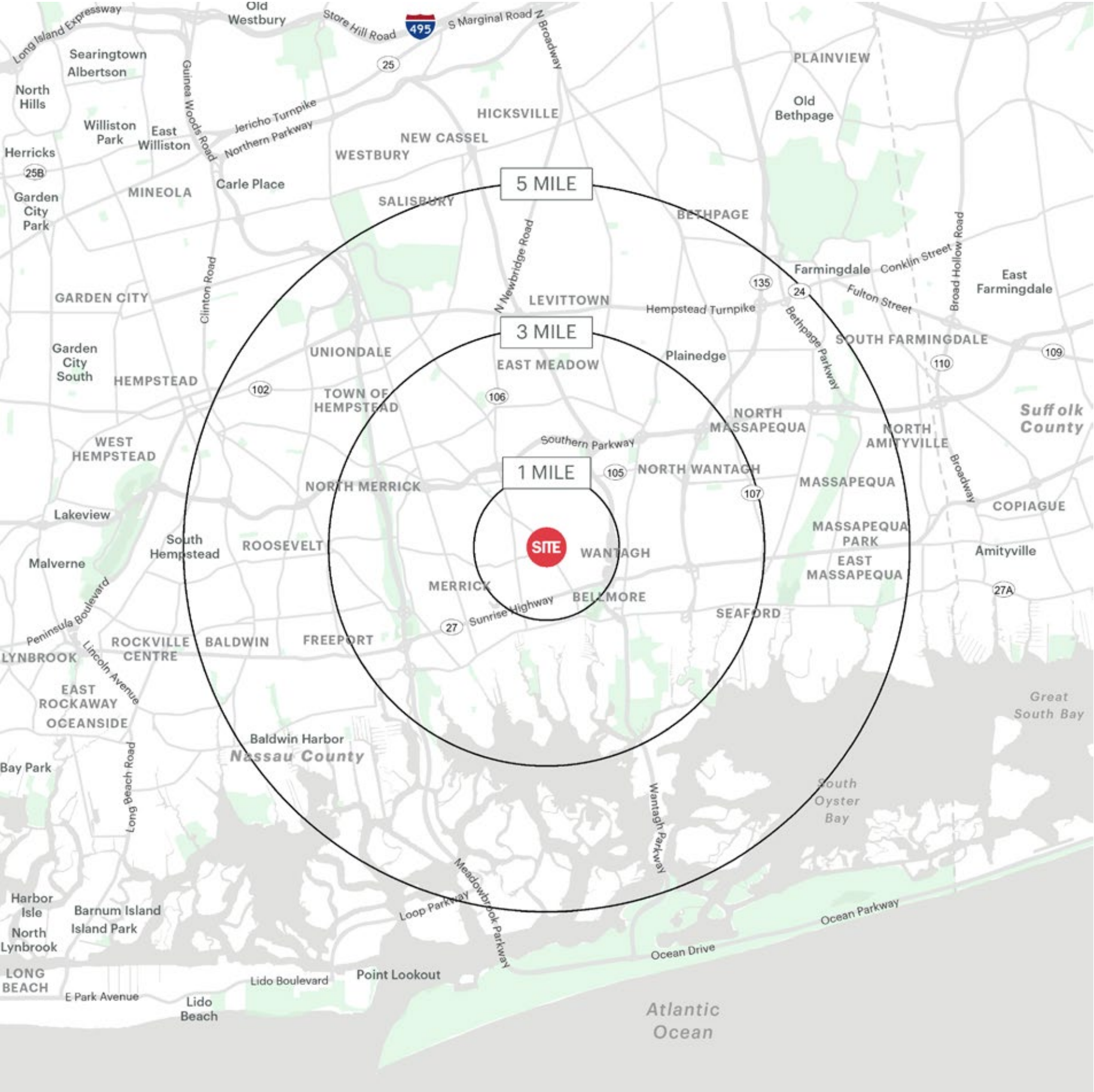


AERIAL

POPULATION DENSITY
178,048 WITHIN A 3-MILE RADIUS



AREA DEMOGRAPHICS



1870-1890 BELLMORE AVENUE BELLMORE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
22,105	8,048 - 36.0%
HOUSEHOLDS	TOTAL BUSINESSES
7,550	891
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$191,185	7,105
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$156,825	17,599

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
178,048	62,480 - 33.8%
HOUSEHOLDS	TOTAL BUSINESSES
57,538	5,179
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$182,928	44,912
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$145,425	129,714

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
453,435	139,116 - 29.5%
HOUSEHOLDS	TOTAL BUSINESSES
141,177	13,103
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$166,071	128,171
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$128,384	348,411

AREA DEMOGRAPHICS

