



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

SPACE FOR LEASE



LOCATION

**120 HILLSIDE AVE
WILLISTON PARK
NY, 11596**

PROPERTY TYPE

RETAIL

Available Space	2,000	Price per Sq Ft	\$18.00
Tenancy	Multiple	Property Type	Retail
Occupancy	1/1/18	Parking Lot	Yes

\$3,000/month

Highly visible, busy retail strip shopping center facing Hillside Avenue. Great retail, loads of parking, vibrant neighborhood. Excellent retail or medical use.

Contact:

Marty Miller 516-248-6905 (office) 813-505-2451 (cell)

Ed Madden 516-248-6905 (office) 516-521-5731 (cell)

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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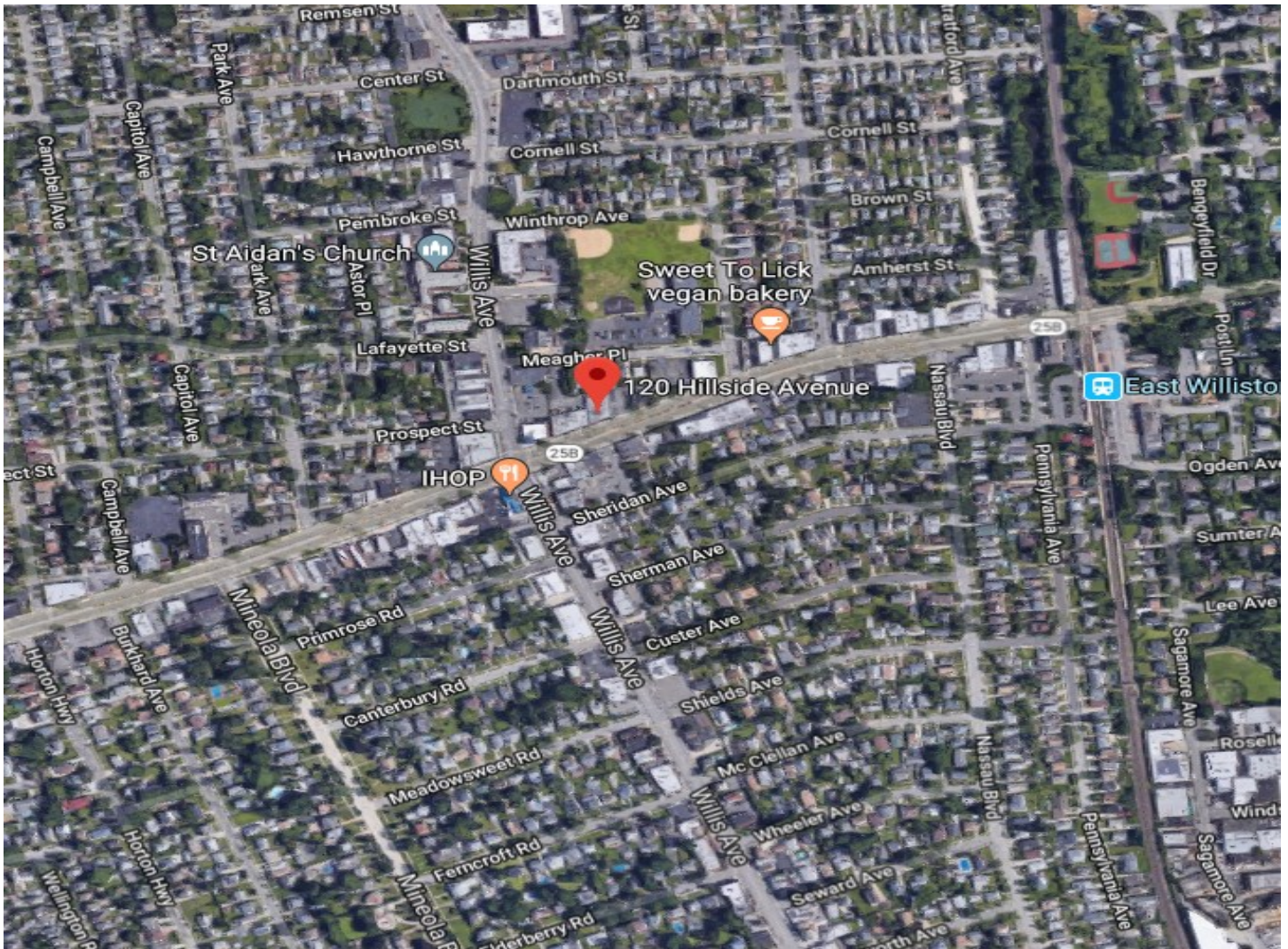
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AERIAL VIEW



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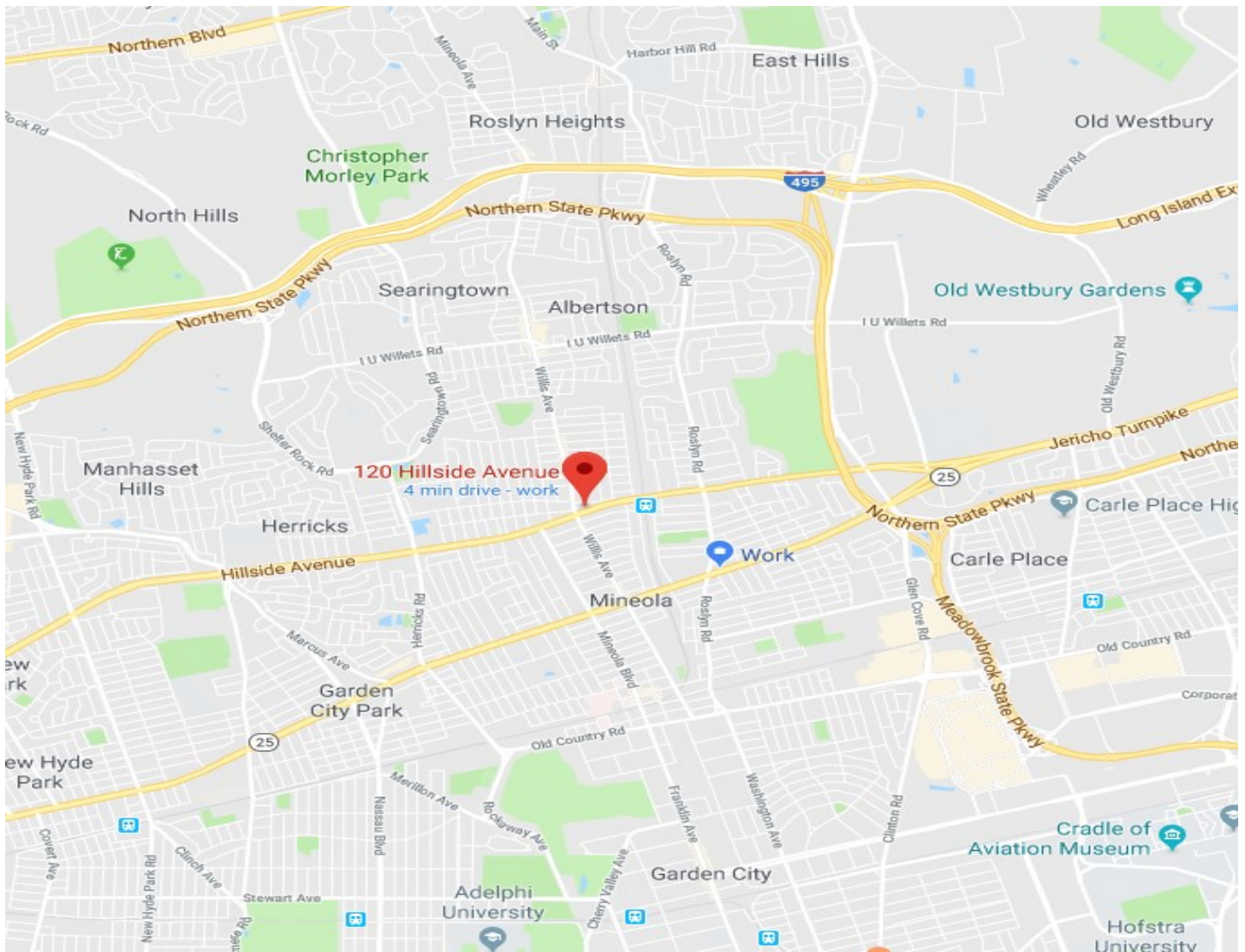
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MAP



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LEASE TERMS

Lease Terms:

- \$22 psf Gross
- Includes taxes and CAM, lessee pays utilities
- Tenant pays any proportionate increases in taxes above base year
- 3% rent increase a year