

# For Lease: 38 Forest Ave.

Glen Cove, NY 11542

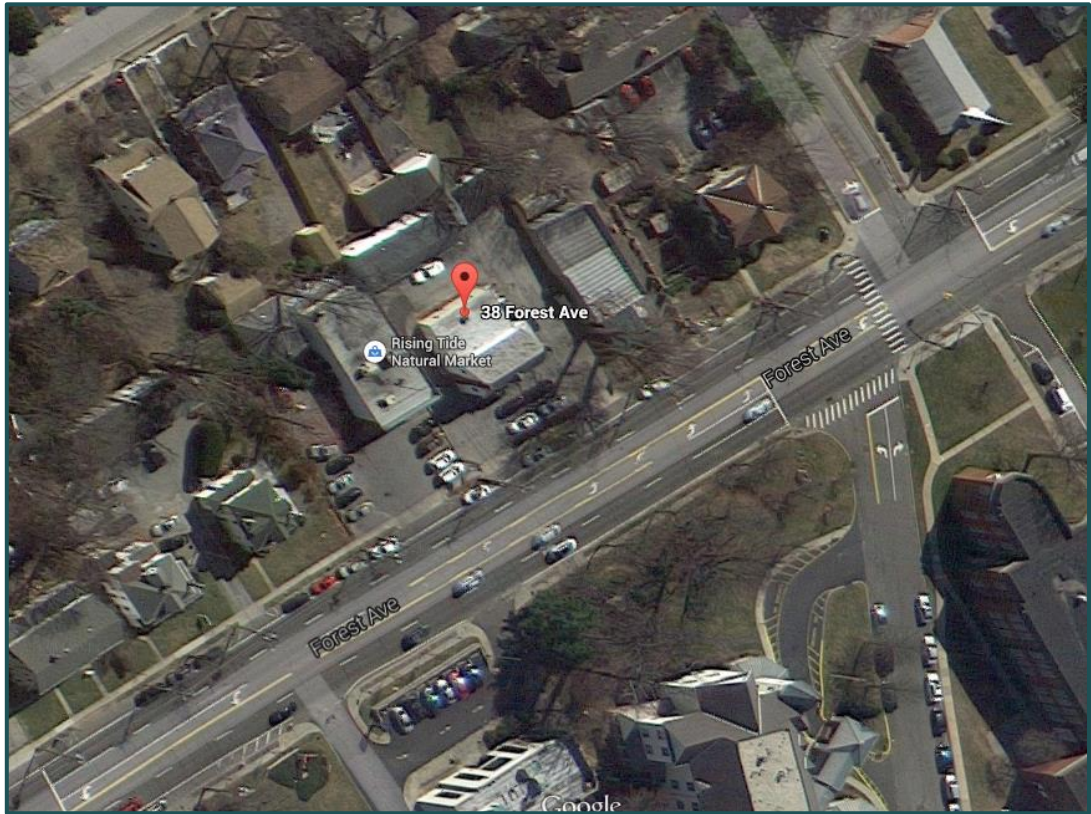


## Property Highlights:

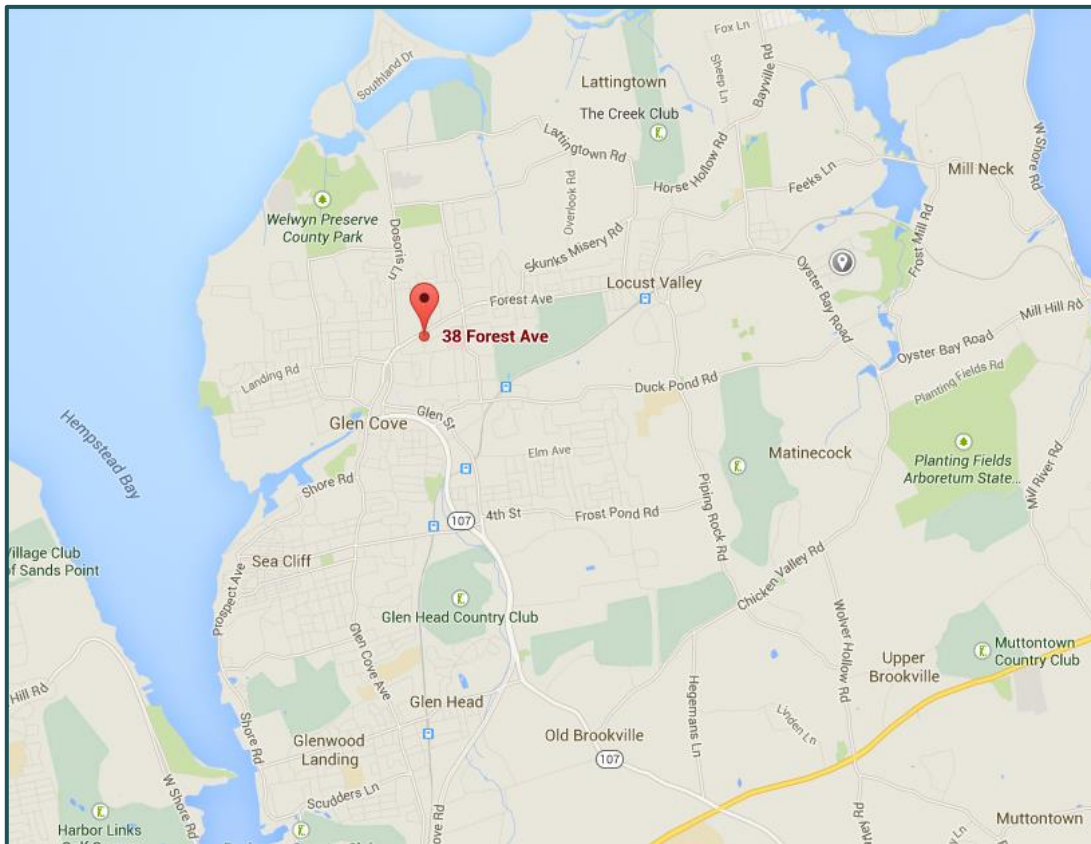
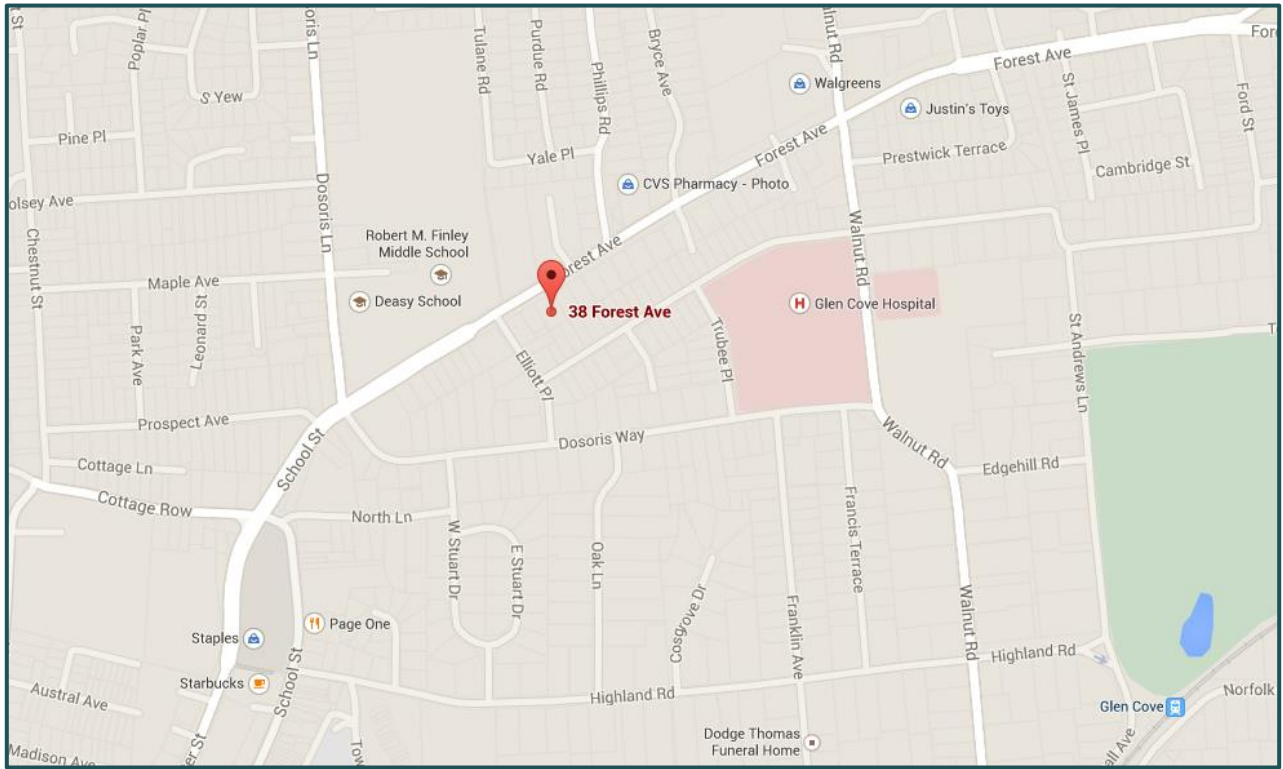
- GLA: ≈ 2,000 sf ground floor retail
- Prime location.
- Across from Robert M. Finley Middle School and Deasy School; 1,150 students.
- Close access to LIRR Glen Cove stop.
- Minutes from Glen Cove Hospital.
- Ample parking in front and rear.
- Traffic count of approximately 31,000 vehicles per day on Forest Avenue.
- Available:
  - Approx. 1,000-2,000 sf



Aerial Photo:



Maps:



## Demographics:

2015 Demographics	1 mile	3 miles	5 miles
Total Population	15,500	46,312	98,127
Growth 2015-2020	3.07%	2.14%	2.43%
Growth 2010-2015	3.10%	1.92%	2.31%
Total Households	5,645	16,883	35,247
Average Household Income	\$104,735	\$122,782	\$145,008
Median Household Income	\$71,505	\$83,866	\$97,485
White Population	73.06%	79.04%	80.79%
Black Population	7.90%	5.44%	3.92%
Hispanic or Latino	29.17%	22.20%	16.63%
American Indian/Alaska Native	0.26%	0.28%	0.26%
Asian Alone	5.09%	4.19%	6.58%
Native Hawaiian & Other Pac. Isl.	0.11%	0.09%	0.05%
Some Other Race Alone	10.40%	8.28%	5.79%
Two or More Races	3.17%	2.69%	2.61%

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