

Old Bridge Plaza

180 WEST OLD COUNTRY ROAD | HICKSVILLE, NY 11801

LEVIN
MANAGEMENT



Available Space

100% Leased

Property Highlights

- Typical shopper has an income of \$200K according to Placer.ai real time data.
- Hicksville downtown revitalization back on track with revised set of \$8.7M in projects.
- Close proximity to public transportation & major highways, and a short drive from Broadway Commons.
- Great visibility at four corner signalized intersection, where Old Country Road and Newbridge Road meet.
- Jersey Mike's and Bubbakoo's Burritos now open!
- Nearby Hicksville, the LIRR Station provides an easy commute to Manhattan and other areas on the island.

Retailers

Jersey Mike's Subs

Advance Auto Parts

BUBBAKOO'S
BURRITOS

smashburger

Average Daily Traffic

32,604 W Old Country Road

23,961 Newbridge Road

Demographics

3-mile radius



161,986
POPULATION



49,953
HOUSEHOLDS



\$167,196
AVERAGE HH INCOME



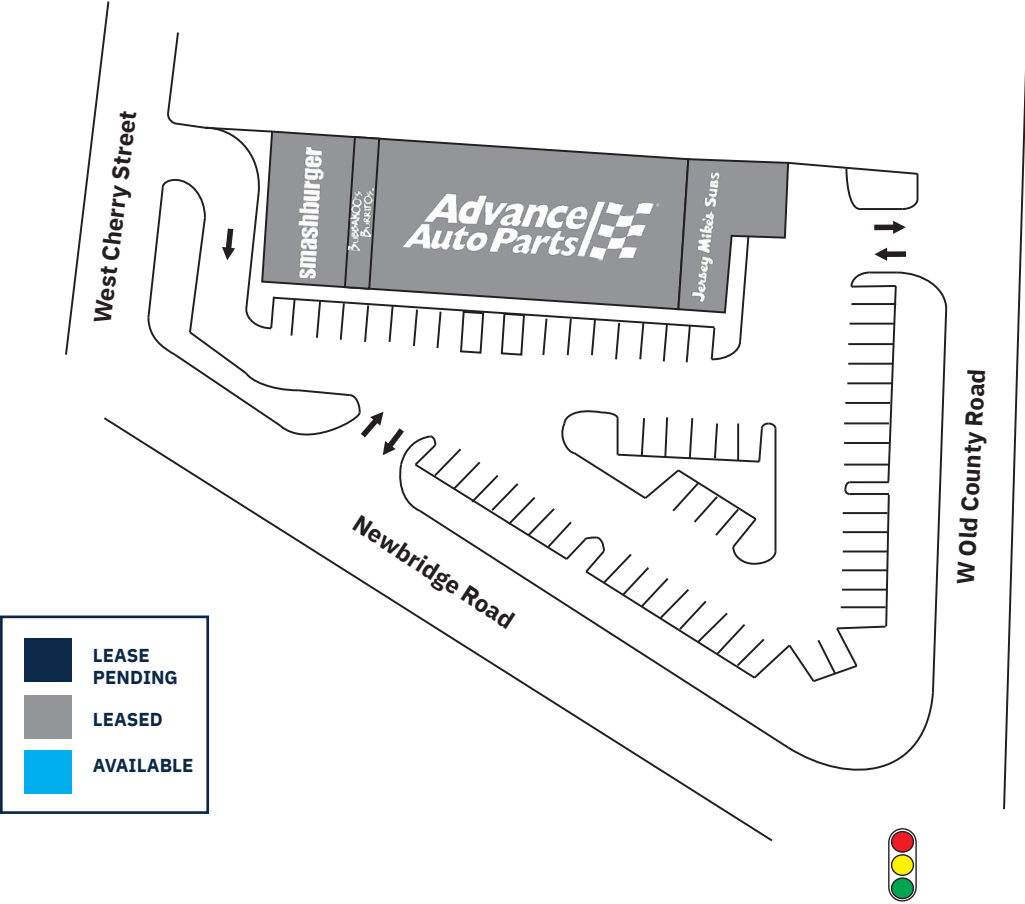
114,467
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Smashburger	2,327
2	Bubbakoo's Burritos	1,213
3	Advance Auto Parts	6,000
4	Jersey Mike's	1,773

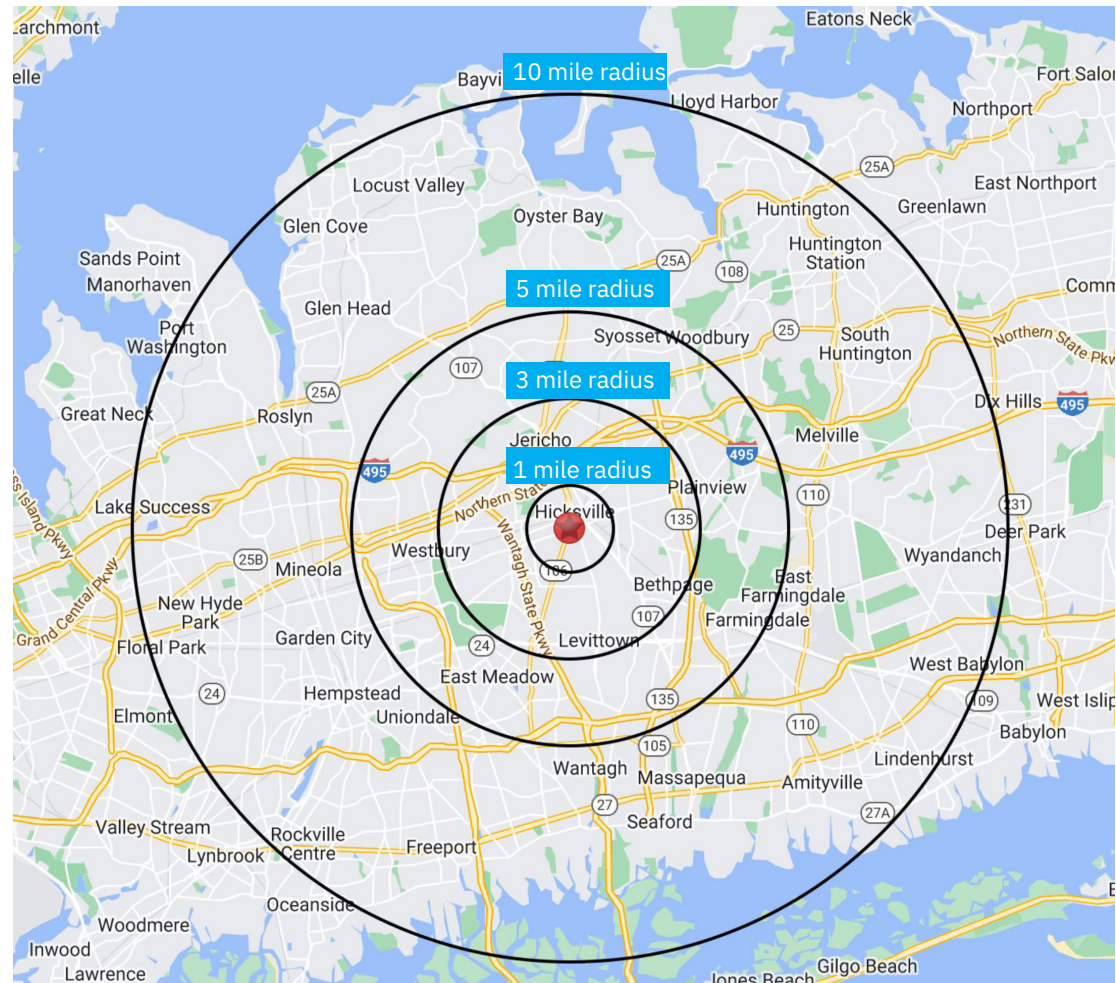
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,676	161,986	337,057
Households	5,968	49,953	108,215
Average Household Income	\$142,911	\$167,196	\$173,653
Projected Average Household Income (2028)	\$177,775	\$210,670	\$218,684
Median Household Income	\$111,409	\$128,998	\$130,995
Total Businesses	1,929	9,605	20,373
Total Employees	20,166	108,065	243,021
Daytime Population	20,840	114,467	256,440
Total Annual Household Expenditure	\$542.99 M	\$5.15 B	\$11.5 B
HH Income \$200K or more	1,164	13,151	29,284
College Degree + (Bachelor Degree or Higher)	5,936	52,452	115,112

Source: sitesusa.com



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CLOSE-UP AERIAL

Hicksville Train Station

BUBBAKOO'S
BURRITOS

Jersey Mike's Subs

W Cherry Street

Newbridge Road

W Old Country Road

CVS
pharmacy

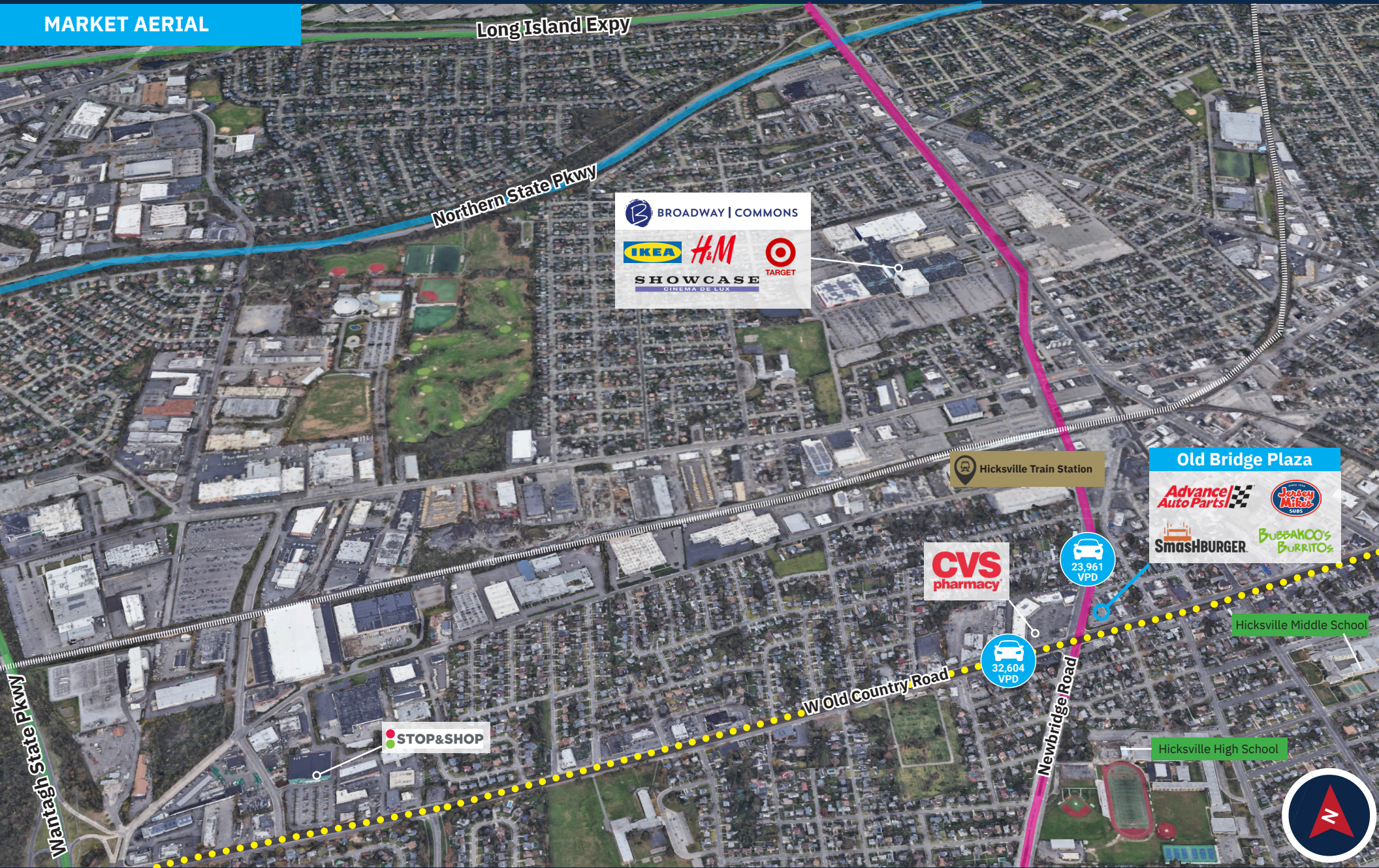
iFixScreens
HGMC Primary Care
Ridgewood Savings Bank
Venus Beauty Supply
Kitchen Concepts USA
G&J Cleaners
Punto Rojo Bakery
Nao Medical Urgent Care
Alex Pizza
Tom's II Kitchen
Fuel Cafe
Old County Deli
H&R Block

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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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