

Old Bridge Plaza

180 WEST OLD COUNTRY ROAD | HICKSVILLE, NY 11801

Available Spaces

100% Leased



Retailers

Jersey Mike's SUBS

ADVANCE
AUTO PARTS

BUBBAKOO'S
BURRITOS

SMASH
BURGER



3-Mile Demographics



161,986
POPULATION



49,953
HOUSEHOLDS



\$167,196
AVERAGE HH INCOME



114,467
DAYTIME POPULATION

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.
- Average Daily Traffic: 32,604 W Old Country Road; 23,961 Newbridge Road

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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

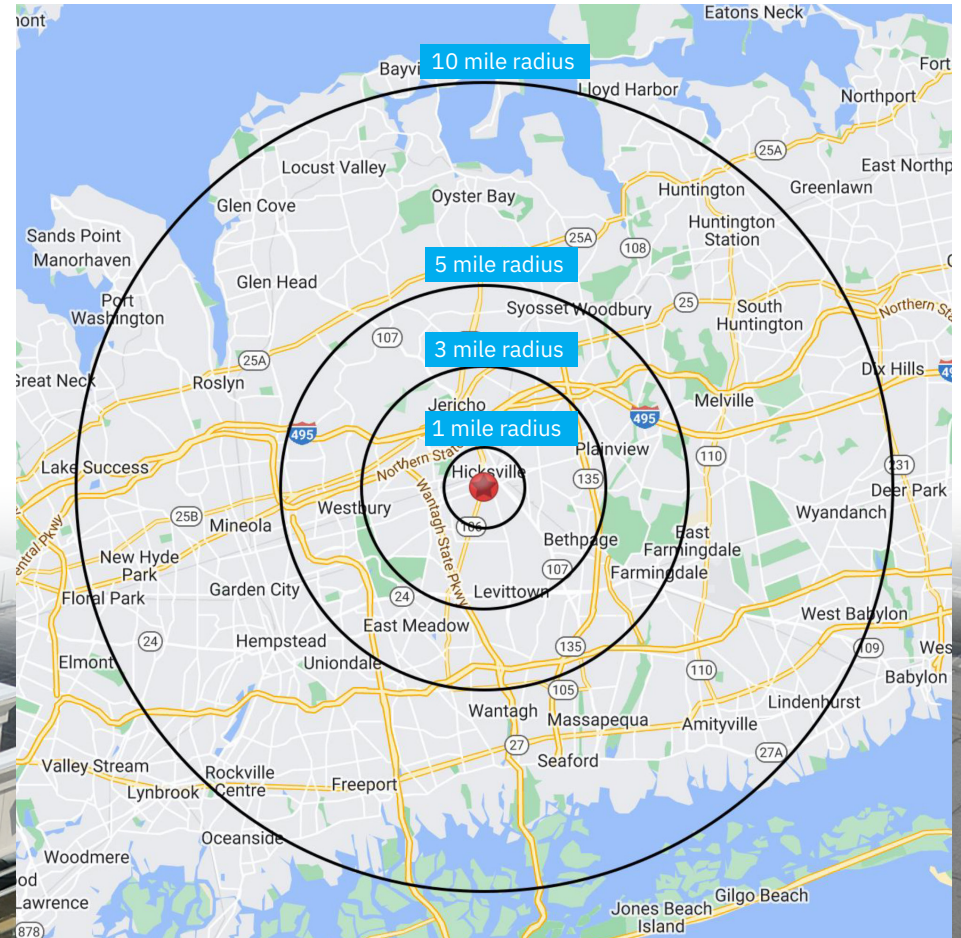
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DEMOGRAPHICS

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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LEVIN
MANAGEMENT

CLOSE AERIAL

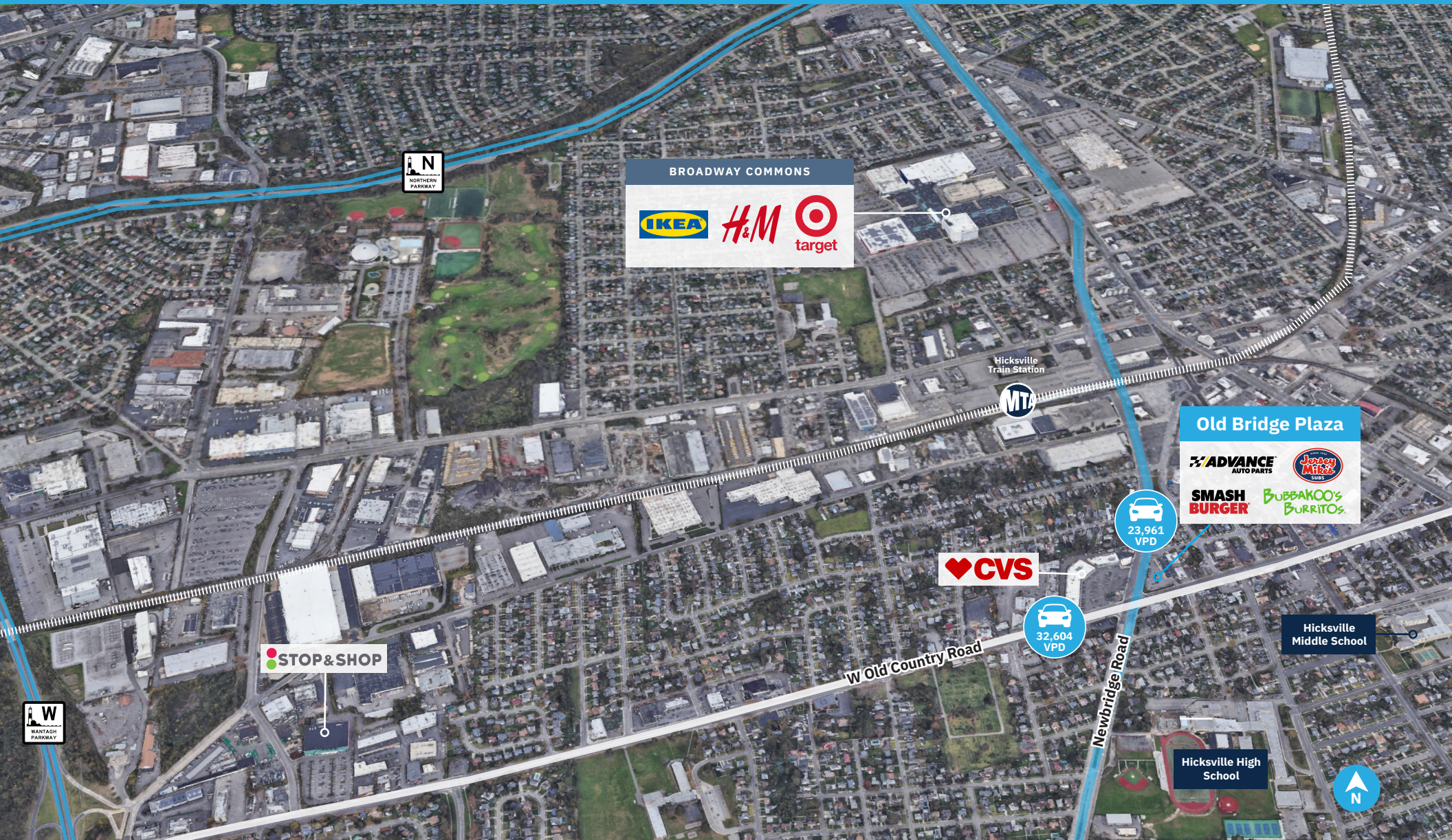


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LEVIN
MANAGEMENT

MARKET AERIAL





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Our Vision, *Stronger*.**

Over 70 years of trusted expertise in commercial real estate.

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