

ELIAS PROPERTIES

604-636 Union Boulevard
West Islip, NY 11795



**HIGHLIGHTS:**

- Recently renovated
- Excellent visibility
- Average Household Income \$135,859 within one mile
- Historically stable center

2019 Demographics	1-mile	3-mile	5-mile
Population	14,770	94,919	239,975
Average Household Income	\$135,859	\$117,867	\$110,542

Retailers Within One Mile:

**AVAILABLE SPACE:**

- **UNIT: 604**
AVAILABLE: 1,260 SF
FRONTAGE: 18'
FORMERLY: ALDO Pharmacy
- **UNIT: 612**
AVAILABLE: 1,190 SF
FRONTAGE: 17'
FORMERLY: Sun Dry Cleaner
- **GLA: 11,216 SF**
PARKING: 30 Spaces
RENT: Upon Request