

United Skates Shopping Center

1276 HICKSVILLE ROAD, SEAFORD, NY 11783

1,230 SF AVAILABLE FOR LEASE

AVR REALTY COMPANY



Property Highlights

United Skates Shopping Center is named after and has been home to the iconic neighborhood skating rink United Skates for over 40 years. United Skates is a unique entertainment destination drawing customers from across Long Island. On the opposite end of the center, the United States Postal Service generates frequent and consistent shopper trips, benefiting the small shop retailers. The center has excellent visibility, signage, and access along Hicksville Road just off the Southern State Parkway. United Skates is shadow anchored by the Holiday Park shopping center to the south and the new Northwell Health center to the north.

Demographics

	1 Mile	3 Mile	5 Mile
Population	21,371	181,361	392,599
Households	7,310	60,868	130,601
AVG. HH Income	\$135,929	\$127,988	\$124,278

Leasing Contact:

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PROPERTY PHOTOS

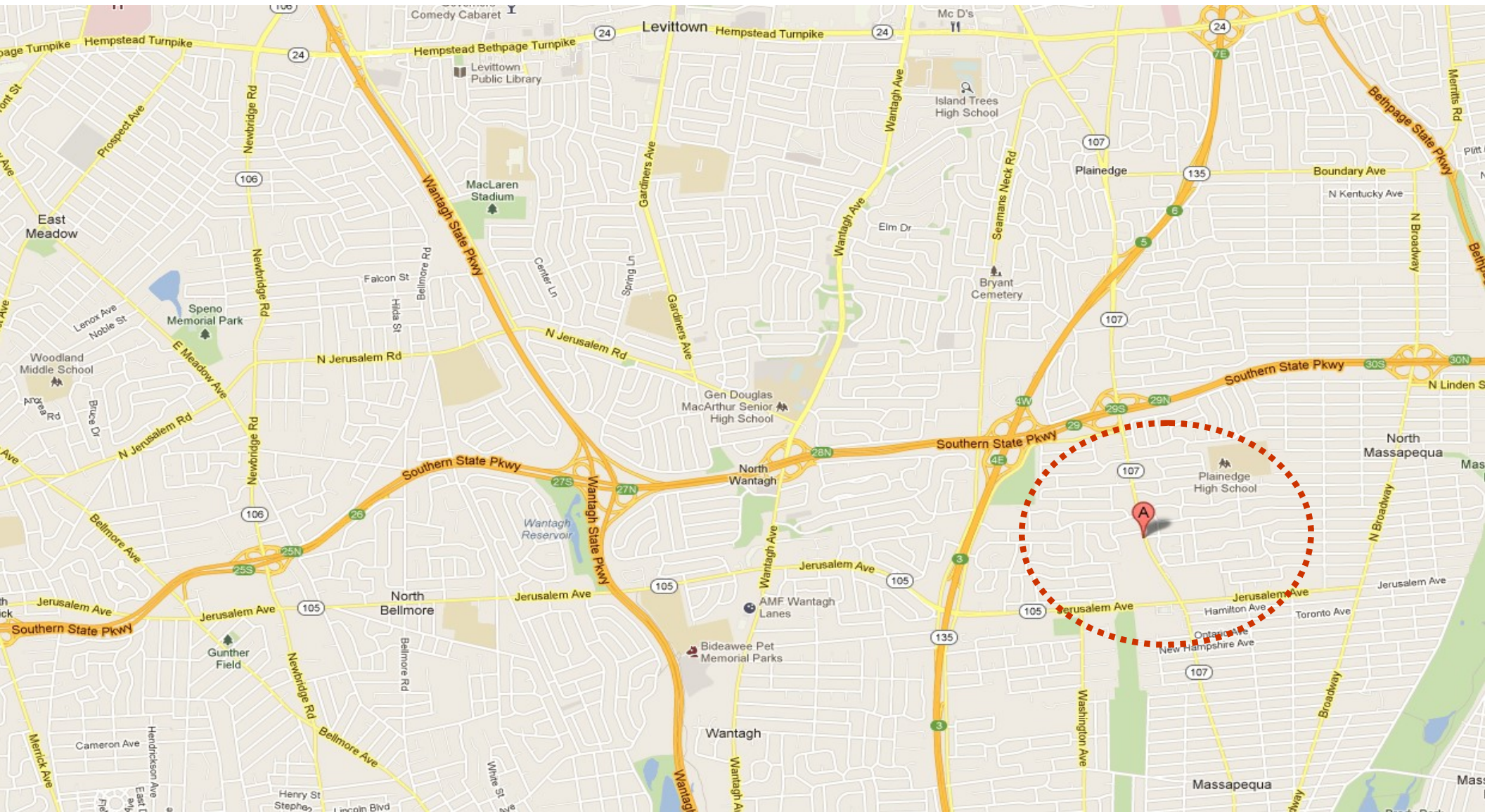


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LOCATION MAP



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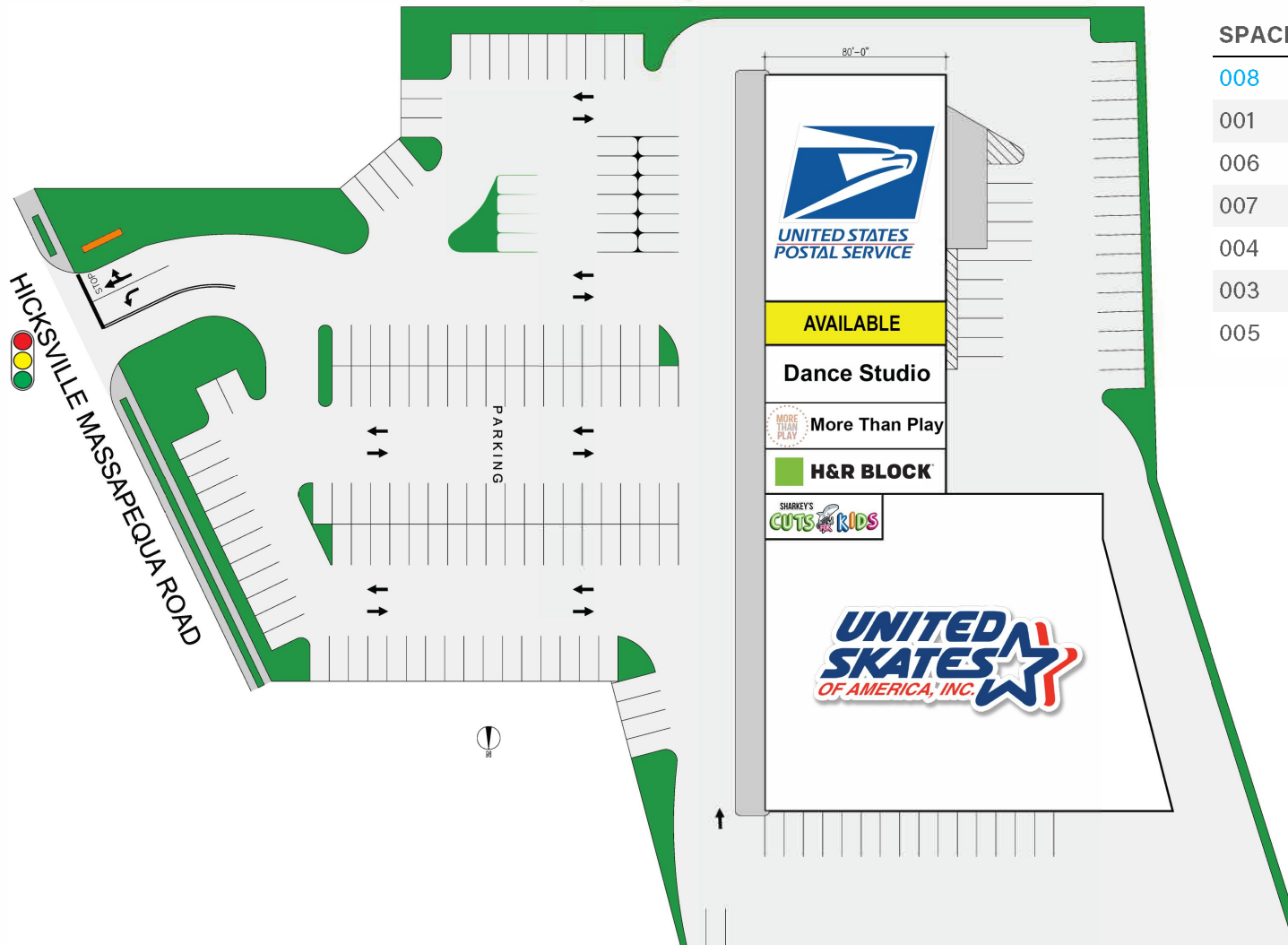
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SITE PLAN

JERUSALEM AVE.



Center Size: 37,980 SF GLA

SPACE	TENANT	SF
008	VACANT	1,230
001	MORE THAN PLAY	1,600
006	SHARKEY'S CUTS FOR KIDS	936
007	DESTINATION DANCE	2,370
004	H&R BLOCK	1,200
003	UNITED SKATES	21,500
005	US POST OFFICE	9,144