



Independence Plaza - Selden

Selden, NY

New York-Newark-Jersey City (NY-NJ-PA)

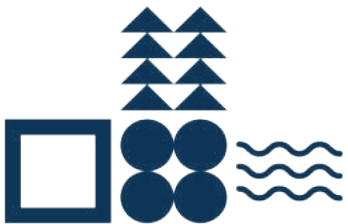


Tom Pira
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AERIAL



GROSS LEASABLE AREA (GLA)	236,130 SF
PARKING SPACES	1,400
PARKING RATIO	5.93 per 1,000 SF

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Selden, NY

www.kimcorealty.com/116510



DENSITY AERIAL

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■ Available ● Curbside Pick-up



	TENANT	SQ FT
2	Guitar Center	11,000
3	Five Guys Burgers and Fries	3,000
4	Glenn's Donuts	1,000
5	Rite Aid	14,673
6	Teachers Federal Credit Union	3,020
7	Target	52,250
8	Nishiki Hibachi & Sushi	4,930
9	GNC	1,424
10	Available	2,800
11	Whistle Stop Card	2,975
12	Custom Eyes	1,275
13	Strathmore Bagel	1,360
14	Caffe Amici	4,080
15	Ace Liquors	1,700
16	Karako Suits	8,775
17	Sport Clips	1,445
18	Metro By T-Mobile	1,318
19	Allstate Insurance	1,360
20	Glam & Glow Inc.	1,360
21	Jackson Hewitt Tax Service	1,190
22	Evian Nail Spa	3,315
23	TS Mobility	1,275
24	Thai Shack East	1,105
25	My Salon Suite	7,280
26	Home Depot	102,220
	k100@available	2,560

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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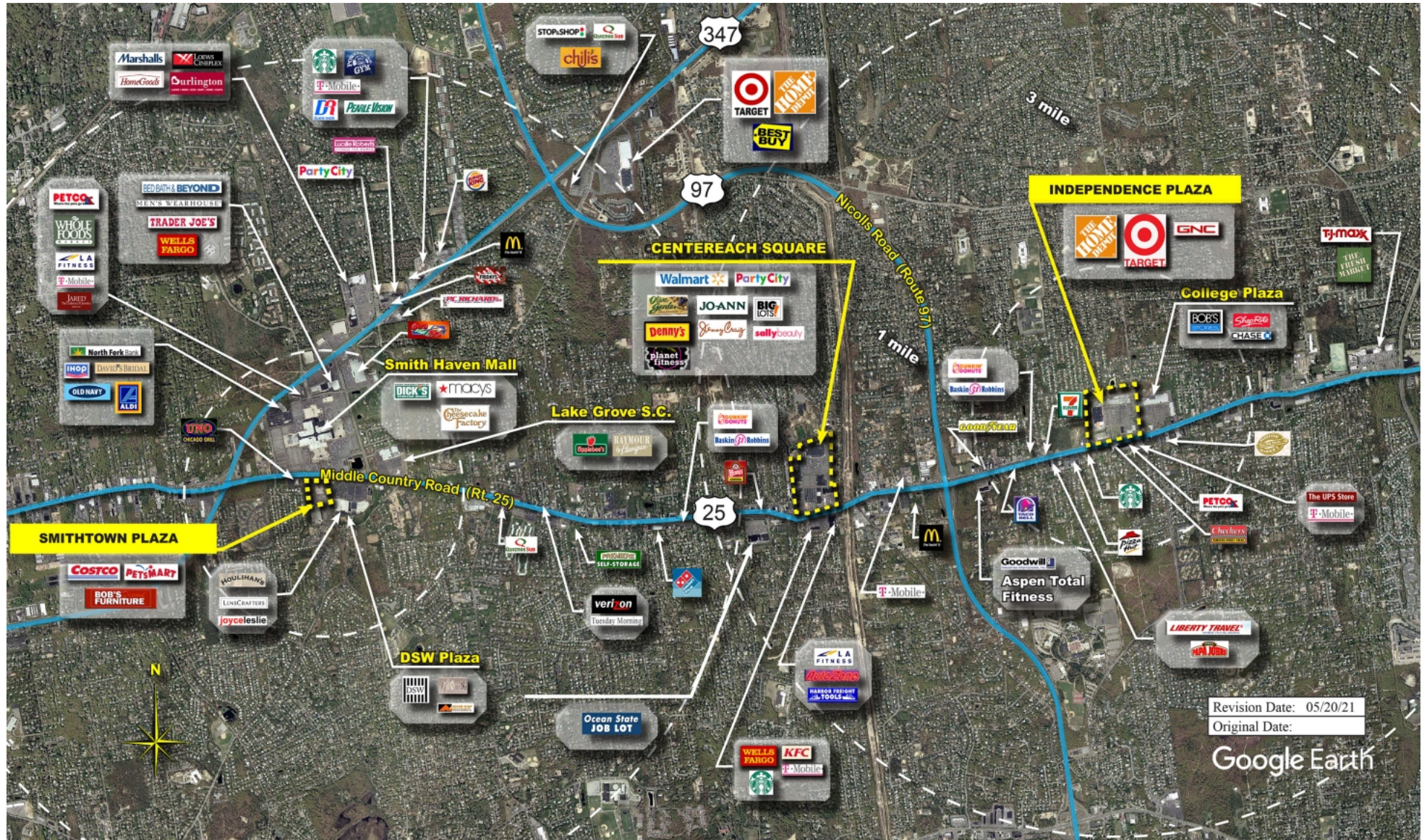
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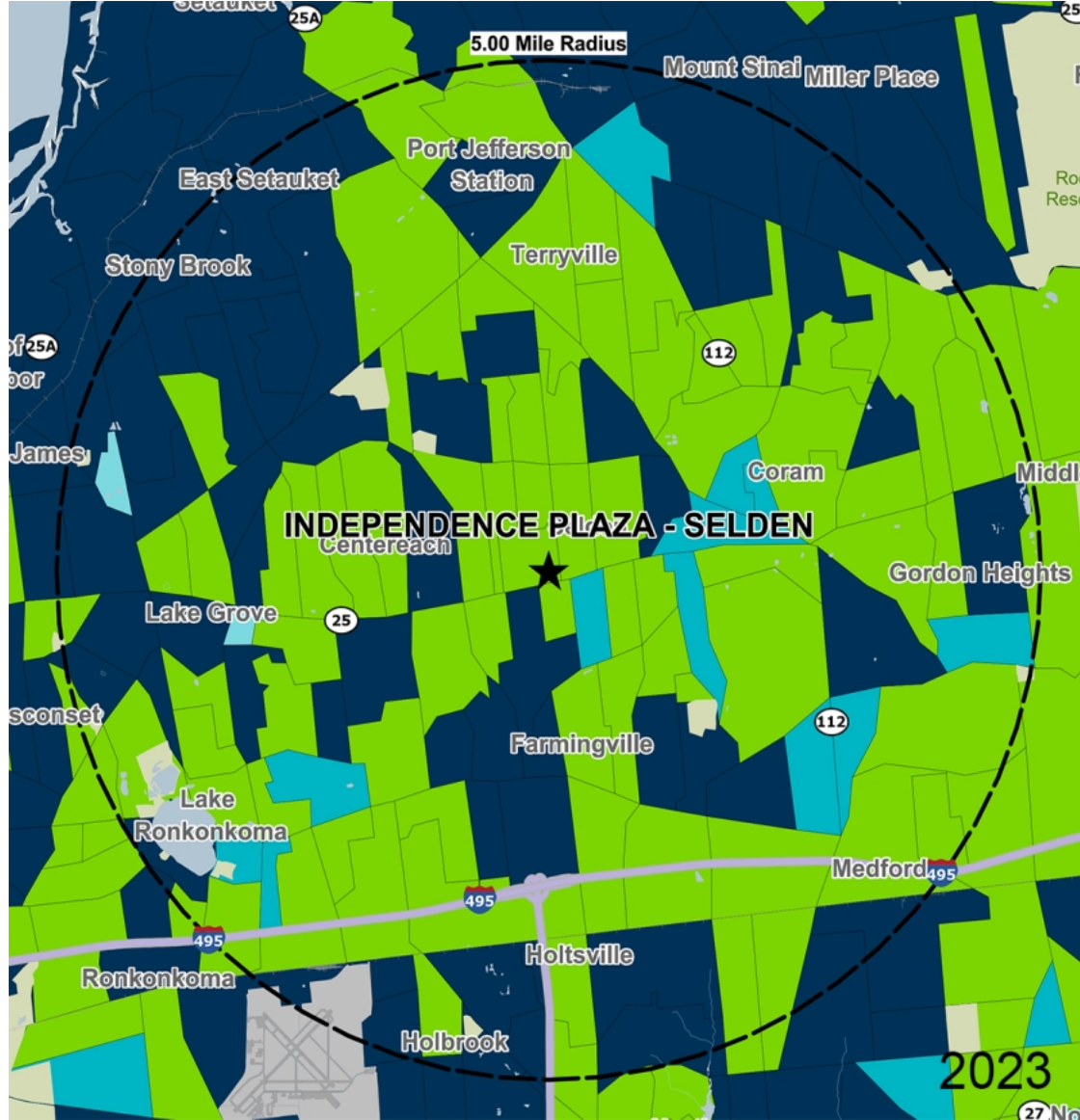


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,619	104,036	253,034
Daytime Pop	20,763	110,819	283,847
Households	4,639	34,339	84,272
Average HH Income	\$112,092	\$123,742	\$127,756
Median HH Income	\$97,372	\$106,580	\$107,869
Per Capita Income	\$35,654	\$41,006	\$43,044

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Middle Country Rd. (Rte. 25)& Boyle Rd., Selden, NY



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