

# Old Bridge Plaza

180 WEST OLD COUNTRY ROAD | HICKSVILLE, NY 11801



## 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 recently opened. Bubbakoo's Burritos coming soon!
- 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

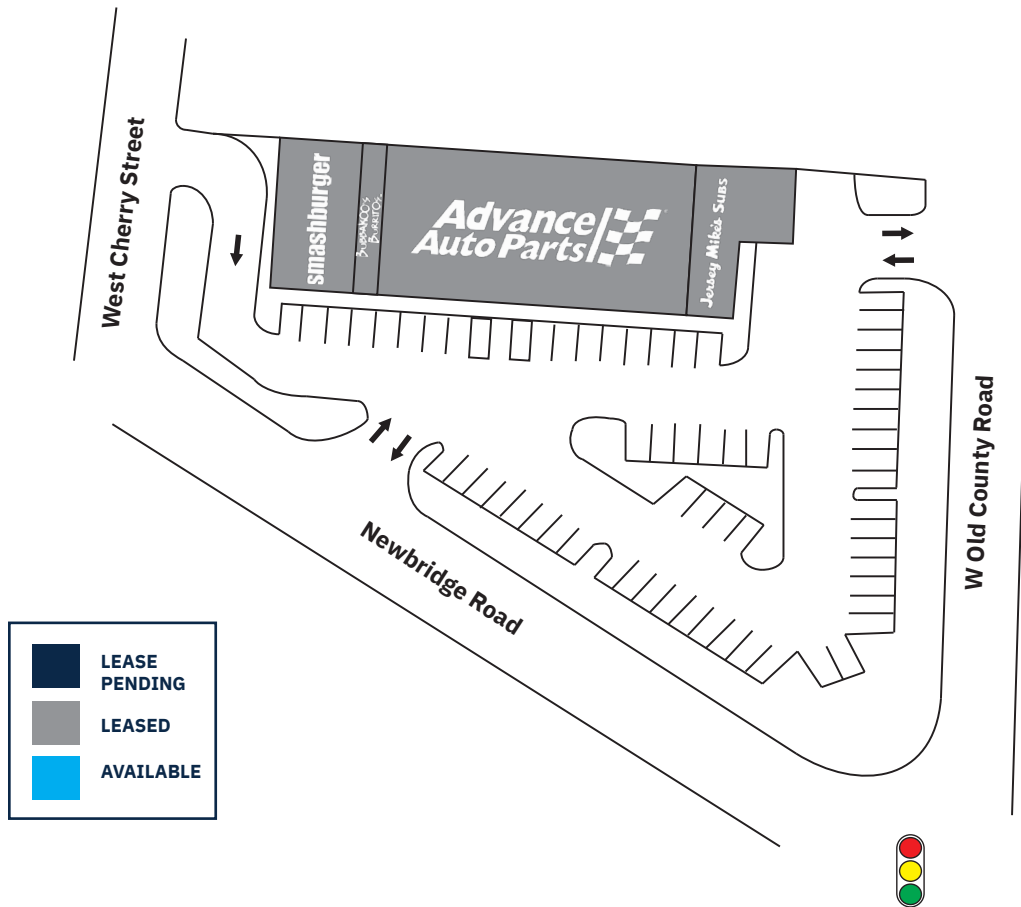


Source: sitesusa.com

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## SITE PLAN



### TENANT ROSTER

		SF
1	Smashburger	2,327
2	Bubbakoo's Burritos <i>opening soon!</i>	1,213
3	Advance Auto Parts	6,000
4	Jersey Mike's	1,773

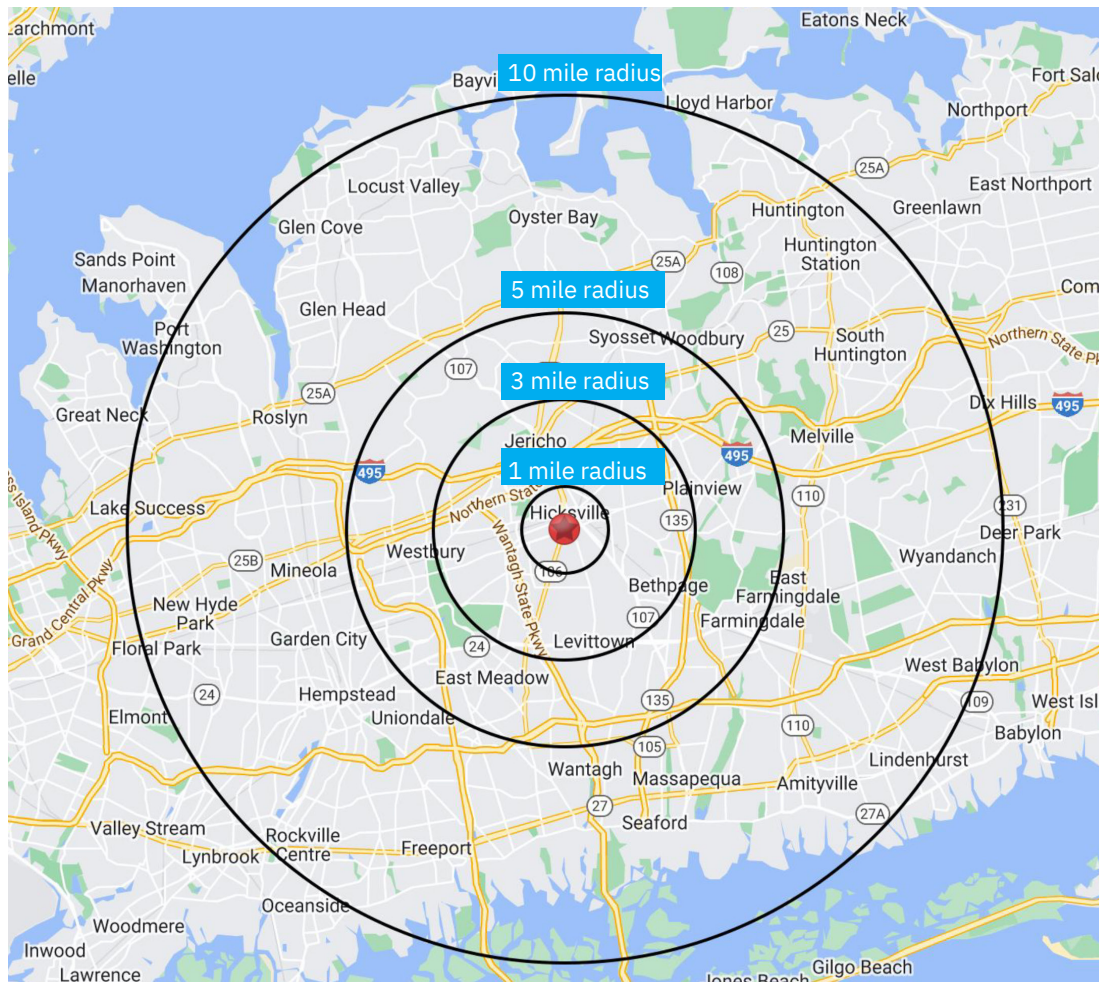
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## DEMOGRAPHICS

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**  
coming soon!

**Jersey Mike's Subs**

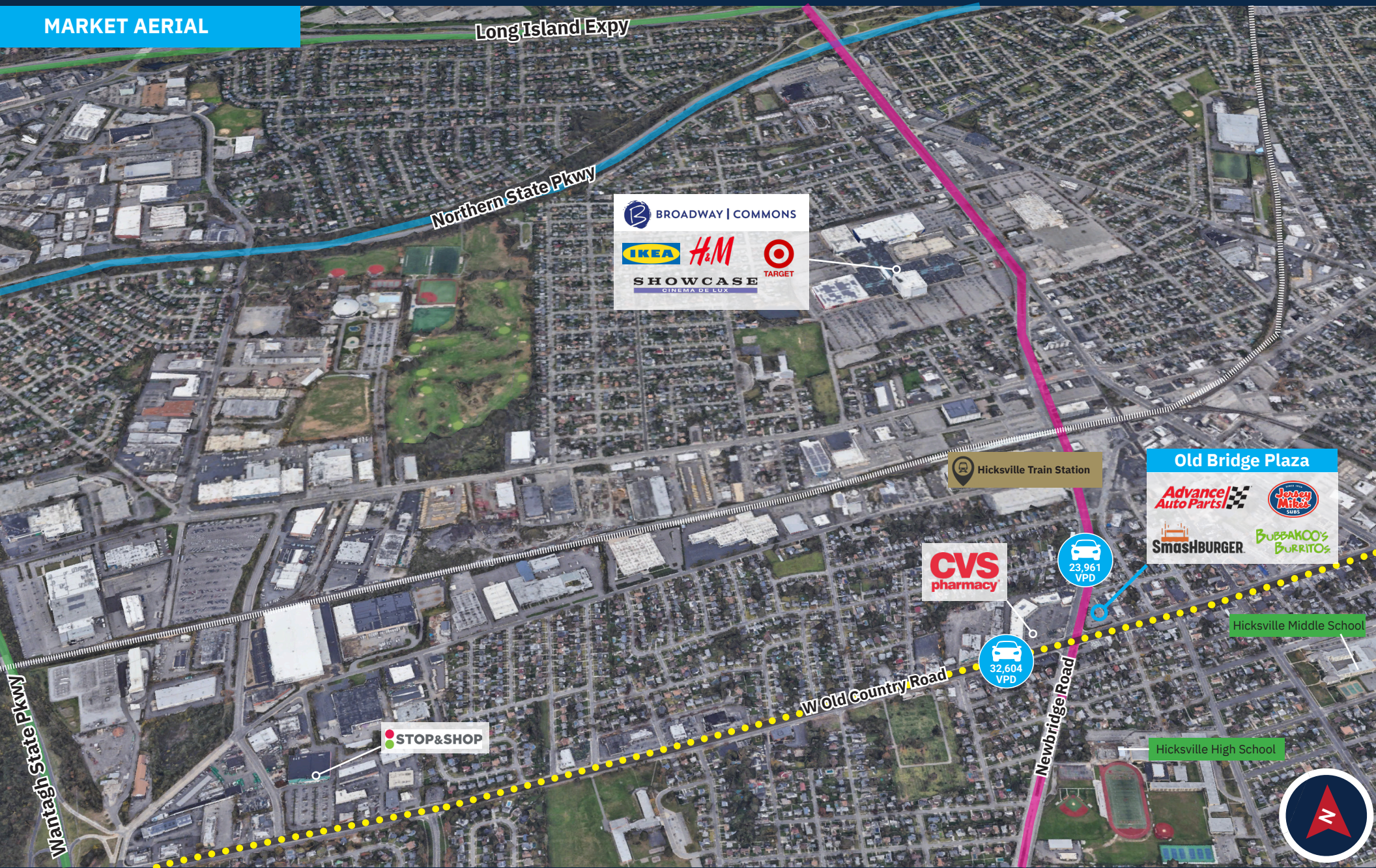
**CVS**  
pharmacy

- 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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