

BROADWAY & PULASKI ROAD GREENLAWN, NY

LOCATION:

108 Broadway NEC Pulaski Road,
Greenlawn, Suffolk, NY 11740

AVAILABLE:

- 16,500 SF plus basement and loading dock. Available January 2019
- 1,350 SF plus basement.
- Pad site may be possible.

PARKING: Ample on site parking.

ZONING: C6 town of Huntington

OTHER TENANTS: Dunkin Donuts, Deli, Dry Cleaner, Hair Salon, and Cell Phone Store.



NEARBY TENANTS: CVS, Subway, Greenlawn Farms Tuesday Morning, Capital One, Chase Bank, many more.

NEIGHBORHOOD: Growing middle to upper middle income area. Over 23,000 cars per day at this intersection. Three short blocks from the LIRR Greenlawn Station!

PRICE: To be determined depending on tenant requirements.

OTHER CHARGES: Real Estate Taxes \$4.35 per sq ft., CAM \$1.62 per sq ft. does not include snow removal . Insurance: \$0.78 per sq ft.

NOTES: Easily accessible location in the heart of Greenlawn!

2017	1 mi	3 mi	5 mi
Est. Population	9,019	90,031	183,534
Est. Median HH Income	\$89,537	\$108,933	\$118,694

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
 425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



John R. Wilmarth
 (516) 640-5440 john@metrocb.com

Gerry Dantone
 (631) 623-6914 metrocb@aol.com

108 Broadway, Greenlawn, Suffolk County, NY 11740



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SITE DATA

S.C.E.M. 095 (MAY 1927) 111, 842, 65, LOT 71
 ZONING DISTRICT C-4 (GENERAL BUSINESS) R-10 (RESIDENTIAL)
 TOTAL AREA = 113,328 S.F. (2.6 AC.)
 PROPOSED BUILDING FOOTPRINT = 3,008 S.F.
 FIRE DISTRICT GREENLAWN FIRE DEPARTMENT
 POST OFFICE GREENLAWN POST OFFICE
 SCHOOL DISTRICT HANCOCKVILLE CENTRAL SCHOOL DISTRICT
 WATER DISTRICT GREENLAWN WATER DISTRICT

ZONING COMPLIANCE: C-4 GENERAL BUSINESS

REQUIRED	PROPOSED
BUILDING HEIGHT	3 STY/100'
FRONT YARD	N/A
REAR YARD (20'-100'-100')	50' MIN
SIDE YARD	N/A
MIN. LOT AREA	N/A
MIN. LOT WIDTH	N/A
MIN. LOT FRONTAGE	N/A
MAX. BUILD. COVERAGE	N/A

ZONING COMPLIANCE: R-10 RESIDENTIAL

REQUIRED	PROPOSED
BUILDING HEIGHT	2 STY/25'
REAR YARD	50' MIN
SIDE YARD	50'
ACCESSORY STRUCTURES-REAR	N/A
ACCESSORY STRUCTURES-FRONT	20'

LOT COVERAGE

ROOF AREA 27,300 SF (24.1%)
 ASPHALT AREA 28,576 SF (25.2%)
 LANDSCAPE AREA 27,300 SF (24.1%)
 TOTAL AREA 113,328 SF (100.0%)

PARKING CALCULATIONS

PARKING REQUIRED
 EXISTING BUILDING 24,234 SF x 1 STALL/200 SF = 122 STALLS
 PROPOSED RESTAURANT 3,008 SF x 1 STALL/200 SF = 15 STALLS
 TOTAL PARKING REQUIRED = 137 STALLS

PARKING PROVIDED
 EXISTING STALLS = 28 STALLS
 PROPOSED STALLS (INCLUDING 3 HANDICAP) = 80 STALLS
 LANDSCAPED STALLS = 29 STALLS
 TOTAL PARKING PROVIDED = 137 STALLS

* 48 STALL PARKING VARIANCE REQUIRED = 24.5% PARKING VARIANCE

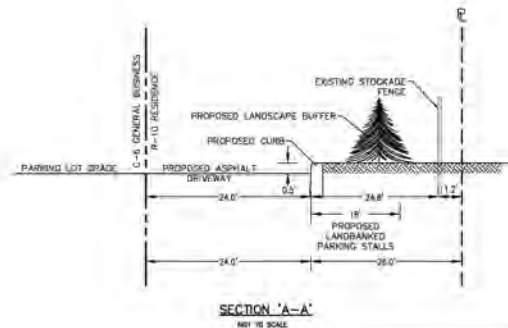
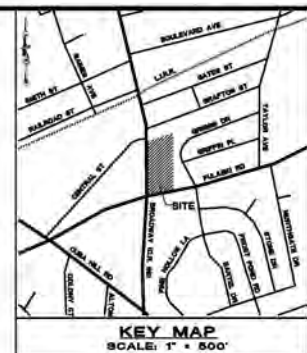
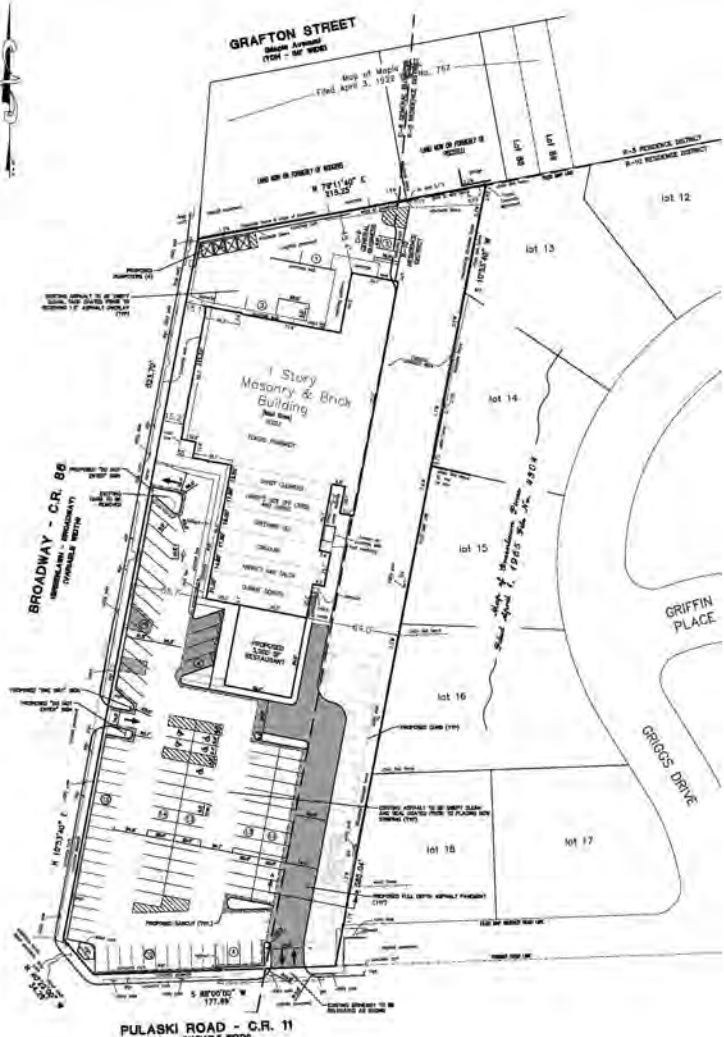
GREENWAY PLAZA SANITARY SYSTEM CALCULATIONS 2008-103

ALLOWABLE DENSITY CALCULATION

BIODIVERSITY MANAGEMENT ZONE I - 800 GPD/AC
 2.6 ACRES x 800 GPD/AC = 2,080 GPD

ACTUAL DENSITY CALCULATION

Sanitary Flow	Sanitary Flow	Total Sanitary Flow	
EXISTING RESTAURANT	1,800 GPD	2,080 GPD	
BANQUET CLEVERLY	945 GPD		
HANCOCKVILLE TOWN OFFICE AND BUREAU	1,200 GPD		
GREENWAY ZONE	1,430 GPD		
CRICKLE HILLS	1,008 GPD		
JANET'S HALL SALON	1,800 GPD		
PROPOSED RESTAURANT	83 SEATS x 10.0 GPD/SEAT = 830.00 GPD		
TOTAL EXISTING FLOW	1,800 GPD	2,080 GPD	
GREENWAY ZONE	1,200 GPD		
HANCOCKVILLE TOWN OFFICE AND BUREAU	1,200 GPD		
JANET'S HALL SALON	1,008 GPD		
PROPOSED RESTAURANT	83 SEATS x 25.0 GPD/SEAT = 2,080.00 GPD	TOTAL PROPOSED FLOW = 2,080.00 GPD	NET FLOW = 2,080.00 GPD



THIS CONCEPTUAL PLAN IS BASED ON INFORMATION OBTAINED FROM THE SURVEY PREPARED BY JOHN MARTEL AS DATED SEPTEMBER 13, 2006.

No.	REVISION DESCRIPTION	DATE	BY
1	OWNER APPROVAL		
2	OWNER APPROVAL		
3	OWNER APPROVAL		

CONCEPTUAL SITE PLAN "A"

GREENWAY PLAZA
 SITUATED AT
 GREENLAWN
 TOWN OF HARTFORD, SUFFOLK COUNTY, NEW YORK
 NORTH DISTRICT 3400 BOSTON PL. BLOCK 04, LOT 71

RMS ENGINEERING
 Robinson, Muller & Sullivan Engineers, P.C.
 548 New York Avenue, Huntington, New York 11743
 Phone 631-271-0278 Fax 631-271-0532 www.rmseng.com

DESIGNED BY: J.S. SCALE: 1" = 40'
 DRAWN BY: J.S. DATE: 11-21-06
 CHECKED BY: J.S. DATE: 11-21-06
 JOB NO.: 2006-103
 SHEET: 1 OF 1

M Metro Commercial & Business Brokers, Inc.

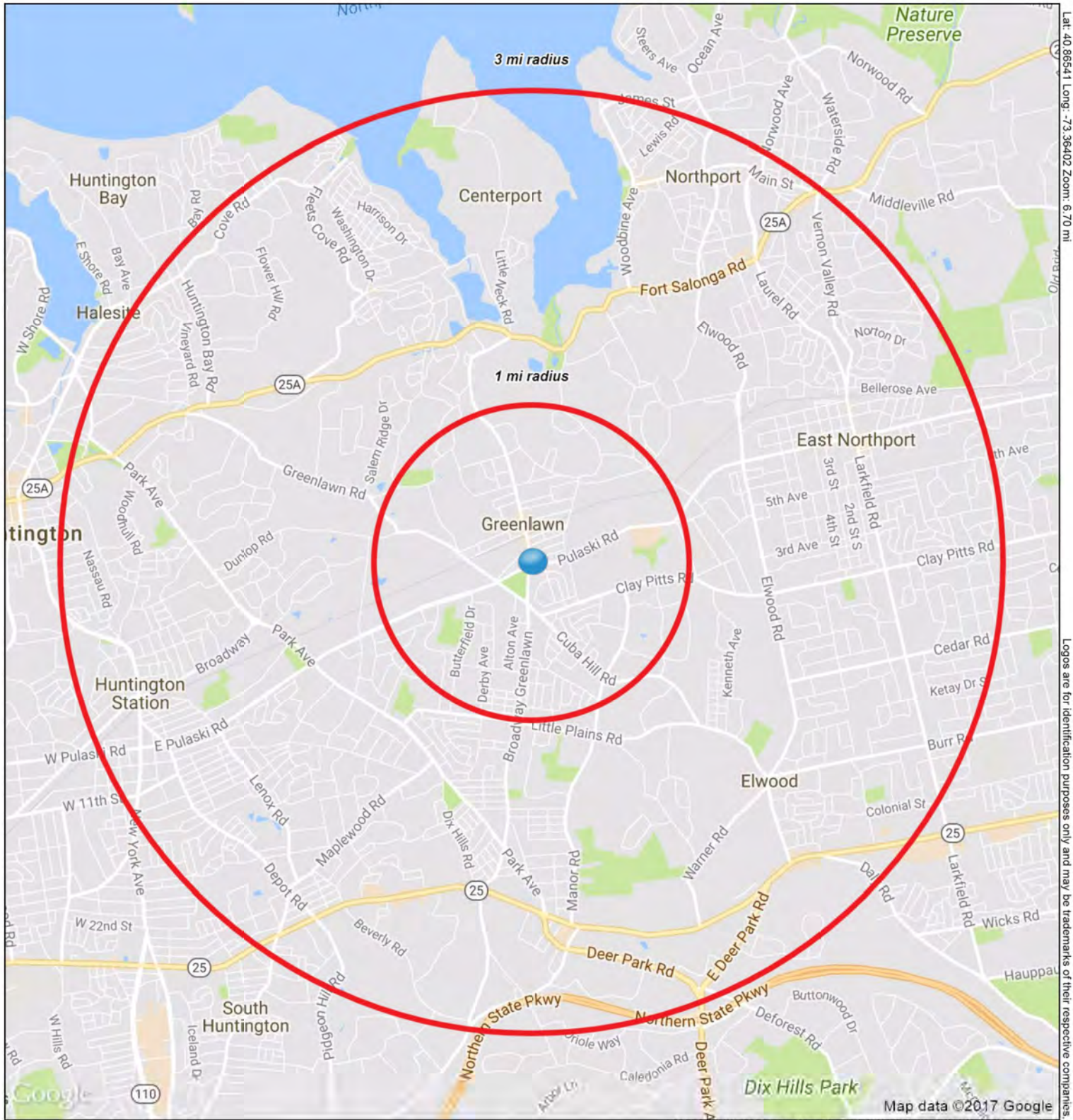
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Member of
International Council of Shopping Centers

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Proposed Site Plan



Lat: 40.86541 Long: -73.36402 Zoom: 6.70 mi
Logos are for identification purposes only and may be trademarks of their respective companies.

108 Broadway

Greenlawn, NY 11740



August 2017

Metro Commercial & Business Brokers, Inc.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8654/-73.3640

RFULL9

108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2017)	9,019		90,031		183,534	
Projected Population (2022)	8,977		89,606		182,681	
Census Population (2010)	9,007		89,284		182,666	
Census Population (2000)	8,722		87,047		177,937	
Projected Annual Growth (2017-2022)	-42	-0.1%	-425	-0.1%	-853	-0.1%
Historical Annual Growth (2010-2017)	12	-	747	0.1%	868	0.1%
Historical Annual Growth (2000-2010)	285	0.3%	2,236	0.3%	4,729	0.3%
Estimated Population Density (2017)	2,872 <i>psm</i>		3,185 <i>psm</i>		2,338 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2017)	3,191		31,093		63,649	
Projected Households (2022)	3,268		31,746		64,975	
Census Households (2010)	3,143		30,425		62,501	
Census Households (2000)	3,090		29,824		60,536	
Projected Annual Growth (2017-2022)	77	0.5%	653	0.4%	1,326	0.4%
Historical Annual Change (2000-2017)	101	0.2%	1,269	0.3%	3,113	0.3%
Average Household Income						
Estimated Average Household Income (2017)	\$121,928		\$131,975		\$142,662	
Projected Average Household Income (2022)	\$152,444		\$167,067		\$180,433	
Census Average Household Income (2010)	\$115,075		\$114,874		\$127,135	
Census Average Household Income (2000)	\$80,704		\$93,121		\$101,410	
Projected Annual Change (2017-2022)	\$30,516	5.0%	\$35,092	5.3%	\$37,771	5.3%
Historical Annual Change (2000-2017)	\$41,224	3.0%	\$38,854	2.5%	\$41,251	2.4%
Median Household Income						
Estimated Median Household Income (2017)	\$89,537		\$108,933		\$118,694	
Projected Median Household Income (2022)	\$104,408		\$127,276		\$138,230	
Census Median Household Income (2010)	\$88,732		\$93,976		\$100,206	
Census Median Household Income (2000)	\$63,986		\$78,446		\$83,969	
Projected Annual Change (2017-2022)	\$14,871	3.3%	\$18,343	3.4%	\$19,536	3.3%
Historical Annual Change (2000-2017)	\$25,551	2.3%	\$30,487	2.3%	\$34,725	2.4%
Per Capita Income						
Estimated Per Capita Income (2017)	\$43,253		\$45,648		\$49,543	
Projected Per Capita Income (2022)	\$55,606		\$59,259		\$64,245	
Census Per Capita Income (2010)	\$40,153		\$39,146		\$43,501	
Census Per Capita Income (2000)	\$28,401		\$31,884		\$34,451	
Projected Annual Change (2017-2022)	\$12,352	5.7%	\$13,611	6.0%	\$14,701	5.9%
Historical Annual Change (2000-2017)	\$14,853	3.1%	\$13,764	2.5%	\$15,092	2.6%
Estimated Average Household Net Worth (2017)	\$1,434,363		\$1,555,262		\$1,666,114	

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Lat/Lon: 40.8654/-73.3640

RFULL9

108 Broadway Greenlawn, NY 11740	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2017)	9,019	90,031	183,534
White (2017)	7,343 81.4%	71,441 79.4%	150,922 82.2%
Black or African American (2017)	735 8.2%	6,418 7.1%	10,062 5.5%
American Indian or Alaska Native (2017)	15 0.2%	217 0.2%	364 0.2%
Asian (2017)	438 4.9%	4,716 5.2%	10,026 5.5%
Hawaiian or Pacific Islander (2017)	2 -	26 -	46 -
Other Race (2017)	260 2.9%	4,899 5.4%	8,035 4.4%
Two or More Races (2017)	225 2.5%	2,315 2.6%	4,079 2.2%
Population < 18 (2017)	2,022 22.4%	19,968 22.2%	40,082 21.8%
White Not Hispanic	1,430 70.7%	12,538 62.8%	26,735 66.7%
Black or African American	158 7.8%	1,577 7.9%	2,458 6.1%
Asian	96 4.7%	1,034 5.2%	2,208 5.5%
Other Race Not Hispanic	71 3.5%	624 3.1%	1,179 2.9%
Hispanic	267 13.2%	4,194 21.0%	7,502 18.7%
Not Hispanic or Latino Population (2017)	8,127 90.1%	76,180 84.6%	158,770 86.5%
Not Hispanic White	6,844 84.2%	63,987 84.0%	136,850 86.2%
Not Hispanic Black or African American	688 8.5%	6,002 7.9%	9,265 5.8%
Not Hispanic American Indian or Alaska Native	13 0.2%	104 0.1%	165 0.1%
Not Hispanic Asian	430 5.3%	4,615 6.1%	9,811 6.2%
Not Hispanic Hawaiian or Pacific Islander	2 -	17 -	30 -
Not Hispanic Other Race	1 -	150 0.2%	228 0.1%
Not Hispanic Two or More Races	148 1.8%	1,305 1.7%	2,421 1.5%
Hispanic or Latino Population (2017)	892 9.9%	13,851 15.4%	24,764 13.5%
Hispanic White	499 55.9%	7,454 53.8%	14,072 56.8%
Hispanic Black or African American	47 5.3%	416 3.0%	797 3.2%
Hispanic American Indian or Alaska Native	2 0.2%	112 0.8%	199 0.8%
Hispanic Asian	8 0.9%	101 0.7%	215 0.9%
Hispanic Hawaiian or Pacific Islander	- -	9 0.1%	16 0.1%
Hispanic Other Race	259 29.1%	4,749 34.3%	7,806 31.5%
Hispanic Two or More Races	77 8.6%	1,010 7.3%	1,659 6.7%
Not Hispanic or Latino Population (2010)	8,295 92.1%	77,091 86.3%	161,456 88.4%
Hispanic or Latino Population (2010)	712 7.9%	12,193 13.7%	21,211 11.6%
Not Hispanic or Latino Population (2000)	8,287 95.0%	79,891 91.8%	165,821 93.2%
Hispanic or Latino Population (2000)	435 5.0%	7,157 8.2%	12,116 6.8%
Not Hispanic or Latino Population (2022)	7,974 88.8%	74,593 83.2%	155,504 85.1%
Hispanic or Latino Population (2022)	1,003 11.2%	15,013 16.8%	27,178 14.9%
Projected Annual Growth (2017-2022)	111 2.5%	1,163 1.7%	2,414 1.9%
Historical Annual Growth (2000-2010)	277 6.4%	5,036 7.0%	9,095 7.5%

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RFULL9

108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2017)						
Total Population	9,019		90,031		183,534	
Age Under 5 Years	433	4.8%	4,834	5.4%	9,136	5.0%
Age 5 to 9 Years	535	5.9%	5,364	6.0%	10,840	5.9%
Age 10 to 14 Years	632	7.0%	5,948	6.6%	12,197	6.6%
Age 15 to 19 Years	597	6.6%	5,648	6.3%	11,686	6.4%
Age 20 to 24 Years	449	5.0%	5,047	5.6%	10,099	5.5%
Age 25 to 29 Years	388	4.3%	4,877	5.4%	9,419	5.1%
Age 30 to 34 Years	394	4.4%	4,657	5.2%	8,780	4.8%
Age 35 to 39 Years	412	4.6%	4,830	5.4%	9,486	5.2%
Age 40 to 44 Years	579	6.4%	5,819	6.5%	11,579	6.3%
Age 45 to 49 Years	665	7.4%	6,789	7.5%	13,937	7.6%
Age 50 to 54 Years	772	8.6%	7,866	8.7%	15,827	8.6%
Age 55 to 59 Years	713	7.9%	7,286	8.1%	15,156	8.3%
Age 60 to 64 Years	548	6.1%	5,655	6.3%	11,902	6.5%
Age 65 to 69 Years	441	4.9%	4,717	5.2%	10,210	5.6%
Age 70 to 74 Years	411	4.6%	3,659	4.1%	8,003	4.4%
Age 75 to 79 Years	336	3.7%	2,610	2.9%	5,945	3.2%
Age 80 to 84 Years	284	3.2%	1,976	2.2%	4,273	2.3%
Age 85 Years or Over	431	4.8%	2,448	2.7%	5,057	2.8%
Median Age	44.6		42.3		43.3	
Age 19 Years or Less	2,196	24.4%	21,794	24.2%	43,860	23.9%
Age 20 to 64 Years	4,919	54.5%	52,826	58.7%	106,185	57.9%
Age 65 Years or Over	1,903	21.1%	15,411	17.1%	33,489	18.2%
Female Age Distribution (2017)						
Female Population	4,716	52.3%	45,666	50.7%	93,076	50.7%
Age Under 5 Years	200	4.2%	2,330	5.1%	4,406	4.7%
Age 5 to 9 Years	261	5.5%	2,584	5.7%	5,194	5.6%
Age 10 to 14 Years	300	6.4%	2,927	6.4%	5,936	6.4%
Age 15 to 19 Years	281	6.0%	2,625	5.7%	5,478	5.9%
Age 20 to 24 Years	209	4.4%	2,402	5.3%	4,770	5.1%
Age 25 to 29 Years	190	4.0%	2,358	5.2%	4,555	4.9%
Age 30 to 34 Years	204	4.3%	2,296	5.0%	4,373	4.7%
Age 35 to 39 Years	228	4.8%	2,486	5.4%	4,893	5.3%
Age 40 to 44 Years	294	6.2%	2,938	6.4%	5,937	6.4%
Age 45 to 49 Years	350	7.4%	3,426	7.5%	7,073	7.6%
Age 50 to 54 Years	392	8.3%	3,944	8.6%	7,945	8.5%
Age 55 to 59 Years	373	7.9%	3,691	8.1%	7,639	8.2%
Age 60 to 64 Years	270	5.7%	2,895	6.3%	6,074	6.5%
Age 65 to 69 Years	245	5.2%	2,510	5.5%	5,421	5.8%
Age 70 to 74 Years	227	4.8%	2,025	4.4%	4,392	4.7%
Age 75 to 79 Years	212	4.5%	1,434	3.1%	3,246	3.5%
Age 80 to 84 Years	178	3.8%	1,176	2.6%	2,446	2.6%
Age 85 Years or Over	302	6.4%	1,617	3.5%	3,296	3.5%
Female Median Age	46.9		43.6		44.6	
Age 19 Years or Less	1,041	22.1%	10,466	22.9%	21,015	22.6%
Age 20 to 64 Years	2,510	53.2%	26,437	57.9%	53,259	57.2%
Age 65 Years or Over	1,164	24.7%	8,762	19.2%	18,802	20.2%

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Lat/Lon: 40.8654/-73.3640

RFULL9

108 Broadway

Greenlawn, NY 11740

1 mi radius 3 mi radius 5 mi radius

Male Age Distribution (2017)

	1 mi radius	3 mi radius	5 mi radius
Male Population	4,303 47.7%	44,365 49.3%	90,458 49.3%
Age Under 5 Years	232 5.4%	2,504 5.6%	4,730 5.2%
Age 5 to 9 Years	274 6.4%	2,780 6.3%	5,646 6.2%
Age 10 to 14 Years	332 7.7%	3,021 6.8%	6,261 6.9%
Age 15 to 19 Years	316 7.4%	3,023 6.8%	6,208 6.9%
Age 20 to 24 Years	239 5.6%	2,645 6.0%	5,329 5.9%
Age 25 to 29 Years	198 4.6%	2,518 5.7%	4,864 5.4%
Age 30 to 34 Years	189 4.4%	2,361 5.3%	4,407 4.9%
Age 35 to 39 Years	185 4.3%	2,344 5.3%	4,593 5.1%
Age 40 to 44 Years	285 6.6%	2,881 6.5%	5,643 6.2%
Age 45 to 49 Years	315 7.3%	3,363 7.6%	6,864 7.6%
Age 50 to 54 Years	380 8.8%	3,922 8.8%	7,883 8.7%
Age 55 to 59 Years	340 7.9%	3,595 8.1%	7,517 8.3%
Age 60 to 64 Years	278 6.5%	2,760 6.2%	5,828 6.4%
Age 65 to 69 Years	196 4.5%	2,208 5.0%	4,789 5.3%
Age 70 to 74 Years	184 4.3%	1,634 3.7%	3,611 4.0%
Age 75 to 79 Years	124 2.9%	1,175 2.6%	2,699 3.0%
Age 80 to 84 Years	106 2.5%	800 1.8%	1,827 2.0%
Age 85 Years or Over	129 3.0%	831 1.9%	1,761 1.9%
Male Median Age	42.1	40.9	42.0
Age 19 Years or Less	1,155 26.8%	11,328 25.5%	22,845 25.3%
Age 20 to 64 Years	2,409 56.0%	26,389 59.5%	52,926 58.5%
Age 65 Years or Over	739 17.2%	6,648 15.0%	14,687 16.2%

Males per 100 Females (2017)

	1 mi radius	3 mi radius	5 mi radius
Overall Comparison	91	97	97
Age Under 5 Years	116 53.7%	107 51.8%	107 51.8%
Age 5 to 9 Years	105 51.3%	108 51.8%	109 52.1%
Age 10 to 14 Years	111 52.5%	103 50.8%	105 51.3%
Age 15 to 19 Years	113 53.0%	115 53.5%	113 53.1%
Age 20 to 24 Years	114 53.4%	110 52.4%	112 52.8%
Age 25 to 29 Years	105 51.1%	107 51.6%	107 51.6%
Age 30 to 34 Years	93 48.1%	103 50.7%	101 50.2%
Age 35 to 39 Years	81 44.8%	94 48.5%	94 48.4%
Age 40 to 44 Years	97 49.2%	98 49.5%	95 48.7%
Age 45 to 49 Years	90 47.4%	98 49.5%	97 49.3%
Age 50 to 54 Years	97 49.2%	99 49.9%	99 49.8%
Age 55 to 59 Years	91 47.7%	97 49.3%	98 49.6%
Age 60 to 64 Years	103 50.7%	95 48.8%	96 49.0%
Age 65 to 69 Years	80 44.4%	88 46.8%	88 46.9%
Age 70 to 74 Years	81 44.8%	81 44.7%	82 45.1%
Age 75 to 79 Years	59 37.0%	82 45.0%	83 45.4%
Age 80 to 84 Years	59 37.2%	68 40.5%	75 42.8%
Age 85 Years or Over	43 29.9%	51 34.0%	53 34.8%
Age 19 Years or Less	111 52.6%	108 52.0%	109 52.1%
Age 20 to 39 Years	98 49.4%	103 50.8%	103 50.8%
Age 40 to 64 Years	95 48.8%	98 49.4%	97 49.3%
Age 65 Years or Over	63 38.8%	76 43.1%	78 43.9%

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RFULL9

108 Broadway

Greenlawn, NY 11740

	1 mi radius	3 mi radius	5 mi radius
Household Type (2017)			
Total Households	3,191	31,093	63,649
Households with Children	1,135 35.6%	10,951 35.2%	22,172 34.8%
Average Household Size	2.8	2.9	2.9
Household Density per Square Mile	1,016	1,100	811
Population Family	7,777 86.2%	79,048 87.8%	162,265 88.4%
Population Non-Family	1,048 11.6%	10,149 11.3%	19,327 10.5%
Population Group Quarters	194 2.2%	833 0.9%	1,942 1.1%
Family Households	2,298 72.0%	23,319 75.0%	48,534 76.3%
Married Couple Households	1,875 81.6%	18,660 80.0%	39,862 82.1%
Other Family Households	423 18.4%	4,659 20.0%	8,671 17.9%
Family Households with Children	1,127 49.0%	10,856 46.6%	22,017 45.4%
Married Couple with Children	921 81.8%	8,566 78.9%	17,870 81.2%
Other Family Households with Children	206 18.2%	2,290 21.1%	4,148 18.8%
Family Households No Children	1,171 51.0%	12,463 53.4%	26,516 54.6%
Married Couple No Children	954 81.4%	10,094 81.0%	21,993 82.9%
Other Family Households No Children	217 18.6%	2,370 19.0%	4,524 17.1%
Non-Family Households	893 28.0%	7,774 25.0%	15,115 23.7%
Non-Family Households with Children	8 0.9%	95 1.2%	154 1.0%
Non-Family Households No Children	885 99.1%	7,679 98.8%	14,961 99.0%
Average Family Household Size	3.4	3.4	3.3
Average Family Income	\$148,319	\$148,995	\$161,942
Median Family Income	\$126,464	\$130,065	\$140,774
Average Non-Family Household Size	1.2	1.3	1.3
Marital Status (2017)			
Population Age 15 Years or Over	7,420	73,885	151,360
Never Married	2,190 29.5%	23,076 31.2%	45,288 29.9%
Currently Married	3,527 47.5%	36,916 50.0%	78,594 51.9%
Previously Married	1,703 22.9%	13,893 18.8%	27,478 18.2%
Separated	325 19.1%	3,223 23.2%	5,824 21.2%
Widowed	701 41.2%	4,394 31.6%	9,389 34.2%
Divorced	676 39.7%	6,277 45.2%	12,266 44.6%
Educational Attainment (2017)			
Adult Population Age 25 Years or Over	6,374	63,190	129,575
Elementary (Grade Level 0 to 8)	158 2.5%	3,360 5.3%	5,486 4.2%
Some High School (Grade Level 9 to 11)	245 3.8%	2,451 3.9%	4,390 3.4%
High School Graduate	1,443 22.6%	13,397 21.2%	27,031 20.9%
Some College	1,216 19.1%	10,000 15.8%	19,883 15.3%
Associate Degree Only	485 7.6%	4,879 7.7%	9,862 7.6%
Bachelor Degree Only	1,534 24.1%	16,348 25.9%	33,970 26.2%
Graduate Degree	1,293 20.3%	12,754 20.2%	28,953 22.3%
Any College (Some College or Higher)	4,528 71.0%	43,982 69.6%	92,667 71.5%
College Degree + (Bachelor Degree or Higher)	2,827 44.4%	29,102 46.1%	62,922 48.6%

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COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8654/-73.3640

RFULL9

108 Broadway

Greenlawn, NY 11740

Housing

	1 mi radius	3 mi radius	5 mi radius
Total Housing Units (2017)	3,272	31,958	65,440
Total Housing Units (2010)	3,251	31,557	64,769
Historical Annual Growth (2010-2017)	21 0.1%	401 0.2%	672 0.1%
Housing Units Occupied (2017)	3,191 97.5%	31,093 97.3%	63,649 97.3%
Housing Units Owner-Occupied	2,491 78.0%	25,096 80.7%	53,145 83.5%
Housing Units Renter-Occupied	701 22.0%	5,996 19.3%	10,504 16.5%
Housing Units Vacant (2017)	80 2.5%	865 2.8%	1,792 2.8%

Household Size (2017)

	1 mi radius	3 mi radius	5 mi radius
Total Households	3,191	31,093	63,649
1 Person Households	777 24.3%	6,139 19.7%	12,117 19.0%
2 Person Households	849 26.6%	9,249 29.7%	19,744 31.0%
3 Person Households	543 17.0%	5,539 17.8%	11,112 17.5%
4 Person Households	587 18.4%	5,640 18.1%	11,646 18.3%
5 Person Households	290 9.1%	2,617 8.4%	5,499 8.6%
6 Person Households	91 2.9%	934 3.0%	1,874 2.9%
7 or More Person Households	55 1.7%	975 3.1%	1,657 2.6%

Household Income Distribution (2017)

	1 mi radius	3 mi radius	5 mi radius
HH Income \$200,000 or More	607 19.0%	6,242 20.1%	14,683 23.1%
HH Income \$150,000 to \$199,999	360 11.3%	4,091 13.2%	8,347 13.1%
HH Income \$125,000 to \$149,999	222 7.0%	2,656 8.5%	5,358 8.4%
HH Income \$100,000 to \$124,999	331 10.4%	3,231 10.4%	6,818 10.7%
HH Income \$75,000 to \$99,999	405 12.7%	3,516 11.3%	6,874 10.8%
HH Income \$50,000 to \$74,999	337 10.6%	3,899 12.5%	7,609 12.0%
HH Income \$35,000 to \$49,999	236 7.4%	2,474 8.0%	4,859 7.6%
HH Income \$25,000 to \$34,999	213 6.7%	1,704 5.5%	2,993 4.7%
HH Income \$15,000 to \$24,999	312 9.8%	1,777 5.7%	3,031 4.8%
HH Income \$10,000 to \$14,999	98 3.1%	676 2.2%	1,307 2.1%
HH Income Under \$10,000	70 2.2%	826 2.7%	1,770 2.8%

Household Vehicles (2017)

	1 mi radius	3 mi radius	5 mi radius
Households 0 Vehicles Available	147 4.6%	1,492 4.8%	2,764 4.3%
Households 1 Vehicle Available	1,012 31.7%	8,940 28.8%	16,834 26.4%
Households 2 Vehicles Available	1,267 39.7%	12,999 41.8%	27,381 43.0%
Households 3 or More Vehicles Available	765 24.0%	7,661 24.6%	16,669 26.2%
Total Vehicles Available	6,219	61,191	128,783
Average Vehicles per Household	1.9	2.0	2.0
Owner-Occupied Household Vehicles	5,426 87.2%	53,161 86.9%	114,357 88.8%
Average Vehicles per Owner-Occupied Household	2.2	2.1	2.2
Renter-Occupied Household Vehicles	793 12.8%	8,030 13.1%	14,426 11.2%
Average Vehicles per Renter-Occupied Household	1.1	1.3	1.4

Travel Time (2015)

	1 mi radius	3 mi radius	5 mi radius
Worker Base Age 16 years or Over	4,540	46,676	94,654
Travel to Work in 14 Minutes or Less	710 15.6%	9,943 21.3%	20,437 21.6%
Travel to Work in 15 to 29 Minutes	1,326 29.2%	13,398 28.7%	27,350 28.9%
Travel to Work in 30 to 59 Minutes	1,320 29.1%	12,265 26.3%	24,768 26.2%
Travel to Work in 60 Minutes or More	552 12.2%	7,433 15.9%	15,683 16.6%
Work at Home	171 3.8%	2,302 4.9%	4,235 4.5%
Average Minutes Travel to Work	26.5	25.8	26.0

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COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8654/-73.3640

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108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2015)						
Worker Base Age 16 years or Over	4,540		46,676		94,654	
Drive to Work Alone	3,584	78.9%	34,801	74.6%	72,271	76.4%
Drive to Work in Carpool	367	8.1%	3,026	6.5%	5,861	6.2%
Travel to Work by Public Transportation	379	8.3%	5,323	11.4%	10,078	10.6%
Drive to Work on Motorcycle	-	-	-	-	-	-
Bicycle to Work	1	-	107	0.2%	173	0.2%
Walk to Work	29	0.6%	553	1.2%	1,088	1.1%
Other Means	9	0.2%	565	1.2%	948	1.0%
Work at Home	171	3.8%	2,302	4.9%	4,235	4.5%
Daytime Demographics (2017)						
Total Businesses	413		4,482		9,621	
Total Employees	4,240		34,961		85,758	
Company Headquarter Businesses	-	-	13	0.3%	23	0.2%
Company Headquarter Employees	-	-	1,453	4.2%	3,038	3.5%
Employee Population per Business	10.3 to 1		7.8 to 1		8.9 to 1	
Residential Population per Business	21.9 to 1		20.1 to 1		19.1 to 1	
Adj. Daytime Demographics Age 16 Years or Over	7,466		62,347		141,963	
Labor Force						
Labor Population Age 16 Years or Over (2017)	7,297		72,651		148,734	
Labor Force Total Males (2017)	3,401	46.6%	35,415	48.7%	72,453	48.7%
Male Civilian Employed	2,076	61.0%	23,976	67.7%	49,409	68.2%
Male Civilian Unemployed	102	3.0%	1,253	3.5%	2,271	3.1%
Males in Armed Forces	-	-	-	-	37	0.1%
Males Not in Labor Force	1,223	36.0%	10,185	28.8%	20,736	28.6%
Labor Force Total Females (2017)	3,896	53.4%	37,236	51.3%	76,281	51.3%
Female Civilian Employed	1,994	51.2%	21,280	57.1%	43,047	56.4%
Female Civilian Unemployed	92	2.3%	987	2.7%	1,669	2.2%
Females in Armed Forces	-	-	9	-	36	-
Females Not in Labor Force	1,810	46.5%	14,960	40.2%	31,530	41.3%
Unemployment Rate		2.7%		3.1%		2.6%
Labor Force Growth (2010-2017)	6	0.1%	-37	-0.1%	11	-
Male Labor Force Growth (2010-2017)	3	0.1%	-20	-0.1%	6	-
Female Labor Force Growth (2010-2017)	3	0.2%	-17	-0.1%	5	-
Occupation (2015)						
Occupation Population Age 16 Years or Over	4,064		45,293		92,445	
Occupation Total Males	2,073	51.0%	23,996	53.0%	49,403	53.4%
Occupation Total Females	1,991	49.0%	21,297	47.0%	43,042	46.6%
Management, Business, Financial Operations	866	21.3%	8,618	19.0%	17,896	19.4%
Professional, Related	1,132	27.8%	12,630	27.9%	26,571	28.7%
Service	561	13.8%	7,142	15.8%	13,425	14.5%
Sales, Office	1,047	25.8%	10,703	23.6%	22,396	24.2%
Farming, Fishing, Forestry	1	-	47	0.1%	108	0.1%
Construction, Extraction, Maintenance	224	5.5%	3,155	7.0%	6,409	6.9%
Production, Transport, Material Moving	234	5.8%	2,997	6.6%	5,639	6.1%
White Collar Workers	3,044	74.9%	31,951	70.5%	66,864	72.3%
Blue Collar Workers	1,020	25.1%	13,342	29.5%	25,581	27.7%

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Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8654/-73.3640

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108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
Total Units	3,143		30,425		62,501	
1 Detached Unit	2,594	82.5%	26,132	85.9%	54,155	86.6%
1 Attached Unit	63	2.0%	1,053	3.5%	2,323	3.7%
2 Units	269	8.6%	1,768	5.8%	2,912	4.7%
3 to 4 Units	39	1.3%	667	2.2%	1,267	2.0%
5 to 9 Units	74	2.4%	520	1.7%	848	1.4%
10 to 19 Units	98	3.1%	325	1.1%	697	1.1%
20 to 49 Units	21	0.7%	245	0.8%	528	0.8%
50 or More Units	24	0.8%	328	1.1%	782	1.3%
Mobile Home or Trailer	4	0.1%	80	0.3%	117	0.2%
Other Structure	-	-	2	-	12	-
Homes Built By Year (2015)						
Homes Built 2014 or later	2	0.1%	97	0.3%	117	0.2%
Homes Built 2010 to 2013	2	0.1%	96	0.3%	253	0.2%
Homes Built 2000 to 2009	172	5.5%	1,366	4.5%	3,307	5.3%
Homes Built 1990 to 1999	118	3.8%	1,392	4.6%	2,829	4.5%
Homes Built 1980 to 1989	303	9.6%	1,964	6.5%	3,628	5.8%
Homes Built 1970 to 1979	317	10.1%	3,648	12.0%	7,499	12.0%
Homes Built 1960 to 1969	835	26.6%	7,055	23.2%	15,738	25.2%
Homes Built 1950 to 1959	887	28.2%	8,510	28.0%	17,935	28.7%
Homes Built 1940 to 1949	242	7.7%	2,519	8.3%	4,420	7.1%
Homes Built Before 1939	310	9.9%	4,458	14.7%	7,917	12.7%
Median Age of Homes	51.0 yrs		53.0 yrs		52.1 yrs	
Home Values (2015)						
Owner Specified Housing Units	2,452		24,554		52,214	
Home Values \$1,000,000 or More	84	3.4%	680	2.8%	2,921	5.6%
Home Values \$750,000 to \$999,999	176	7.2%	2,139	8.7%	6,020	11.5%
Home Values \$500,000 to \$749,999	804	32.8%	7,067	28.8%	14,983	28.7%
Home Values \$400,000 to \$499,999	680	27.7%	6,699	27.3%	13,251	25.4%
Home Values \$300,000 to \$399,999	524	21.4%	5,519	22.5%	10,288	19.7%
Home Values \$250,000 to \$299,999	60	2.4%	1,424	5.8%	2,603	5.0%
Home Values \$200,000 to \$249,999	46	1.9%	724	2.9%	1,208	2.3%
Home Values \$175,000 to \$199,999	13	0.5%	99	0.4%	270	0.5%
Home Values \$150,000 to \$174,999	10	0.4%	68	0.3%	197	0.4%
Home Values \$125,000 to \$149,999	3	0.1%	82	0.3%	138	0.3%
Home Values \$100,000 to \$124,999	3	0.1%	127	0.5%	256	0.5%
Home Values \$90,000 to \$99,999	18	0.7%	31	0.1%	78	0.1%
Home Values \$80,000 to \$89,999	-	-	9	-	61	0.1%
Home Values \$70,000 to \$79,999	6	0.2%	70	0.3%	142	0.3%
Home Values \$60,000 to \$69,999	2	0.1%	37	0.2%	125	0.2%
Home Values \$50,000 to \$59,999	44	1.8%	138	0.6%	189	0.4%
Home Values \$35,000 to \$49,999	1	-	63	0.3%	143	0.3%
Home Values \$25,000 to \$34,999	4	0.2%	50	0.2%	74	0.1%
Home Values \$10,000 to \$24,999	-	-	11	-	30	0.1%
Home Values Under \$10,000	9	0.4%	75	0.3%	161	0.3%
Owner-Occupied Median Home Value	\$492,904		\$487,161		\$529,289	
Renter-Occupied Median Rent	\$758		\$1,309		\$1,456	

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Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8654/-73.3640

RFULL9

108 Broadway

Greenlawn, NY 11740

1 mi radius 3 mi radius 5 mi radius

Total Annual Consumer Expenditure (2017)

Total Household Expenditure	\$260 M	\$2.67 B	\$5.81 B
Total Non-Retail Expenditure	\$143 M	\$1.47 B	\$3.20 B
Total Retail Expenditure	\$118 M	\$1.20 B	\$2.62 B
Apparel	\$9.23 M	\$95.0 M	\$207 M
Contributions	\$13.6 M	\$144 M	\$320 M
Education	\$11.3 M	\$119 M	\$263 M
Entertainment	\$14.8 M	\$153 M	\$333 M
Food and Beverages	\$36.6 M	\$373 M	\$807 M
Furnishings and Equipment	\$9.33 M	\$96.5 M	\$211 M
Gifts	\$7.30 M	\$76.3 M	\$169 M
Health Care	\$19.4 M	\$196 M	\$422 M
Household Operations	\$8.33 M	\$86.8 M	\$191 M
Miscellaneous Expenses	\$3.66 M	\$37.3 M	\$80.5 M
Personal Care	\$3.34 M	\$34.2 M	\$74.1 M
Personal Insurance	\$2.20 M	\$23.0 M	\$50.9 M
Reading	\$580 K	\$5.96 M	\$13.0 M
Shelter	\$54.2 M	\$556 M	\$1.21 B
Tobacco	\$1.32 M	\$13.1 M	\$27.7 M
Transportation	\$47.0 M	\$481 M	\$1.04 B
Utilities	\$18.1 M	\$183 M	\$394 M

Monthly Household Consumer Expenditure (2017)

Total Household Expenditure	\$6,802	\$7,163	\$7,608
Total Non-Retail Expenditure	\$3,728 54.8%	\$3,935 54.9%	\$4,183 55.0%
Total Retail Expenditures	\$3,074 45.2%	\$3,228 45.1%	\$3,424 45.0%
Apparel	\$241 3.5%	\$255 3.6%	\$271 3.6%
Contributions	\$356 5.2%	\$385 5.4%	\$418 5.5%
Education	\$295 4.3%	\$318 4.4%	\$345 4.5%
Entertainment	\$387 5.7%	\$409 5.7%	\$435 5.7%
Food and Beverages	\$956 14.1%	\$1,001 14.0%	\$1,056 13.9%
Furnishings and Equipment	\$244 3.6%	\$259 3.6%	\$276 3.6%
Gifts	\$191 2.8%	\$205 2.9%	\$221 2.9%
Health Care	\$507 7.4%	\$525 7.3%	\$553 7.3%
Household Operations	\$217 3.2%	\$233 3.2%	\$250 3.3%
Miscellaneous Expenses	\$96 1.4%	\$100 1.4%	\$105 1.4%
Personal Care	\$87 1.3%	\$92 1.3%	\$97 1.3%
Personal Insurance	\$58 0.8%	\$62 0.9%	\$67 0.9%
Reading	\$15 0.2%	\$16 0.2%	\$17 0.2%
Shelter	\$1,415 20.8%	\$1,491 20.8%	\$1,586 20.8%
Tobacco	\$35 0.5%	\$35 0.5%	\$36 0.5%
Transportation	\$1,229 18.1%	\$1,288 18.0%	\$1,358 17.9%
Utilities	\$473 7.0%	\$491 6.9%	\$515 6.8%

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