

BROADWAY & PULASKI ROAD GREENLAWN, NY

LOCATION:

108 Broadway
NEC Pulaski Road,
Greenlawn, NY 11740

DESCRIPTION:

- 1,350 SF.
- Full Basement.
- Excellent parking.
- Pad site may be possible.

ZONING: C6 town of Huntington

OTHER TENANTS: Value Drugs, 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!

2018	1 mi	3 mi	5 mi
Est. Population	8,776	90,434	182,955
Est. Median HH Income	\$104,797	\$115,253	\$125,477

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



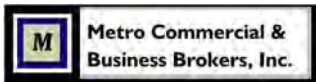
For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



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

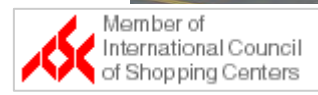
Gerry Dantone
(631) 623-6914 metrocb@aol.com

108 Broadway, Greenlawn, Suffolk County, NY 11740



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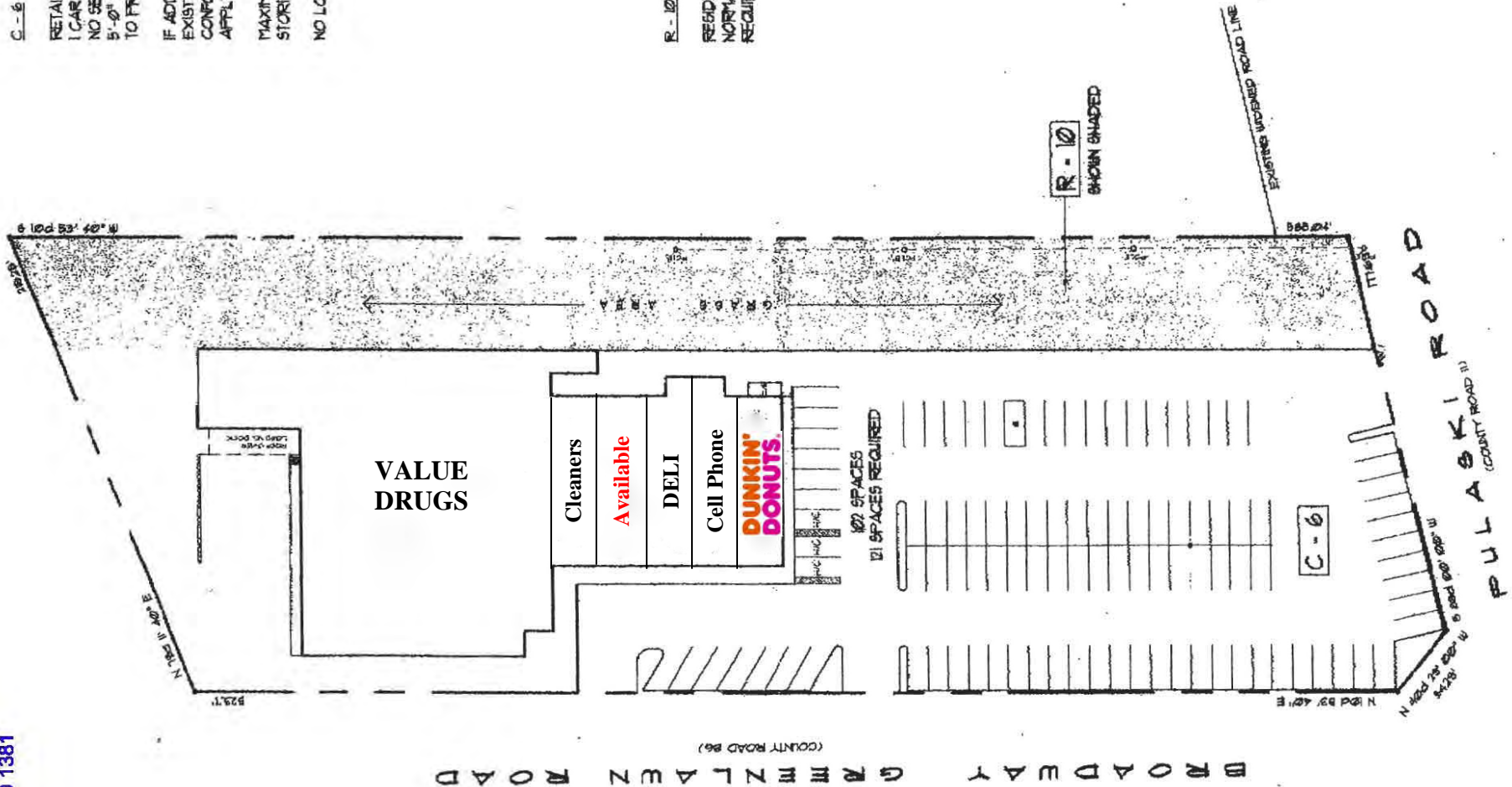
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108 Broadway, Greenlawn, Suffolk County, NY 11740

C-6
 RETAIL
 1 CAR / 200 SF.
 NO SETBACKS
 5'-0" BUFFER FX
 TO PROPERTY |
 IF ADDING TO E
 EXISTING PARK
 CONFORM W/ S.
 APPLY FOR V.A.
 MAXIMUM HEIGH
 STORIES
 NO LOADING ZC

R-10
 RESIDENTIAL
 NORMALLY A R
 REQUIRED. PROI



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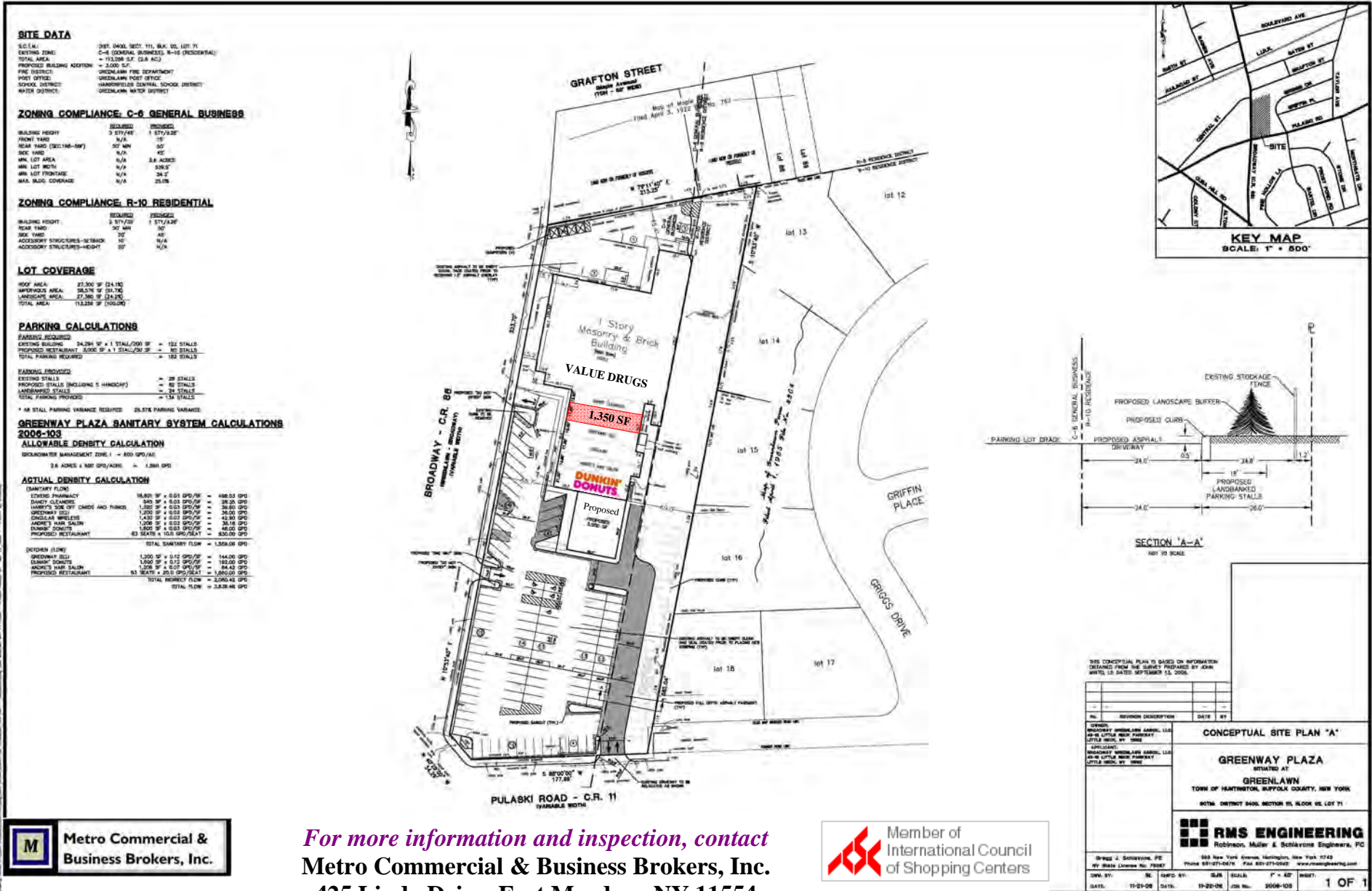
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Site Plan

108 Broadway, Greenlawn, Suffolk County, NY 11740



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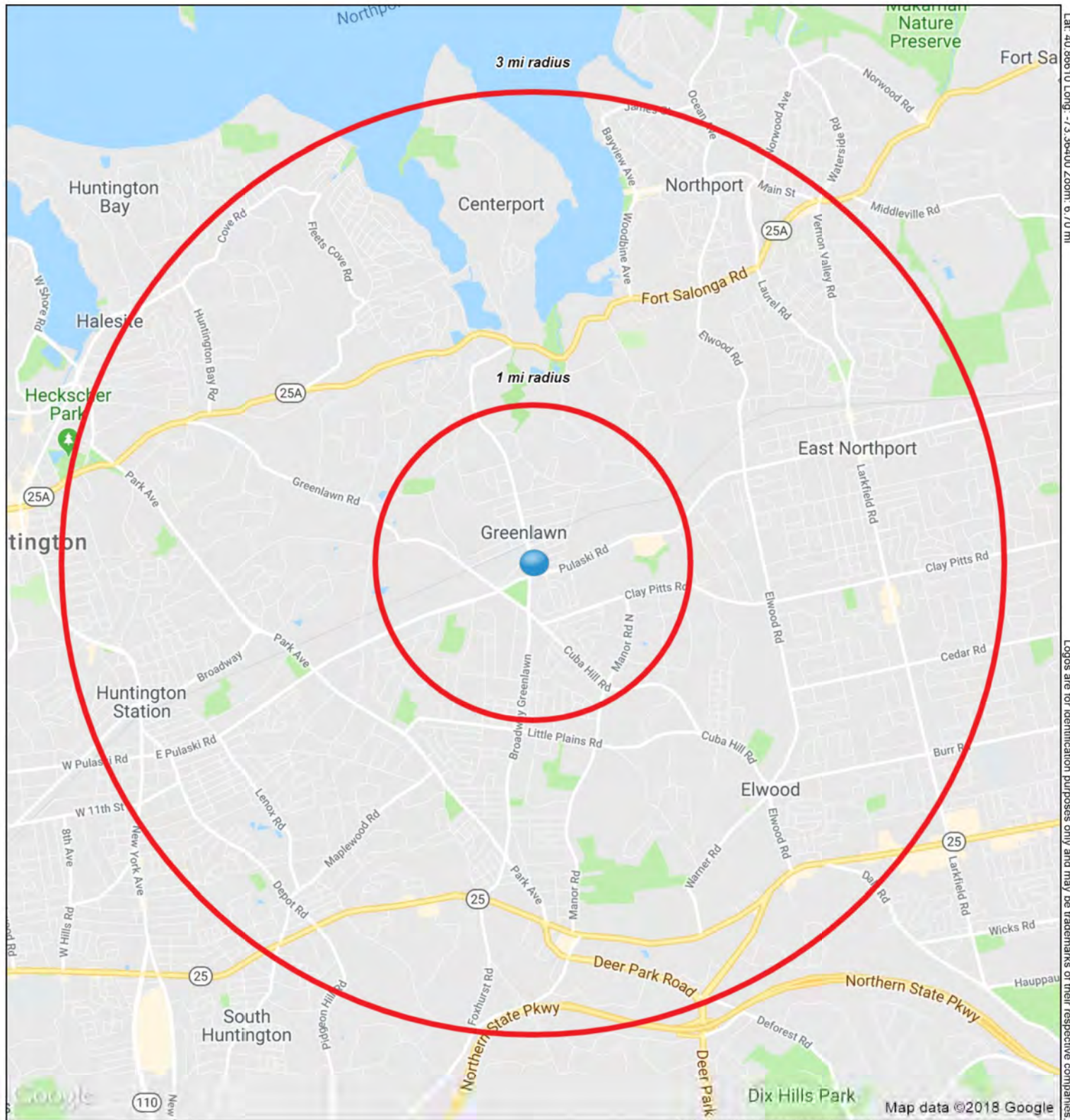


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Proposed Site Plan



Lat: 40.86610 Long: -73.36400 Zoom: 6.70 mi

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108 Broadway

Greenlawn, NY 11740



Metro Commercial & Business Brokers, Inc.

October 2018

Metro Commercial & Business Brokers, Inc.

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8661/-73.3640

RFULL9

108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	8,776		90,434		182,955	
Projected Population (2023)	8,631		88,812		179,740	
Census Population (2010)	8,775		89,758		182,262	
Census Population (2000)	8,494		87,584		177,663	
Projected Annual Growth (2018-2023)	-144	-0.3%	-1,622	-0.4%	-3,215	-0.4%
Historical Annual Growth (2010-2018)	1	-	676	0.1%	693	-
Historical Annual Growth (2000-2010)	281	0.3%	2,174	0.2%	4,599	0.3%
Estimated Population Density (2018)	2,795 <i>psm</i>		3,200 <i>psm</i>		2,330 <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 (2018)	3,141		31,479		63,791	
Projected Households (2023)	3,211		32,055		64,958	
Census Households (2010)	3,078		30,646		62,333	
Census Households (2000)	3,017		30,046		60,455	
Projected Annual Growth (2018-2023)	70	0.4%	576	0.4%	1,167	0.4%
Historical Annual Change (2000-2018)	124	0.2%	1,433	0.3%	3,336	0.3%
Average Household Income						
Estimated Average Household Income (2018)	\$139,124		\$143,550		\$157,073	
Projected Average Household Income (2023)	\$175,692		\$182,505		\$200,226	
Census Average Household Income (2010)	\$116,304		\$115,382		\$127,236	
Census Average Household Income (2000)	\$82,008		\$93,522		\$101,469	
Projected Annual Change (2018-2023)	\$36,568	5.3%	\$38,955	5.4%	\$43,153	5.5%
Historical Annual Change (2000-2018)	\$57,116	3.9%	\$50,028	3.0%	\$55,604	3.0%
Median Household Income						
Estimated Median Household Income (2018)	\$104,797		\$115,253		\$125,477	
Projected Median Household Income (2023)	\$120,938		\$133,753		\$145,030	
Census Median Household Income (2010)	\$89,172		\$94,337		\$100,240	
Census Median Household Income (2000)	\$64,839		\$78,820		\$84,008	
Projected Annual Change (2018-2023)	\$16,141	3.1%	\$18,500	3.2%	\$19,553	3.1%
Historical Annual Change (2000-2018)	\$39,958	3.4%	\$36,434	2.6%	\$41,469	2.7%
Per Capita Income						
Estimated Per Capita Income (2018)	\$49,915		\$50,040		\$54,840	
Projected Per Capita Income (2023)	\$65,491		\$65,944		\$72,436	
Census Per Capita Income (2010)	\$40,794		\$39,394		\$43,514	
Census Per Capita Income (2000)	\$28,923		\$32,071		\$34,480	
Projected Annual Change (2018-2023)	\$15,577	6.2%	\$15,904	6.4%	\$17,596	6.4%
Historical Annual Change (2000-2018)	\$20,991	4.0%	\$17,969	3.1%	\$20,360	3.3%
Estimated Average Household Net Worth (2018)	\$1,636,918		\$1,653,448		\$1,769,776	

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108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2018)	8,776		90,434		182,955	
White (2018)	7,208	82.1%	71,698	79.3%	149,787	81.9%
Black or African American (2018)	672	7.7%	6,537	7.2%	10,386	5.7%
American Indian or Alaska Native (2018)	15	0.2%	216	0.2%	372	0.2%
Asian (2018)	425	4.8%	4,702	5.2%	9,993	5.5%
Hawaiian or Pacific Islander (2018)	2	-	28	-	48	-
Other Race (2018)	233	2.7%	4,876	5.4%	8,155	4.5%
Two or More Races (2018)	222	2.5%	2,377	2.6%	4,213	2.3%
Population < 18 (2018)	1,936	22.1%	19,749	21.8%	39,366	21.5%
White Not Hispanic	1,382	71.4%	12,283	62.2%	25,834	65.6%
Black or African American	142	7.3%	1,558	7.9%	2,459	6.2%
Asian	87	4.5%	992	5.0%	2,116	5.4%
Other Race Not Hispanic	69	3.6%	654	3.3%	1,240	3.1%
Hispanic	255	13.2%	4,261	21.6%	7,717	19.6%
Not Hispanic or Latino Population (2018)	7,914	90.2%	76,399	84.5%	157,504	86.1%
Not Hispanic White	6,709	84.8%	64,073	83.9%	135,279	85.9%
Not Hispanic Black or African American	625	7.9%	6,102	8.0%	9,536	6.1%
Not Hispanic American Indian or Alaska Native	13	0.2%	106	0.1%	168	0.1%
Not Hispanic Asian	414	5.2%	4,587	6.0%	9,754	6.2%
Not Hispanic Hawaiian or Pacific Islander	2	-	17	-	31	-
Not Hispanic Other Race	1	-	158	0.2%	230	0.1%
Not Hispanic Two or More Races	150	1.9%	1,356	1.8%	2,506	1.6%
Hispanic or Latino Population (2018)	862	9.8%	14,035	15.5%	25,451	13.9%
Hispanic White	498	57.8%	7,625	54.3%	14,508	57.0%
Hispanic Black or African American	47	5.5%	435	3.1%	851	3.3%
Hispanic American Indian or Alaska Native	2	0.2%	110	0.8%	204	0.8%
Hispanic Asian	11	1.2%	115	0.8%	239	0.9%
Hispanic Hawaiian or Pacific Islander	-	-	10	0.1%	17	0.1%
Hispanic Other Race	232	26.9%	4,718	33.6%	7,925	31.1%
Hispanic Two or More Races	72	8.3%	1,021	7.3%	1,707	6.7%
Not Hispanic or Latino Population (2010)	8,127	92.6%	77,719	86.6%	161,073	88.4%
Hispanic or Latino Population (2010)	648	7.4%	12,039	13.4%	21,189	11.6%
Not Hispanic or Latino Population (2000)	8,096	95.3%	80,504	91.9%	165,560	93.2%
Hispanic or Latino Population (2000)	398	4.7%	7,080	8.1%	12,104	6.8%
Not Hispanic or Latino Population (2023)	7,684	89.0%	73,948	83.3%	152,505	84.8%
Hispanic or Latino Population (2023)	948	11.0%	14,864	16.7%	27,234	15.2%
Projected Annual Growth (2018-2023)	86	2.0%	829	1.2%	1,784	1.4%
Historical Annual Growth (2000-2010)	249	6.3%	4,959	7.0%	9,086	7.5%

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RFULL9

108 Broadway

Greenlawn, NY 11740

Total Age Distribution (2018)

	1 mi radius		3 mi radius		5 mi radius	
Total Population	8,776		90,434		182,955	
Age Under 5 Years	411	4.7%	4,784	5.3%	9,014	4.9%
Age 5 to 9 Years	510	5.8%	5,315	5.9%	10,662	5.8%
Age 10 to 14 Years	616	7.0%	5,947	6.6%	12,089	6.6%
Age 15 to 19 Years	566	6.4%	5,487	6.1%	11,259	6.2%
Age 20 to 24 Years	438	5.0%	5,024	5.6%	10,062	5.5%
Age 25 to 29 Years	396	4.5%	5,153	5.7%	9,926	5.4%
Age 30 to 34 Years	380	4.3%	4,626	5.1%	8,731	4.8%
Age 35 to 39 Years	405	4.6%	4,922	5.4%	9,608	5.3%
Age 40 to 44 Years	530	6.0%	5,529	6.1%	10,944	6.0%
Age 45 to 49 Years	641	7.3%	6,737	7.4%	13,739	7.5%
Age 50 to 54 Years	727	8.3%	7,647	8.5%	15,264	8.3%
Age 55 to 59 Years	719	8.2%	7,554	8.4%	15,516	8.5%
Age 60 to 64 Years	564	6.4%	5,976	6.6%	12,391	6.8%
Age 65 to 69 Years	445	5.1%	4,844	5.4%	10,300	5.6%
Age 70 to 74 Years	425	4.8%	3,877	4.3%	8,332	4.6%
Age 75 to 79 Years	337	3.8%	2,702	3.0%	6,081	3.3%
Age 80 to 84 Years	275	3.1%	1,979	2.2%	4,231	2.3%
Age 85 Years or Over	390	4.4%	2,332	2.6%	4,807	2.6%
Median Age	45.0		42.6		43.5	
Age 19 Years or Less	2,103	24.0%	21,532	23.8%	43,023	23.5%
Age 20 to 64 Years	4,801	54.7%	53,169	58.8%	106,181	58.0%
Age 65 Years or Over	1,872	21.3%	15,733	17.4%	33,751	18.4%

Female Age Distribution (2018)

Female Population	4,586	52.3%	45,886	50.7%	92,791	50.7%
Age Under 5 Years	190	4.1%	2,306	5.0%	4,359	4.7%
Age 5 to 9 Years	251	5.5%	2,548	5.6%	5,092	5.5%
Age 10 to 14 Years	298	6.5%	2,931	6.4%	5,877	6.3%
Age 15 to 19 Years	270	5.9%	2,572	5.6%	5,306	5.7%
Age 20 to 24 Years	203	4.4%	2,396	5.2%	4,772	5.1%
Age 25 to 29 Years	192	4.2%	2,488	5.4%	4,777	5.1%
Age 30 to 34 Years	197	4.3%	2,297	5.0%	4,359	4.7%
Age 35 to 39 Years	224	4.9%	2,523	5.5%	4,936	5.3%
Age 40 to 44 Years	275	6.0%	2,808	6.1%	5,624	6.1%
Age 45 to 49 Years	333	7.3%	3,391	7.4%	6,955	7.5%
Age 50 to 54 Years	370	8.1%	3,841	8.4%	7,695	8.3%
Age 55 to 59 Years	379	8.3%	3,836	8.4%	7,832	8.4%
Age 60 to 64 Years	281	6.1%	3,072	6.7%	6,337	6.8%
Age 65 to 69 Years	238	5.2%	2,562	5.6%	5,456	5.9%
Age 70 to 74 Years	241	5.2%	2,148	4.7%	4,559	4.9%
Age 75 to 79 Years	208	4.5%	1,474	3.2%	3,314	3.6%
Age 80 to 84 Years	172	3.7%	1,175	2.6%	2,415	2.6%
Age 85 Years or Over	266	5.8%	1,518	3.3%	3,127	3.4%
Female Median Age	47.0		43.9		44.7	
Age 19 Years or Less	1,009	22.0%	10,357	22.6%	20,634	22.2%
Age 20 to 64 Years	2,453	53.5%	26,652	58.1%	53,287	57.4%
Age 65 Years or Over	1,124	24.5%	8,877	19.3%	18,870	20.3%

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Lat/Lon: 40.8661/-73.3640

RFULL9

108 Broadway

Greenlawn, NY 11740

1 mi radius 3 mi radius 5 mi radius

Male Age Distribution (2018)

	1 mi radius	3 mi radius	5 mi radius
Male Population	4,190 47.7%	44,548 49.3%	90,164 49.3%
Age Under 5 Years	222 5.3%	2,478 5.6%	4,654 5.2%
Age 5 to 9 Years	259 6.2%	2,767 6.2%	5,570 6.2%
Age 10 to 14 Years	318 7.6%	3,015 6.8%	6,212 6.9%
Age 15 to 19 Years	295 7.1%	2,915 6.5%	5,952 6.6%
Age 20 to 24 Years	235 5.6%	2,629 5.9%	5,290 5.9%
Age 25 to 29 Years	204 4.9%	2,665 6.0%	5,149 5.7%
Age 30 to 34 Years	183 4.4%	2,330 5.2%	4,372 4.8%
Age 35 to 39 Years	181 4.3%	2,399 5.4%	4,671 5.2%
Age 40 to 44 Years	256 6.1%	2,721 6.1%	5,321 5.9%
Age 45 to 49 Years	309 7.4%	3,346 7.5%	6,783 7.5%
Age 50 to 54 Years	357 8.5%	3,805 8.5%	7,569 8.4%
Age 55 to 59 Years	340 8.1%	3,718 8.3%	7,684 8.5%
Age 60 to 64 Years	283 6.8%	2,904 6.5%	6,054 6.7%
Age 65 to 69 Years	207 4.9%	2,282 5.1%	4,844 5.4%
Age 70 to 74 Years	185 4.4%	1,729 3.9%	3,773 4.2%
Age 75 to 79 Years	129 3.1%	1,228 2.8%	2,768 3.1%
Age 80 to 84 Years	103 2.5%	805 1.8%	1,815 2.0%
Age 85 Years or Over	124 3.0%	813 1.8%	1,681 1.9%
Male Median Age	42.7	41.2	42.2
Age 19 Years or Less	1,094 26.1%	11,175 25.1%	22,388 24.8%
Age 20 to 64 Years	2,348 56.1%	26,517 59.5%	52,894 58.7%
Age 65 Years or Over	748 17.8%	6,856 15.4%	14,881 16.5%

Males per 100 Females (2018)

	1 mi radius	3 mi radius	5 mi radius
Overall Comparison	91	97	97
Age Under 5 Years	117 53.9%	107 51.8%	107 51.6%
Age 5 to 9 Years	103 50.7%	109 52.1%	109 52.2%
Age 10 to 14 Years	107 51.7%	103 50.7%	106 51.4%
Age 15 to 19 Years	109 52.2%	113 53.1%	112 52.9%
Age 20 to 24 Years	116 53.7%	110 52.3%	111 52.6%
Age 25 to 29 Years	106 51.4%	107 51.7%	108 51.9%
Age 30 to 34 Years	93 48.1%	101 50.4%	100 50.1%
Age 35 to 39 Years	81 44.7%	95 48.7%	95 48.6%
Age 40 to 44 Years	93 48.2%	97 49.2%	95 48.6%
Age 45 to 49 Years	93 48.1%	99 49.7%	98 49.4%
Age 50 to 54 Years	96 49.1%	99 49.8%	98 49.6%
Age 55 to 59 Years	90 47.4%	97 49.2%	98 49.5%
Age 60 to 64 Years	101 50.2%	95 48.6%	96 48.9%
Age 65 to 69 Years	87 46.5%	89 47.1%	89 47.0%
Age 70 to 74 Years	77 43.4%	80 44.6%	83 45.3%
Age 75 to 79 Years	62 38.2%	83 45.4%	84 45.5%
Age 80 to 84 Years	60 37.5%	68 40.7%	75 42.9%
Age 85 Years or Over	47 31.8%	54 34.9%	54 35.0%
Age 19 Years or Less	108 52.0%	108 51.9%	109 52.0%
Age 20 to 39 Years	98 49.6%	103 50.8%	103 50.8%
Age 40 to 64 Years	94 48.6%	97 49.3%	97 49.2%
Age 65 Years or Over	66 39.9%	77 43.6%	79 44.1%

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	1 mi radius	3 mi radius	5 mi radius
Household Type (2018)			
Total Households	3,141	31,479	63,791
Households with Children	1,101 35.1%	10,938 34.7%	21,968 34.4%
Average Household Size	2.7	2.8	2.8
Household Density per Square Mile	1,000	1,114	813
Population Family	7,545 86.0%	79,340 87.7%	161,601 88.3%
Population Non-Family	1,040 11.8%	10,281 11.4%	19,431 10.6%
Population Group Quarters	191 2.2%	814 0.9%	1,923 1.1%
Family Households	2,251 71.7%	23,567 74.9%	48,551 76.1%
Married Couple Households	1,846 82.0%	18,900 80.2%	39,871 82.1%
Other Family Households	405 18.0%	4,667 19.8%	8,681 17.9%
Family Households with Children	1,094 48.6%	10,845 46.0%	21,814 44.9%
Married Couple with Children	895 81.8%	8,553 78.9%	17,675 81.0%
Other Family Households with Children	200 18.2%	2,292 21.1%	4,139 19.0%
Family Households No Children	1,157 51.4%	12,722 54.0%	26,737 55.1%
Married Couple No Children	951 82.2%	10,348 81.3%	22,196 83.0%
Other Family Households No Children	206 17.8%	2,374 18.7%	4,541 17.0%
Non-Family Households	890 28.3%	7,912 25.1%	15,240 23.9%
Non-Family Households with Children	7 0.8%	93 1.2%	154 1.0%
Non-Family Households No Children	883 99.2%	7,819 98.8%	15,086 99.0%
Average Family Household Size	3.4	3.4	3.3
Average Family Income	\$171,193	\$162,639	\$178,307
Median Family Income	\$145,620	\$135,905	\$148,115
Average Non-Family Household Size	1.2	1.3	1.3
Marital Status (2018)			
Population Age 15 Years or Over	7,239	74,389	151,191
Never Married	1,951 27.0%	21,894 29.4%	43,739 28.9%
Currently Married	3,665 50.6%	38,122 51.2%	79,085 52.3%
Previously Married	1,623 22.4%	14,373 19.3%	28,366 18.8%
Separated	289 17.8%	3,559 24.8%	6,621 23.3%
Widowed	681 42.0%	4,740 33.0%	10,151 35.8%
Divorced	653 40.2%	6,074 42.3%	11,595 40.9%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	6,236	63,877	129,871
Elementary (Grade Level 0 to 8)	145 2.3%	3,484 5.5%	5,537 4.3%
Some High School (Grade Level 9 to 11)	208 3.3%	2,187 3.4%	3,917 3.0%
High School Graduate	1,274 20.4%	13,494 21.1%	26,686 20.5%
Some College	1,076 17.3%	9,686 15.2%	19,230 14.8%
Associate Degree Only	427 6.8%	5,133 8.0%	10,265 7.9%
Bachelor Degree Only	1,773 28.4%	16,663 26.1%	34,598 26.6%
Graduate Degree	1,331 21.3%	13,230 20.7%	29,637 22.8%
Any College (Some College or Higher)	4,608 73.9%	44,713 70.0%	93,730 72.2%
College Degree + (Bachelor Degree or Higher)	3,105 49.8%	29,894 46.8%	64,235 49.5%

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COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.8661/-73.3640

RFULL9

108 Broadway

Greenlawn, NY 11740

Housing

	1 mi radius	3 mi radius	5 mi radius
Total Housing Units (2018)	3,218	32,307	65,490
Total Housing Units (2010)	3,183	31,782	64,592
Historical Annual Growth (2010-2018)	35 0.1%	524 0.2%	898 0.2%
Housing Units Occupied (2018)	3,141 97.6%	31,479 97.4%	63,791 97.4%
Housing Units Owner-Occupied	2,452 78.1%	25,456 80.9%	53,270 83.5%
Housing Units Renter-Occupied	689 21.9%	6,023 19.1%	10,521 16.5%
Housing Units Vacant (2018)	77 2.4%	828 2.6%	1,699 2.7%

Household Size (2018)

	1 mi radius	3 mi radius	5 mi radius
Total Households	3,141	31,479	63,791
1 Person Households	776 24.7%	6,263 19.9%	12,242 19.2%
2 Person Households	844 26.9%	9,474 30.1%	19,936 31.3%
3 Person Households	533 17.0%	5,579 17.7%	11,080 17.4%
4 Person Households	572 18.2%	5,678 18.0%	11,588 18.2%
5 Person Households	283 9.0%	2,614 8.3%	5,458 8.6%
6 Person Households	84 2.7%	921 2.9%	1,856 2.9%
7 or More Person Households	50 1.6%	950 3.0%	1,630 2.6%

Household Income Distribution (2018)

	1 mi radius	3 mi radius	5 mi radius
HH Income \$200,000 or More	684 21.8%	7,022 22.3%	16,246 25.5%
HH Income \$150,000 to \$199,999	432 13.7%	4,292 13.6%	8,719 13.7%
HH Income \$125,000 to \$149,999	280 8.9%	2,713 8.6%	5,259 8.2%
HH Income \$100,000 to \$124,999	326 10.4%	3,203 10.2%	6,536 10.2%
HH Income \$75,000 to \$99,999	338 10.8%	3,427 10.9%	6,620 10.4%
HH Income \$50,000 to \$74,999	276 8.8%	3,526 11.2%	6,676 10.5%
HH Income \$35,000 to \$49,999	188 6.0%	2,360 7.5%	4,534 7.1%
HH Income \$25,000 to \$34,999	179 5.7%	1,655 5.3%	2,941 4.6%
HH Income \$15,000 to \$24,999	274 8.7%	1,652 5.2%	2,985 4.7%
HH Income \$10,000 to \$14,999	103 3.3%	887 2.8%	1,630 2.6%
HH Income Under \$10,000	61 1.9%	743 2.4%	1,645 2.6%

Household Vehicles (2018)

	1 mi radius	3 mi radius	5 mi radius
Households 0 Vehicles Available	122 3.9%	1,323 4.2%	2,627 4.1%
Households 1 Vehicle Available	941 30.0%	8,297 26.4%	15,325 24.0%
Households 2 Vehicles Available	1,281 40.8%	14,042 44.6%	28,764 45.1%
Households 3 or More Vehicles Available	797 25.4%	7,817 24.8%	17,076 26.8%
Total Vehicles Available	6,212	62,690	130,738
Average Vehicles per Household	2.0	2.0	2.0
Owner-Occupied Household Vehicles	5,409 87.1%	54,294 86.6%	115,985 88.7%
Average Vehicles per Owner-Occupied Household	2.2	2.1	2.2
Renter-Occupied Household Vehicles	803 12.9%	8,396 13.4%	14,753 11.3%
Average Vehicles per Renter-Occupied Household	1.2	1.4	1.4

Travel Time (2015)

	1 mi radius	3 mi radius	5 mi radius
Worker Base Age 16 years or Over	4,402	46,603	93,845
Travel to Work in 14 Minutes or Less	614 13.9%	8,605 18.5%	17,212 18.3%
Travel to Work in 15 to 29 Minutes	1,327 30.1%	14,514 31.1%	29,397 31.3%
Travel to Work in 30 to 59 Minutes	1,354 30.8%	12,862 27.6%	25,166 26.8%
Travel to Work in 60 Minutes or More	564 12.8%	7,164 15.4%	15,067 16.1%
Work at Home	150 3.4%	2,529 5.4%	5,100 5.4%
Average Minutes Travel to Work	27.7	26.5	26.6

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Metro Commercial & Business Brokers, Inc.

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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	4,402		46,603		93,845	
Drive to Work Alone	3,512	79.8%	35,077	75.3%	72,185	76.9%
Drive to Work in Carpool	379	8.6%	3,470	7.4%	6,459	6.9%
Travel to Work by Public Transportation	322	7.3%	4,351	9.3%	7,989	8.5%
Drive to Work on Motorcycle	-	-	2	-	4	-
Bicycle to Work	2	-	116	0.2%	197	0.2%
Walk to Work	32	0.7%	587	1.3%	1,132	1.2%
Other Means	5	0.1%	472	1.0%	779	0.8%
Work at Home	150	3.4%	2,529	5.4%	5,100	5.4%
Daytime Demographics (2018)						
Total Businesses	361		4,237		9,031	
Total Employees	3,272		33,149		82,891	
Company Headquarter Businesses	-	-	11	0.3%	22	0.2%
Company Headquarter Employees	-	-	1,344	4.1%	2,929	3.5%
Employee Population per Business	9.1 to 1		7.8 to 1		9.2 to 1	
Residential Population per Business	24.3 to 1		21.3 to 1		20.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	6,392		60,647		139,538	
Labor Force						
Labor Population Age 16 Years or Over (2018)	7,121		73,189		148,668	
Labor Force Total Males (2018)	3,331	46.8%	35,669	48.7%	72,423	48.7%
Male Civilian Employed	2,099	63.0%	24,501	68.7%	49,575	68.5%
Male Civilian Unemployed	93	2.8%	1,238	3.5%	2,168	3.0%
Males in Armed Forces	-	-	10	-	37	0.1%
Males Not in Labor Force	1,140	34.2%	9,920	27.8%	20,643	28.5%
Labor Force Total Females (2018)	3,790	53.2%	37,520	51.3%	76,245	51.3%
Female Civilian Employed	1,902	50.2%	21,174	56.4%	42,382	55.6%
Female Civilian Unemployed	105	2.8%	989	2.6%	1,635	2.1%
Females in Armed Forces	-	-	6	-	28	-
Females Not in Labor Force	1,783	47.0%	15,351	40.9%	32,201	42.2%
Unemployment Rate		2.8%		3.0%		2.6%
Labor Force Growth (2010-2018)	6	0.1%	-27	-0.1%	8	-
Male Labor Force Growth (2010-2018)	3	0.2%	-14	-0.1%	4	-
Female Labor Force Growth (2010-2018)	3	0.1%	-13	-0.1%	4	-
Occupation (2015)						
Occupation Population Age 16 Years or Over	3,995		45,701		91,949	
Occupation Total Males	2,096	52.5%	24,514	53.6%	49,571	53.9%
Occupation Total Females	1,900	47.5%	21,187	46.4%	42,378	46.1%
Management, Business, Financial Operations	902	22.6%	8,836	19.3%	18,282	19.9%
Professional, Related	1,179	29.5%	12,234	26.8%	25,447	27.7%
Service	523	13.1%	7,297	16.0%	13,216	14.4%
Sales, Office	959	24.0%	10,895	23.8%	22,727	24.7%
Farming, Fishing, Forestry	1	-	72	0.2%	165	0.2%
Construction, Extraction, Maintenance	211	5.3%	3,331	7.3%	6,507	7.1%
Production, Transport, Material Moving	222	5.5%	3,036	6.6%	5,605	6.1%
White Collar Workers	3,039	76.1%	31,965	69.9%	66,456	72.3%
Blue Collar Workers	956	23.9%	13,736	30.1%	25,493	27.7%

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108 Broadway Greenlawn, NY 11740	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
Total Units	3,078		30,646		62,333	
1 Detached Unit	2,566	83.4%	26,459	86.3%	54,354	87.2%
1 Attached Unit	76	2.5%	1,002	3.3%	2,107	3.4%
2 Units	239	7.8%	1,705	5.6%	2,836	4.5%
3 to 4 Units	39	1.3%	637	2.1%	1,277	2.0%
5 to 9 Units	73	2.4%	455	1.5%	757	1.2%
10 to 19 Units	74	2.4%	438	1.4%	865	1.4%
20 to 49 Units	29	0.9%	275	0.9%	535	0.9%
50 or More Units	38	1.2%	481	1.6%	969	1.6%
Mobile Home or Trailer	3	0.1%	48	0.2%	85	0.1%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2015)						
Homes Built 2014 or later	3	0.1%	84	0.3%	100	0.2%
Homes Built 2010 to 2013	2	0.1%	147	0.5%	337	0.5%
Homes Built 2000 to 2009	143	4.6%	1,225	4.0%	2,909	4.7%
Homes Built 1990 to 1999	93	3.0%	1,113	3.6%	2,359	3.8%
Homes Built 1980 to 1989	341	11.1%	1,937	6.3%	3,597	5.8%
Homes Built 1970 to 1979	276	9.0%	3,680	12.0%	7,384	11.8%
Homes Built 1960 to 1969	806	26.2%	7,148	23.3%	15,662	25.1%
Homes Built 1950 to 1959	874	28.4%	9,299	30.3%	19,299	31.0%
Homes Built 1940 to 1949	276	9.0%	2,371	7.7%	4,061	6.5%
Homes Built Before 1939	323	10.5%	4,487	14.6%	8,077	13.0%
Median Age of Homes	51.8 yrs		53.6 yrs		52.8 yrs	
Home Values (2015)						
Owner Specified Housing Units	2,402		24,772		52,063	
Home Values \$1,000,000 or More	99	4.1%	790	3.2%	3,080	5.9%
Home Values \$750,000 to \$999,999	186	7.8%	1,975	8.0%	5,689	10.9%
Home Values \$500,000 to \$749,999	934	38.9%	7,649	30.9%	15,946	30.6%
Home Values \$400,000 to \$499,999	556	23.1%	6,929	28.0%	13,465	25.9%
Home Values \$300,000 to \$399,999	494	20.6%	5,633	22.7%	10,400	20.0%
Home Values \$250,000 to \$299,999	30	1.3%	1,147	4.6%	2,184	4.2%
Home Values \$200,000 to \$249,999	39	1.6%	519	2.1%	886	1.7%
Home Values \$175,000 to \$199,999	9	0.4%	57	0.2%	167	0.3%
Home Values \$150,000 to \$174,999	12	0.5%	91	0.4%	194	0.4%
Home Values \$125,000 to \$149,999	5	0.2%	35	0.1%	56	0.1%
Home Values \$100,000 to \$124,999	4	0.2%	119	0.5%	220	0.4%
Home Values \$90,000 to \$99,999	7	0.3%	15	0.1%	31	0.1%
Home Values \$80,000 to \$89,999	-	-	2	-	25	-
Home Values \$70,000 to \$79,999	4	0.2%	17	0.1%	58	0.1%
Home Values \$60,000 to \$69,999	1	-	22	0.1%	49	0.1%
Home Values \$50,000 to \$59,999	45	1.9%	175	0.7%	251	0.5%
Home Values \$35,000 to \$49,999	-	-	73	0.3%	156	0.3%
Home Values \$25,000 to \$34,999	3	0.1%	54	0.2%	87	0.2%
Home Values \$10,000 to \$24,999	3	0.1%	44	0.2%	65	0.1%
Home Values Under \$10,000	18	0.8%	124	0.5%	258	0.5%
Owner-Occupied Median Home Value	\$521,438		\$495,975		\$536,200	
Renter-Occupied Median Rent	\$856		\$1,405		\$1,517	

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108 Broadway

Greenlawn, NY 11740

Total Annual Consumer Expenditure (2018)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$281 M	\$2.87 B	\$6.25 B
Total Non-Retail Expenditure	\$150 M	\$1.53 B	\$3.36 B
Total Retail Expenditure	\$131 M	\$1.33 B	\$2.89 B
Apparel	\$10.00 M	\$102 M	\$223 M
Contributions	\$15.3 M	\$157 M	\$351 M
Education	\$12.7 M	\$130 M	\$288 M
Entertainment	\$16.1 M	\$164 M	\$358 M
Food and Beverages	\$39.1 M	\$399 M	\$863 M
Furnishings and Equipment	\$10.2 M	\$104 M	\$227 M
Gifts	\$8.11 M	\$83.0 M	\$184 M
Health Care	\$20.5 M	\$209 M	\$451 M
Household Operations	\$9.22 M	\$94.1 M	\$208 M
Miscellaneous Expenses	\$3.90 M	\$39.8 M	\$86.1 M
Personal Care	\$3.59 M	\$36.6 M	\$79.6 M
Personal Insurance	\$2.45 M	\$25.0 M	\$55.5 M
Reading	\$628 K	\$6.40 M	\$14.0 M
Shelter	\$58.7 M	\$598 M	\$1.31 B
Tobacco	\$1.36 M	\$13.8 M	\$29.1 M
Transportation	\$50.1 M	\$513 M	\$1.11 B
Utilities	\$19.2 M	\$195 M	\$420 M

Monthly Household Consumer Expenditure (2018)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$7,458	\$7,594	\$8,164
Total Non-Retail Expenditure	\$3,991 53.5%	\$4,062 53.5%	\$4,384 53.7%
Total Retail Expenditures	\$3,467 46.5%	\$3,532 46.5%	\$3,780 46.3%
Apparel	\$265 3.6%	\$270 3.6%	\$291 3.6%
Contributions	\$406 5.4%	\$415 5.5%	\$459 5.6%
Education	\$337 4.5%	\$343 4.5%	\$376 4.6%
Entertainment	\$426 5.7%	\$434 5.7%	\$468 5.7%
Food and Beverages	\$1,038 13.9%	\$1,056 13.9%	\$1,128 13.8%
Furnishings and Equipment	\$269 3.6%	\$275 3.6%	\$297 3.6%
Gifts	\$215 2.9%	\$220 2.9%	\$240 2.9%
Health Care	\$545 7.3%	\$553 7.3%	\$589 7.2%
Household Operations	\$245 3.3%	\$249 3.3%	\$271 3.3%
Miscellaneous Expenses	\$103 1.4%	\$105 1.4%	\$112 1.4%
Personal Care	\$95 1.3%	\$97 1.3%	\$104 1.3%
Personal Insurance	\$65 0.9%	\$66 0.9%	\$73 0.9%
Reading	\$17 0.2%	\$17 0.2%	\$18 0.2%
Shelter	\$1,557 20.9%	\$1,583 20.8%	\$1,705 20.9%
Tobacco	\$36 0.5%	\$36 0.5%	\$38 0.5%
Transportation	\$1,330 17.8%	\$1,357 17.9%	\$1,446 17.7%
Utilities	\$509 6.8%	\$516 6.8%	\$548 6.7%

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