

For Lease or Sale

498 Old Country Road

Westbury, NY
“Majestic Diner”



Address:	498 Old Country Road, Westbury		
Available:	Approx 1 Acre		
Demos:	<u>1-MILE RADIUS</u>	<u>3-MILE RADIUS</u>	<u>5-MILE RADIUS</u>
Population:	20,459	155,423	424,162
Avg HH Income:	\$86,470	\$86,953	\$92,697
Ground Rent:	\$100,000 NNN	Business Purchase: \$2,300,000	
Taxes:	\$68,000 Annually		

Details:

5,500 SF building / 38,000 SF plot / about 300 seating
25 year lease. \$110,000 annually fixed for 15 years. Last 10 years \$180,000 fixed.
Presently Majestic Diner in Westbury across from
The Source Mall. Neighbors include Borders Book Store, Nordstrom, Saks 5th
Ave, Cheese Cake Factory, California Pizza Kitchen, Olive Garden, PF Changs,
Taco Bell, McDonalds, Costco, Dave & Busters, and Walmart.

No representation is made or shall be made to the accuracy of the information herein
and is submitted to errors, omissions, changes, and withdrawals -- all without notice

For more information, contact:

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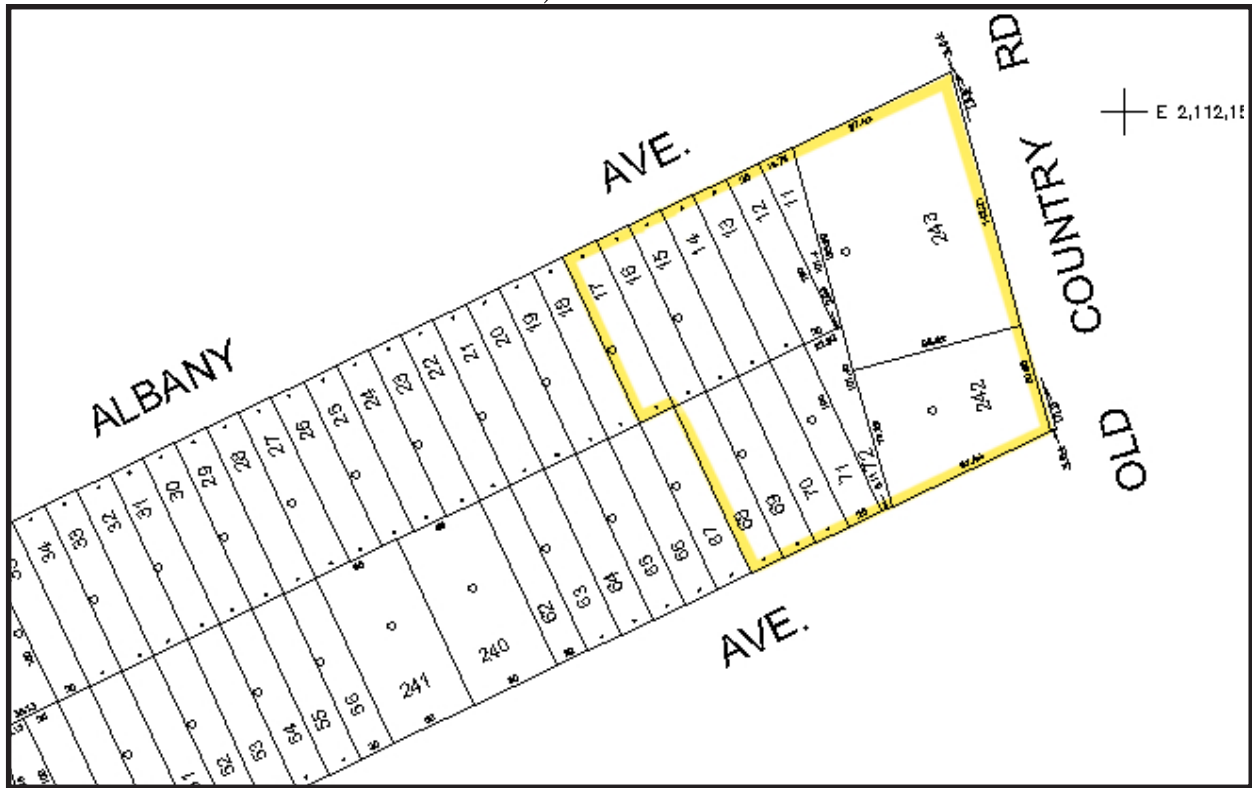
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Island Associates Real Estate Inc.