



Island Associates Real Estate Inc.

We create value

**Lease Available**  
**1040 S Broadway**  
**Hicksville, NY**



**Robert Monahan**

**[Robert@IslandAssociates.com](mailto:Robert@IslandAssociates.com)**

**Robert Raffa**

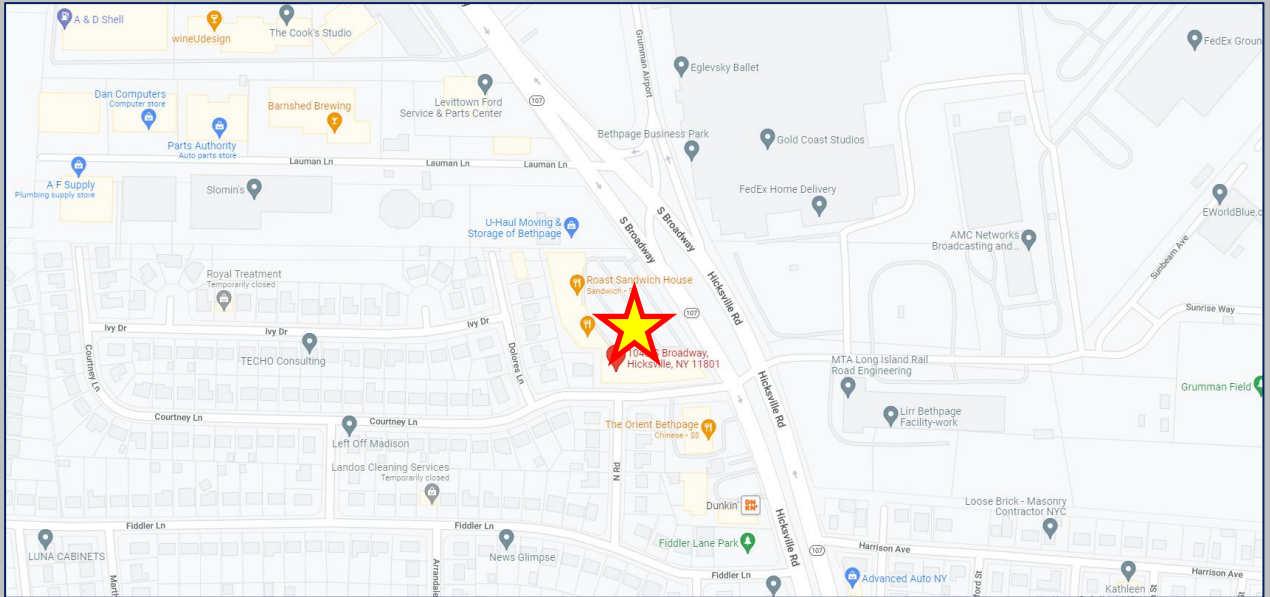
**[Raffa@IslandAssociates.com](mailto:Raffa@IslandAssociates.com)**

# Property Information

## Areo Plaza

**4,250 SF Retail Space Available**

**Price: \$50 SF Gross**



- ❖ Outstanding location with ADT of 33,000 vehicles per day!
  - ❖ Very busy center with parking for 187 cars
  - ❖ Located across from a Business Park with over 2,500 employees.

Join: Planet Fitness, Edible Arrangements, Dance Academy, Mission Nutrition, Nails & SPA, Patrizia's of Long Island, Roast Sandwich House & Tiki Poke.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,704	168,794	395,089
Average HH Income	\$141,966	\$145,532	\$149,644

# I LOVE KICK BOXING

## TENANT FIT OUT

1040 HICKSVILLE PLAZA HICKSVILLE, NEW YORK 11801

SECTION # 46

BLOCK # 607

LOT(S) # 7 & 9



**LEIGHT**  
ARCHITECTURAL, P.C.

45 MADAWAN LANE  
LEWISTON, NEW YORK 11756

TEL: 516-576-3725  
FAX: 516-576-3714  
EMAIL: info@leightarch.com  
10-15-12 PRELIMINARY  
10-25-12 ISSUED TO BO

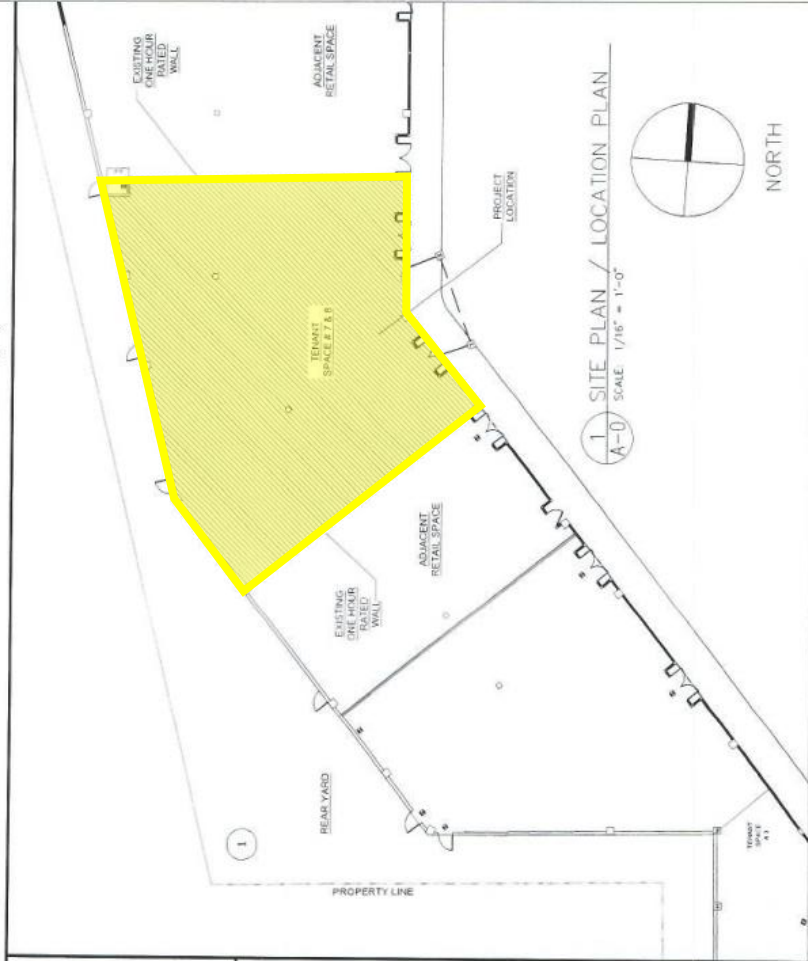
**PROJECT DESCRIPTION:**  
THIS PROJECT WILL TAKE AND PROVIDE AN INTERIOR SPACE FOR ONE BUSINESS. "I LOVE KICK BOXING" SPACE. THE EXISTING STRUCTURE AND THE LANDLORD HAS PROVIDED EXISTING PARTITIONS, AND SPRINKLER SYSTEMS WHICH WILL BE ADJUSTED BY HIM TO MEET THE LAYOUT AS PER THE CODE. THE EXISTING ALUMINUM AND GLASS STOREFRONT SHALL REMAIN IN A "AS IS" CONDITION. NO WORK UNDER THIS PERMIT.  
THERE IS AN EXISTING HVAC SYSTEM WHICH WILL BE ADJUSTED BY THE LANDLORD TO MEET THE REQUIREMENTS OF THIS LAYOUT PER CODE. THE TENANT SIGNAGE WILL BE FILED UNDER A SEPARATE APPLICATION

**JOB TITLE**  
I LOVE KICK BOXING  
1040 HICKSVILLE PLAZA  
SOUTH BROADWAY RT 107  
HICKSVILLE, NEW YORK

**DRAWING TITLE**  
COVER SHEET

SCALE	ISSUED BY
AS NOTED	RAY
DATE	JOB #
10-15-12	607_4
SHEET #	
	1

**A-0**



- LIST OF DRAWINGS:**
- A-0 COVER SHEET
  - A-1-0 SITE PLAN
  - A-1 PROPOSED FLOOR PLAN
  - A-2 PROPOSED REFLECTED CLG PLAN
  - A-2-1 PROPOSED HVAC PLAN
  - A-3 DOOR SCHEDULE / PLUMBING RISER
  - A-4 MISCEL DETAILS
  - SP-1 SPECIFICATIONS
  - SP-2 SPECIFICATIONS

THE BUILDING CODE USED IS THE NEW YORK STATE CODE DATED 2010

**code review :**

DATE OF REVIEW: 10/15/12  
 REVIEWED BY: RAY  
 CHECKED BY: RAY  
 APPROVED BY: RAY

**REVISIONS:**

1. CORRECTED THE DOOR SCHEDULE TO BE ACCURATE TO THE ARCHITECTURAL DRAWINGS.
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