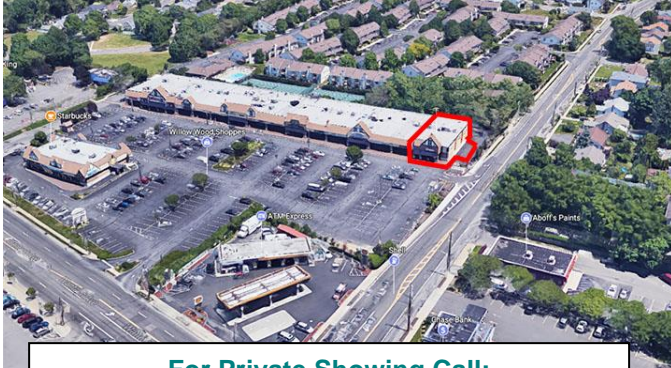


Fabulous Fast Casual

*Great End Cap Location in Active Central Nassau Shopping Center
Corner Location One Traffic Light from Parkway Interchange
3,000 SF High Ceiling Space plus Enclosable South Facing Outdoor Cafe
Two High Schools within ½ mile. Prime Corner with N, E, S & W Access*



For Private Showing Call:
Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage
(516) 889-7200 Paul@RestaurantExpert.com
www.RestaurantExpert.com

Asking

\$45/SF + CAM & RE Tax

Formerly a Fast Casual—
Less than one full year of use since buildout

**Over \$1,200,000 Invested in
Recent Restaurant Buildout**

*New Long Term Lease
Rent \$15,000/month inc.*



**Please Be Discreet
Do Not Speak to Anyone On Premises**

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

