

Property For Sale / Lease

# 360 Hawkins Ave Ronkonkoma NY

360 Hawkins Avenue Lake Ronkonkoma, NY 11779



For More Information:

**Devang Patel**

Licensed Real Estate Salesperson  
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 **Douglas Elliman**  
Commercial

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### Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Building Size:</b>	1,500 SF
<b>Available SF:</b>	1,500 SF
<b>Lot Size:</b>	0.17 Acres
<b>Price / SF:</b>	-
<b>Year Built:</b>	1960
<b>Zoning:</b>	J
<b>Market:</b>	Long Island (New York)

### Property Overview

Introducing a prime investment opportunity in the heart of Long Island, New York. This meticulously-maintained 1,500 SF office building, established in 1960, offers a versatile space ideal for a range of professional endeavors. Zoned J and with a remarkable 1500% occupancy, the property represents a solid investment proposition with ample potential for growth and expansion. The strategic location and efficient layout ensure accessibility and functionality, making it an appealing prospect for discerning office building investors seeking a strong presence in this dynamic market. Schedule a viewing today and seize this exceptional chance to elevate your portfolio in the renowned Long Island commercial real estate landscape.

### Property Highlights

- 1,500 SF of versatile leasing space
- Modern amenities and well-maintained facilities
- Strategic and accessible Lake Ronkonkoma location
- Spacious layout with flexible design options

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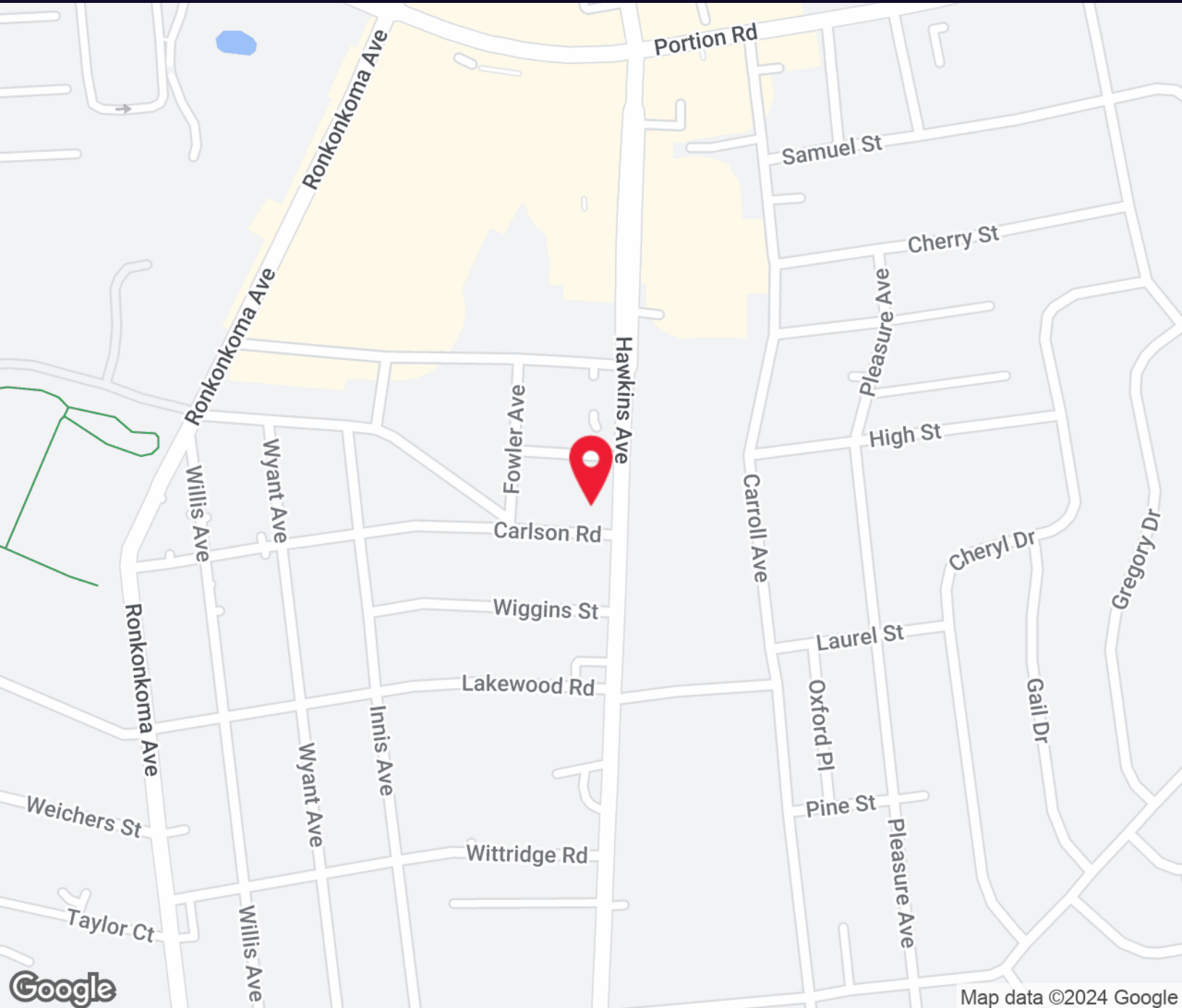
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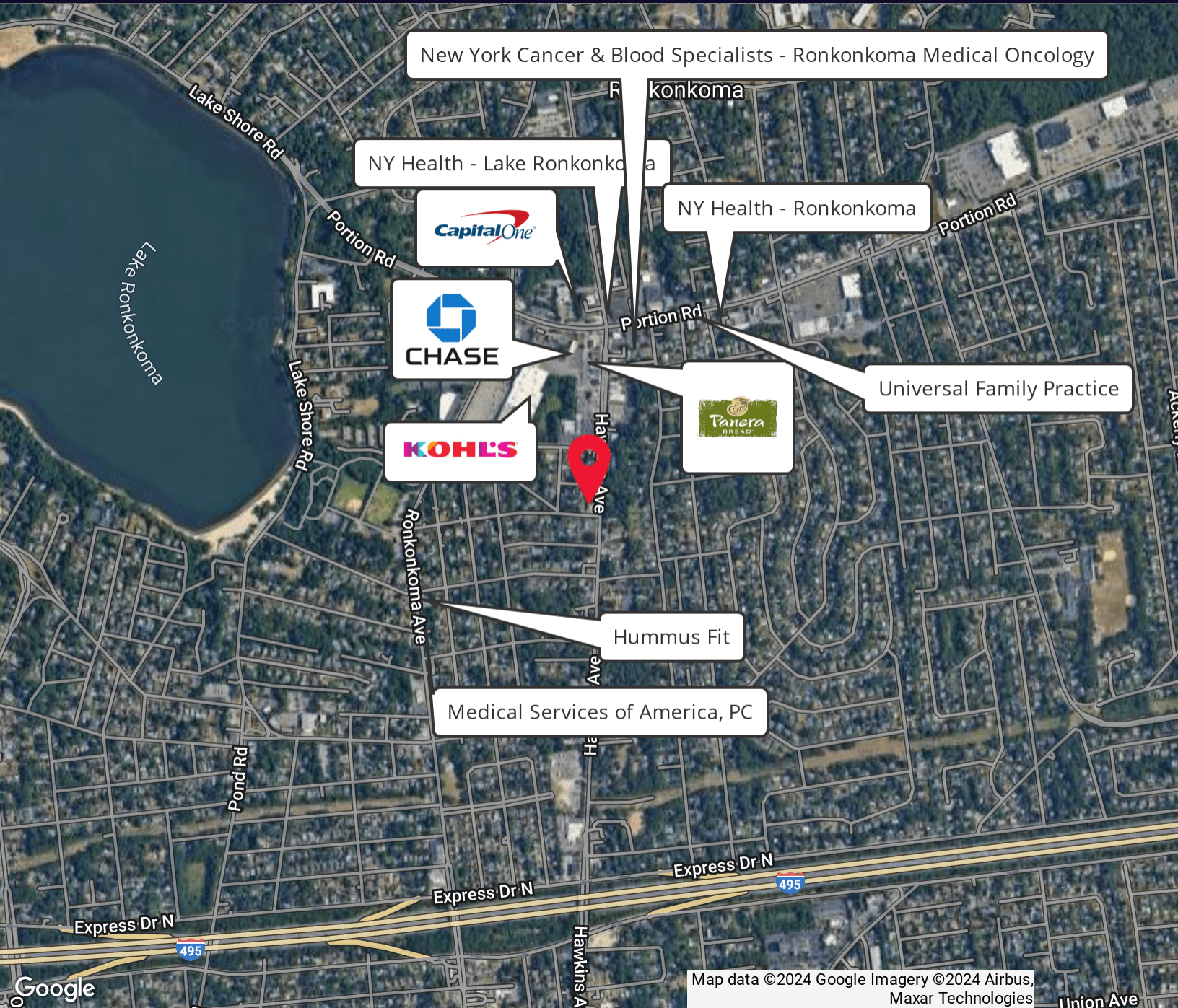
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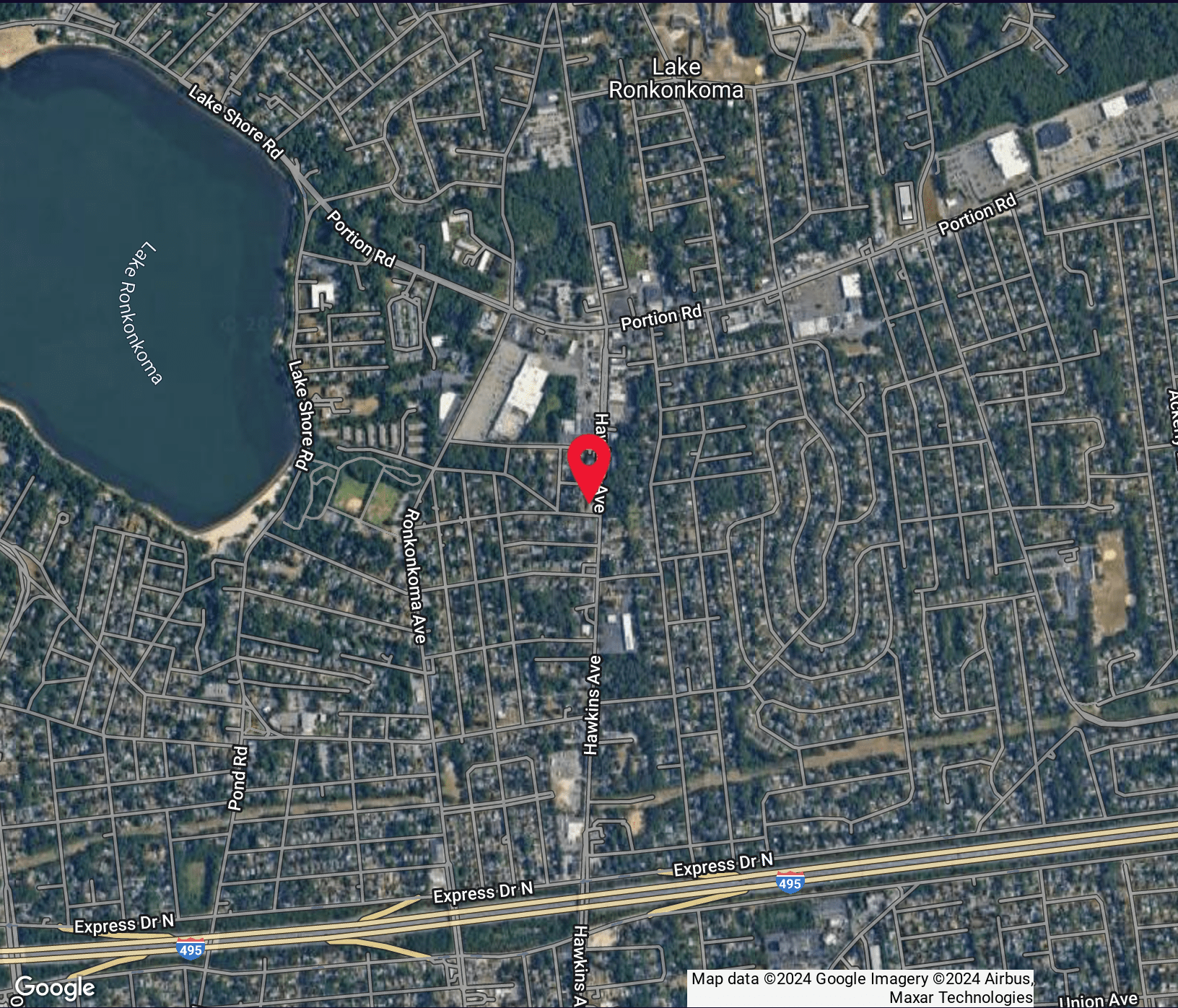
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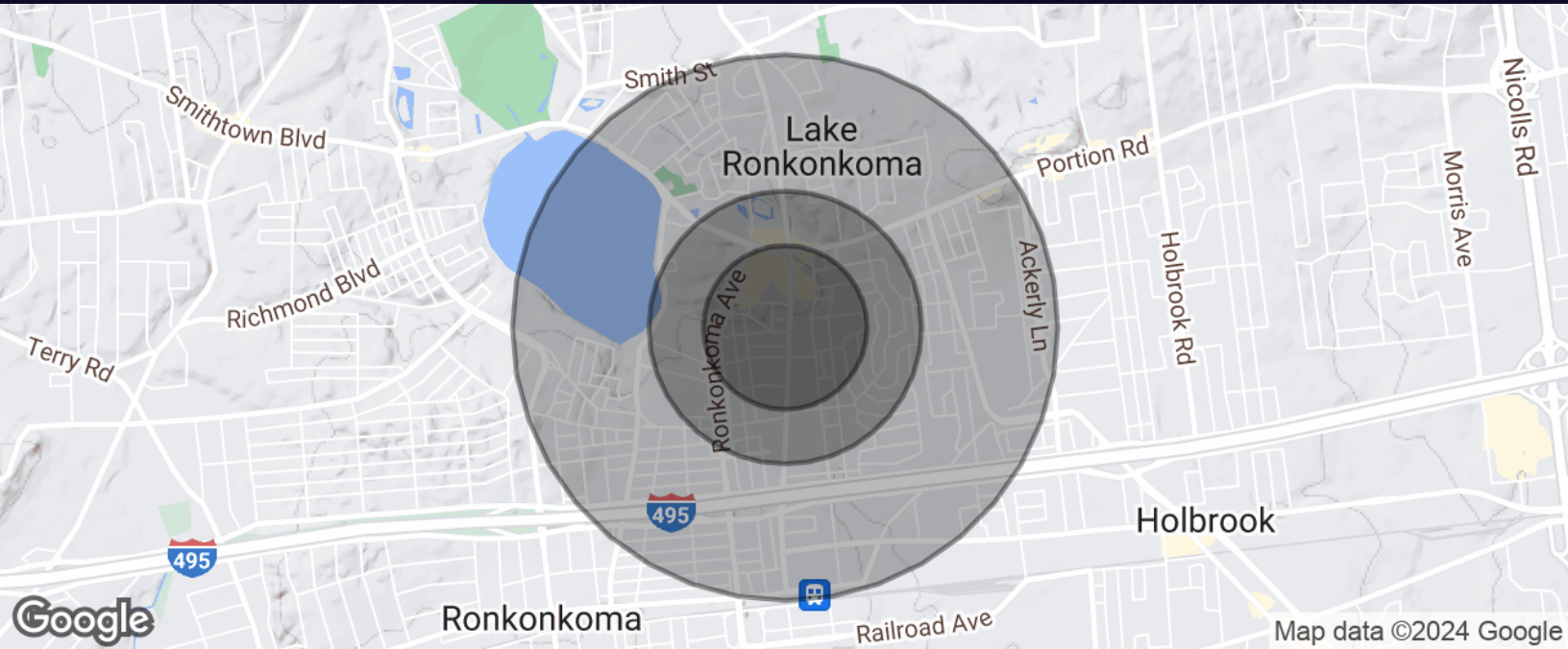
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	774	3,630	13,046
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	42	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	250	1,182	4,483
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$119,378	\$132,294	\$139,126
Average House Value	\$480,318	\$483,261	\$492,705

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

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