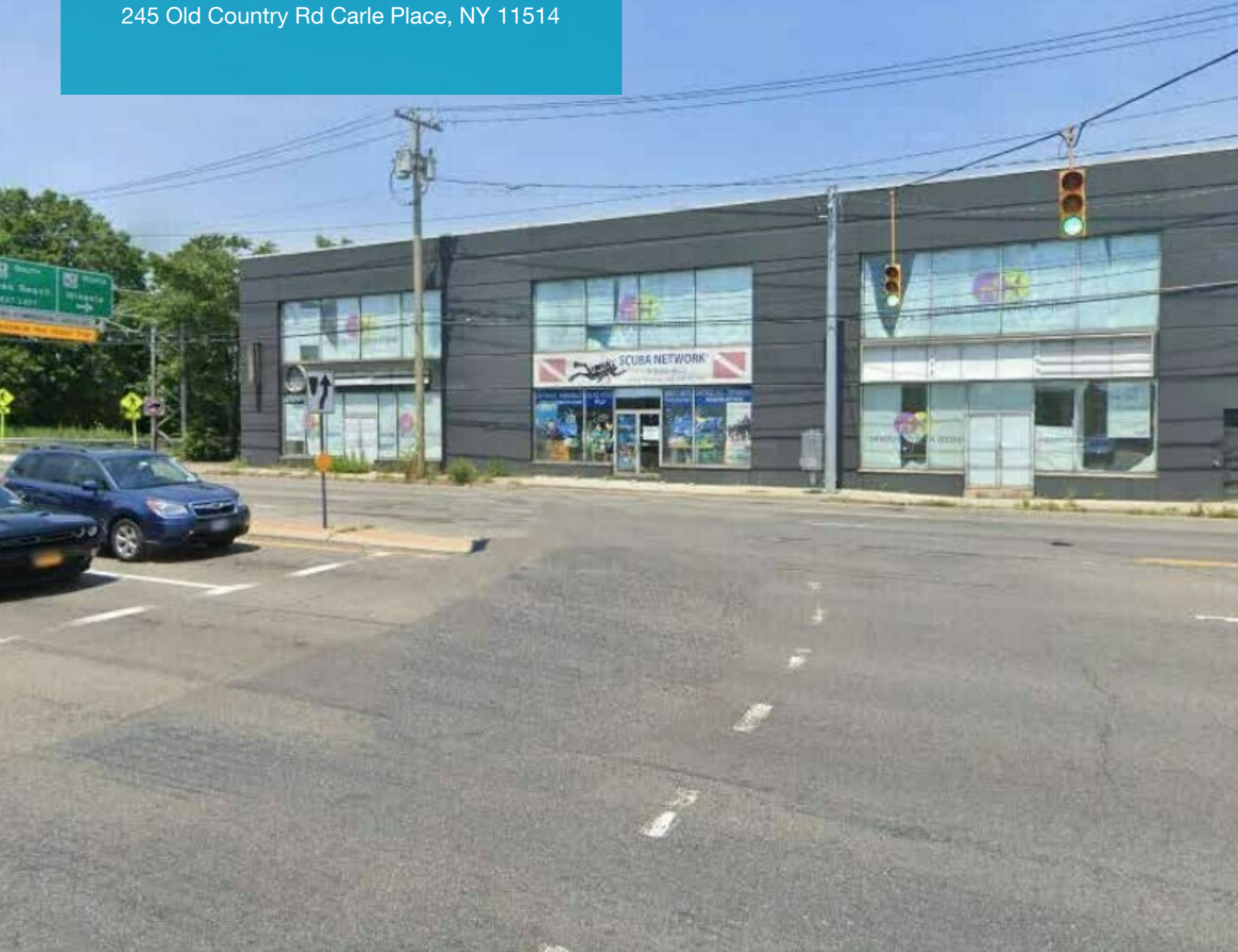


Property For Lease

# 245 Old Country Rd

245 Old Country Rd Carle Place, NY 11514



For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
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 **Douglas Elliman**  
Commercial

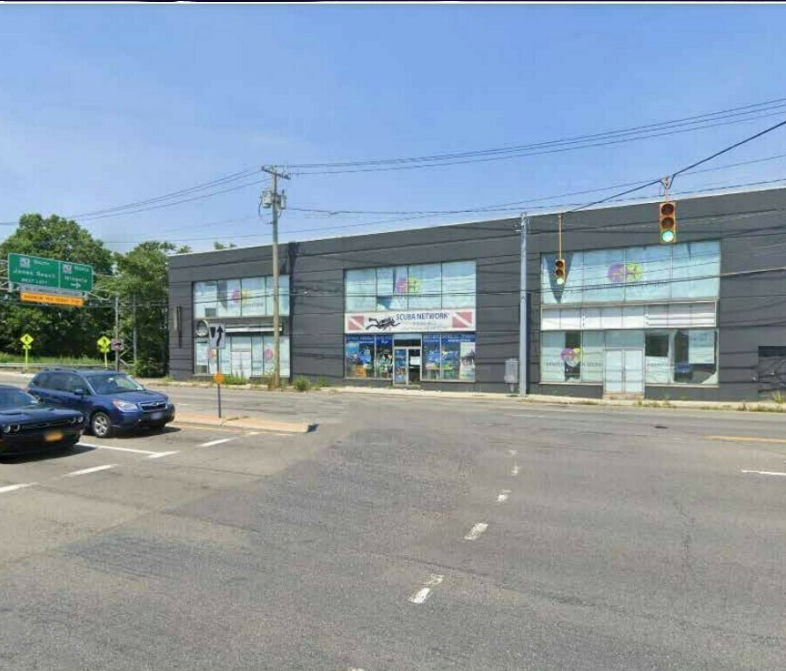
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# Office Property For Lease

## 245 Old Country Rd Carle Place, NY 11514



### Offering Summary

<b>Lease Rate:</b>	\$28.00 - 38.00 SF/yr (NN)
<b>Building Size:</b>	5,368 SF
<b>Available SF:</b>	15,000 SF
<b>Lot Size:</b>	12,262 SF
<b>Number of Units:</b>	3
<b>Year Built:</b>	1947
<b>Traffic Count:</b>	46,000

### Property Overview

This 15,000 square foot retail/showroom/office space is positioned at a prime location directly facing drivers as they exit the Meadowbrook Parkway with 46,000 vehicles passing per day. Complete with a dedicated parking lot behind the building accommodating 26 cars. This property has a dual purpose to house your business while acting as a billboard, advertising your brand for Long Islanders to see. Stand out from the crowd with this kind of exposure. One block from the Gallery at Westbury and a proposed development site across the street hosting big name retailers. One light away from the Roosevelt Field Mall.

### Property Highlights

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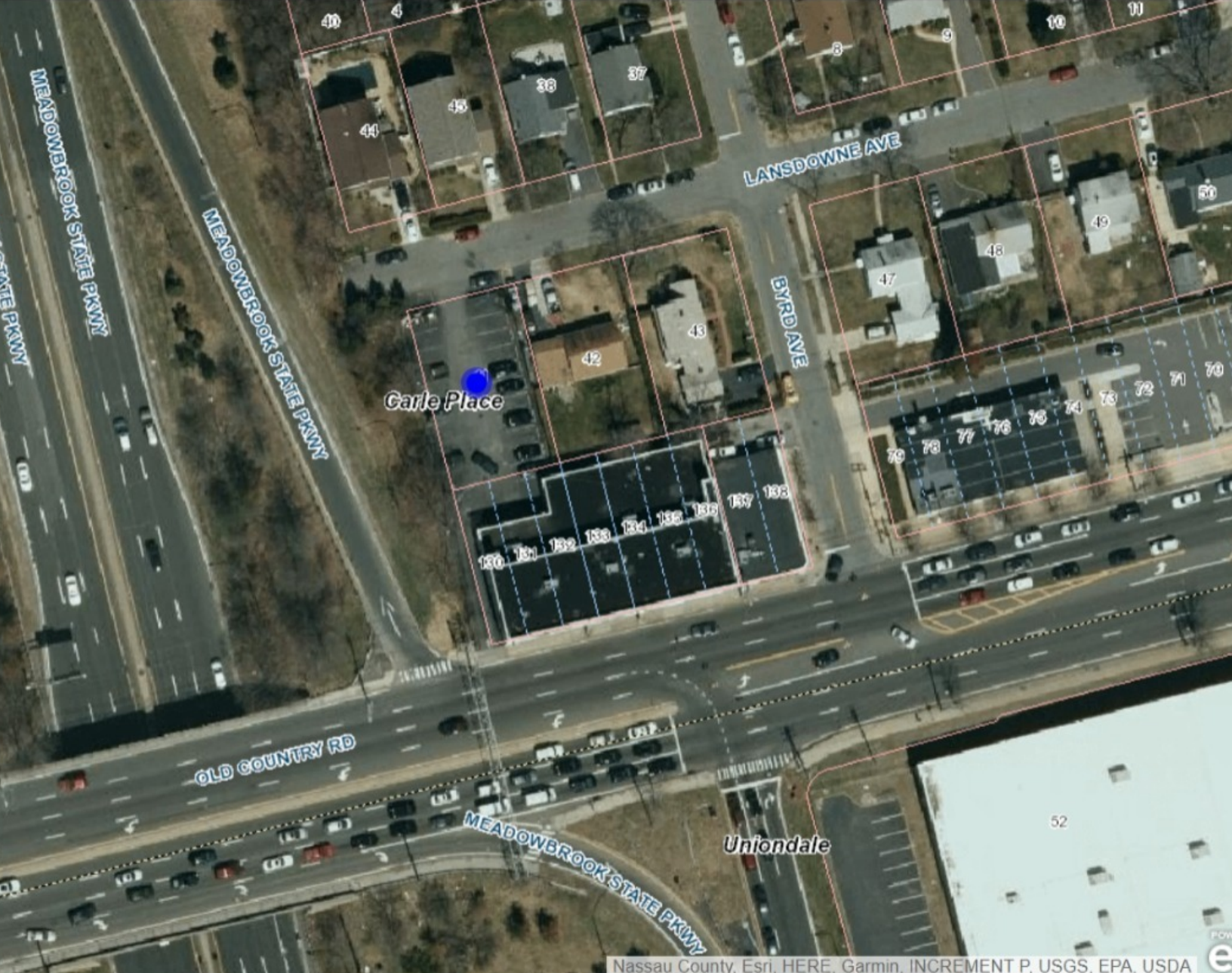
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# Office Property For Lease

## 245 Old Country Rd Carle Place, NY 11514



Nassau County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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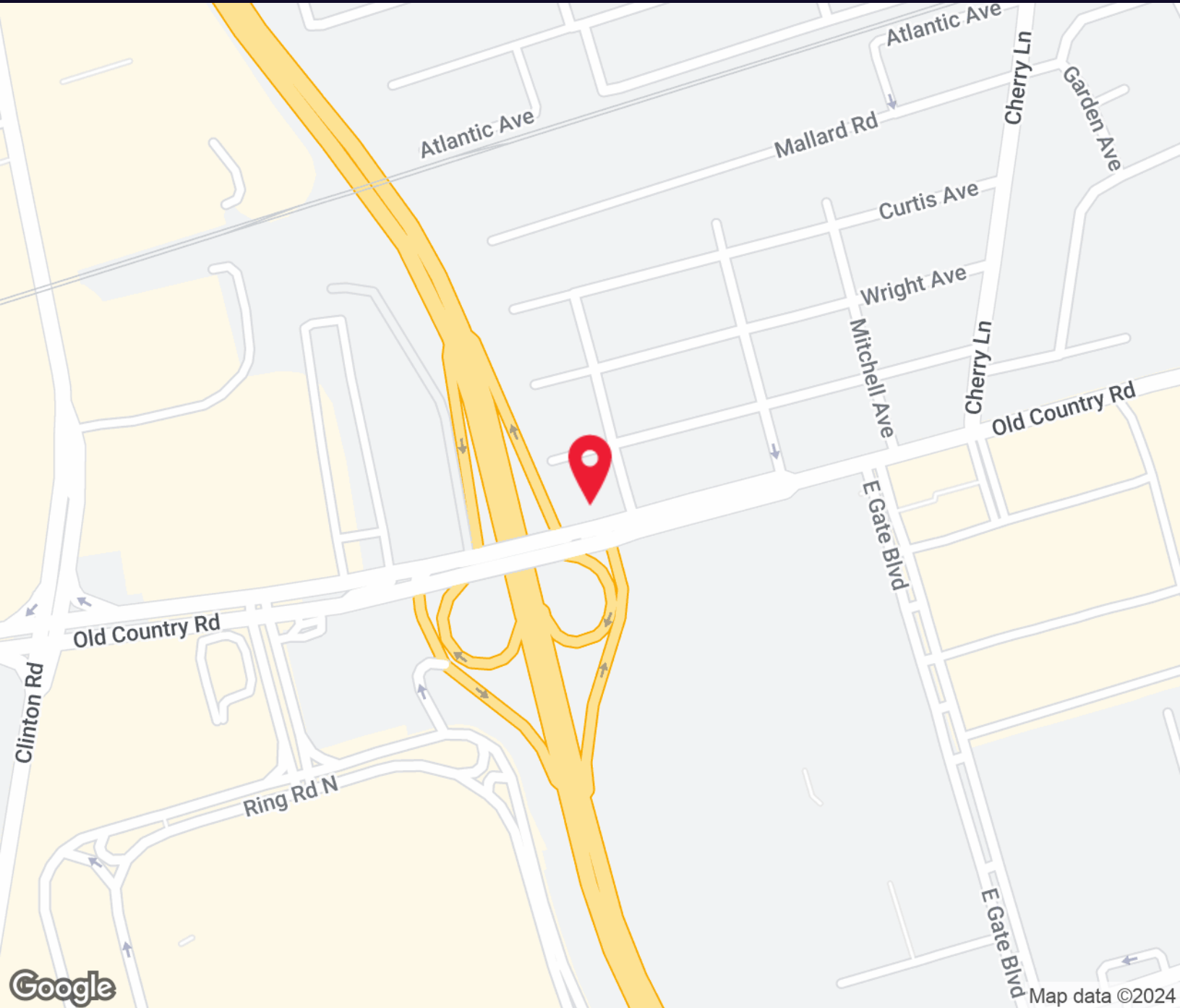
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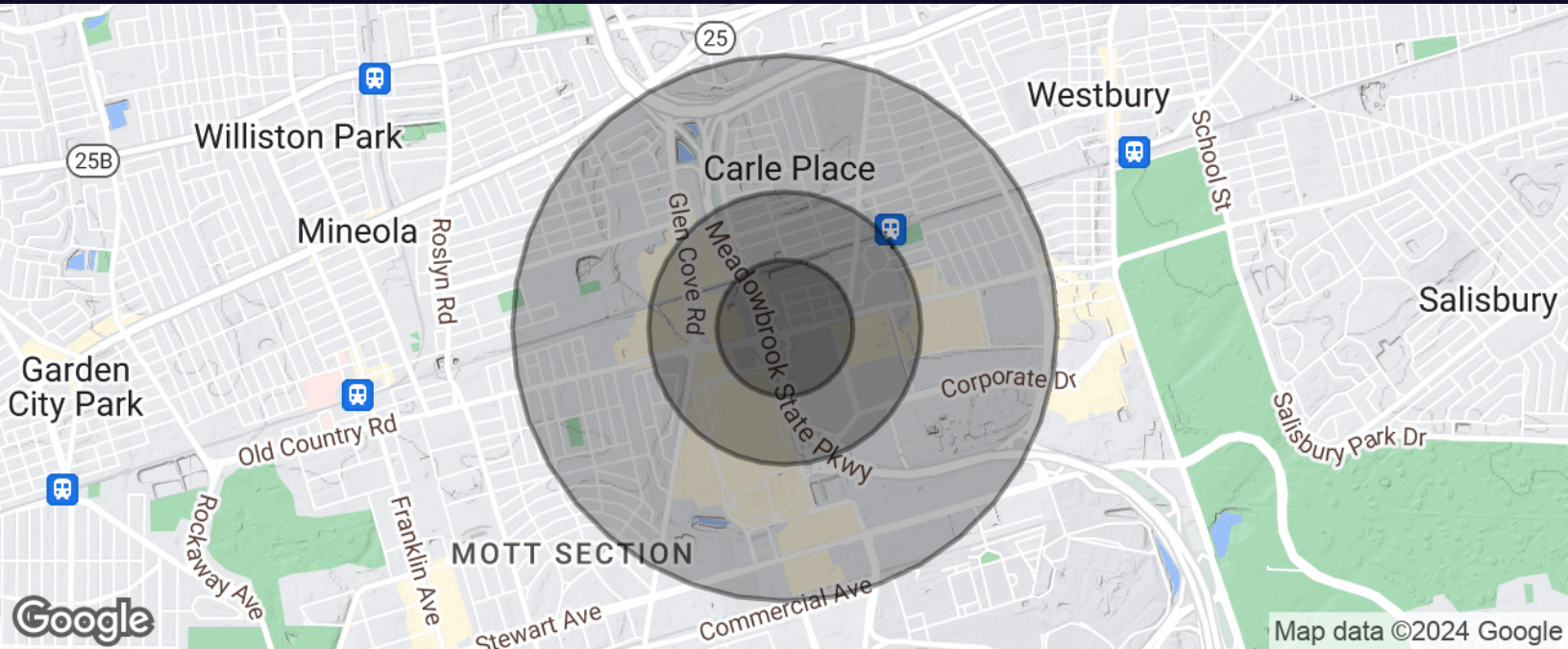
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# Office Property For Lease

## 245 Old Country Rd Carle Place, NY 11514



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	623	2,682	14,000
Average Age	53.5	51.2	49.0
Average Age (Male)	49.0	49.0	48.1
Average Age (Female)	53.0	50.0	48.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	296	1,216	6,066
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$122,721	\$125,931	\$132,936
Average House Value	\$615,619	\$606,872	\$597,672

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