

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross)
Available SF:	3,400 +/-
Power:	200 Amps/3 Phase
Loading:	14' Drive-In Door
Lighting:	LED
Heat:	Gas
Zoned:	Light Industrial

PROPERTY OVERVIEW

Lease Rate includes Real Estate Taxes, Water, Snow Removal, and CAM.
Two Months Security Deposit And First Month's Rent Due at Lease Signing.

One block north of Veterans Memorial Highway. Easy access to Sunrise Highway and the Long Island Expressway. One mile east of Long Island MacArthur Airport.

1320-13 Lincoln Avenue:

3,400 SF

50% Office +/-

6 Offices, Conference Room, Kitchenette, 2 Handicap Bathrooms

New Paint and Flooring

14' Drive-in Door

ARIC SCHACHNER

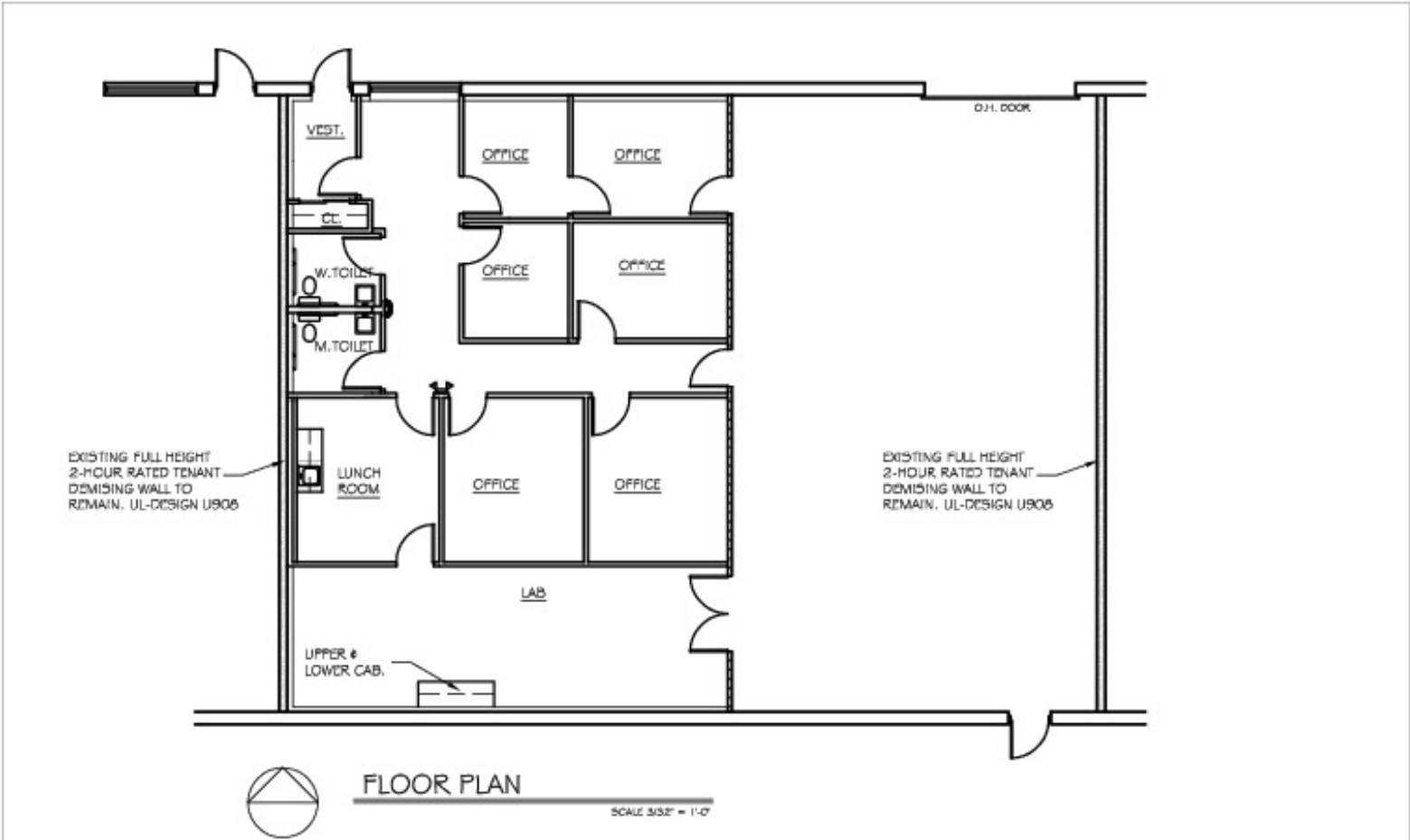
PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

FOR LEASE



ISSUED FOR REVIEW 4-8-21

EXISTING CONDITION PLAN FOR:
1320-13 LINCOLN AVENUE
HOLBROOK NEW YORK

 <p>3450-B VETERANS MEMORIAL HIGHWAY BOHEMIA, N.Y. 11716 (631) 348-4500 (631) 348-4809 Fax</p>	NO:
	BY:
	DATE:
	PAGE:

ARIC SCHACHNER
PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA
CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



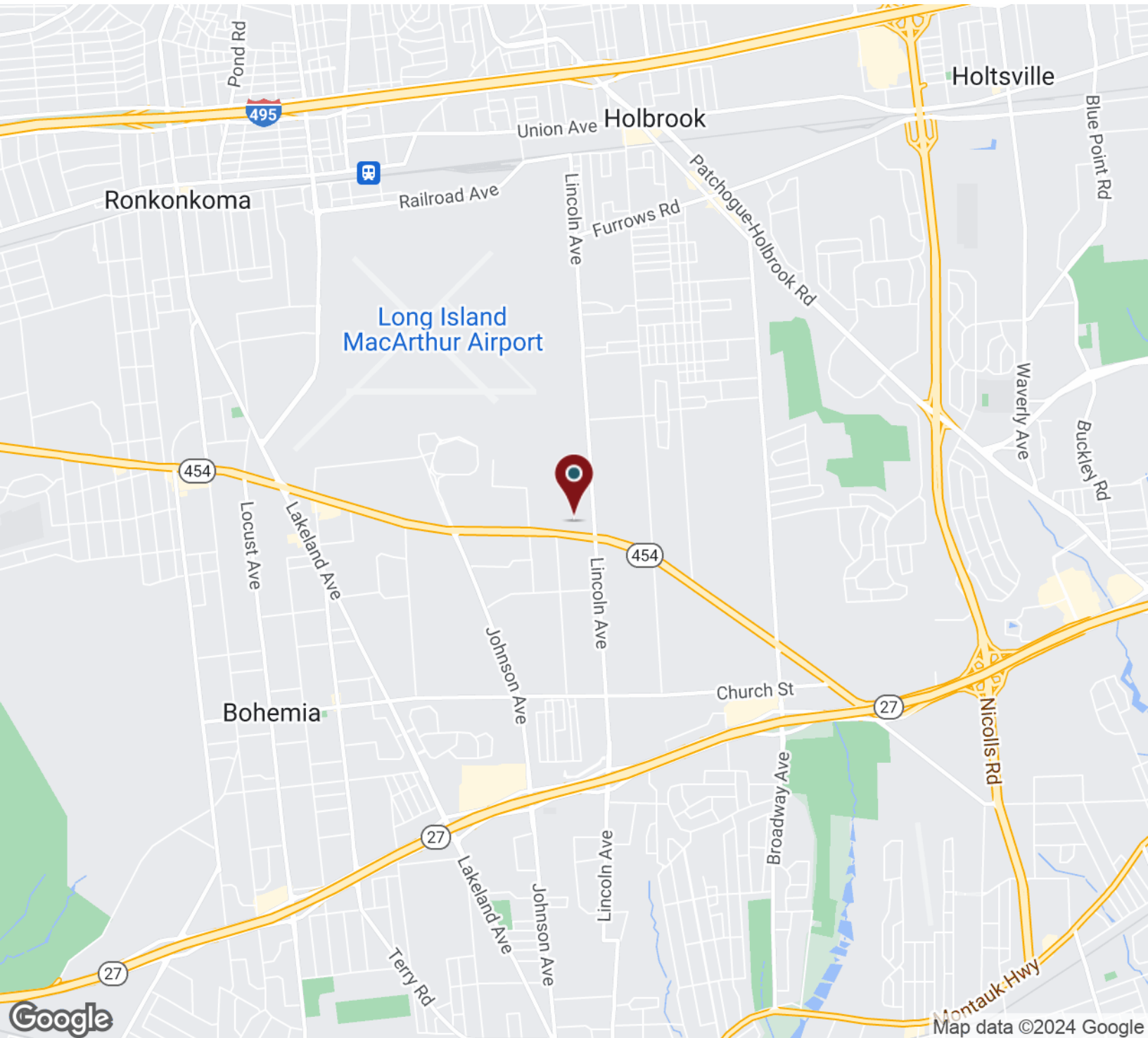
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



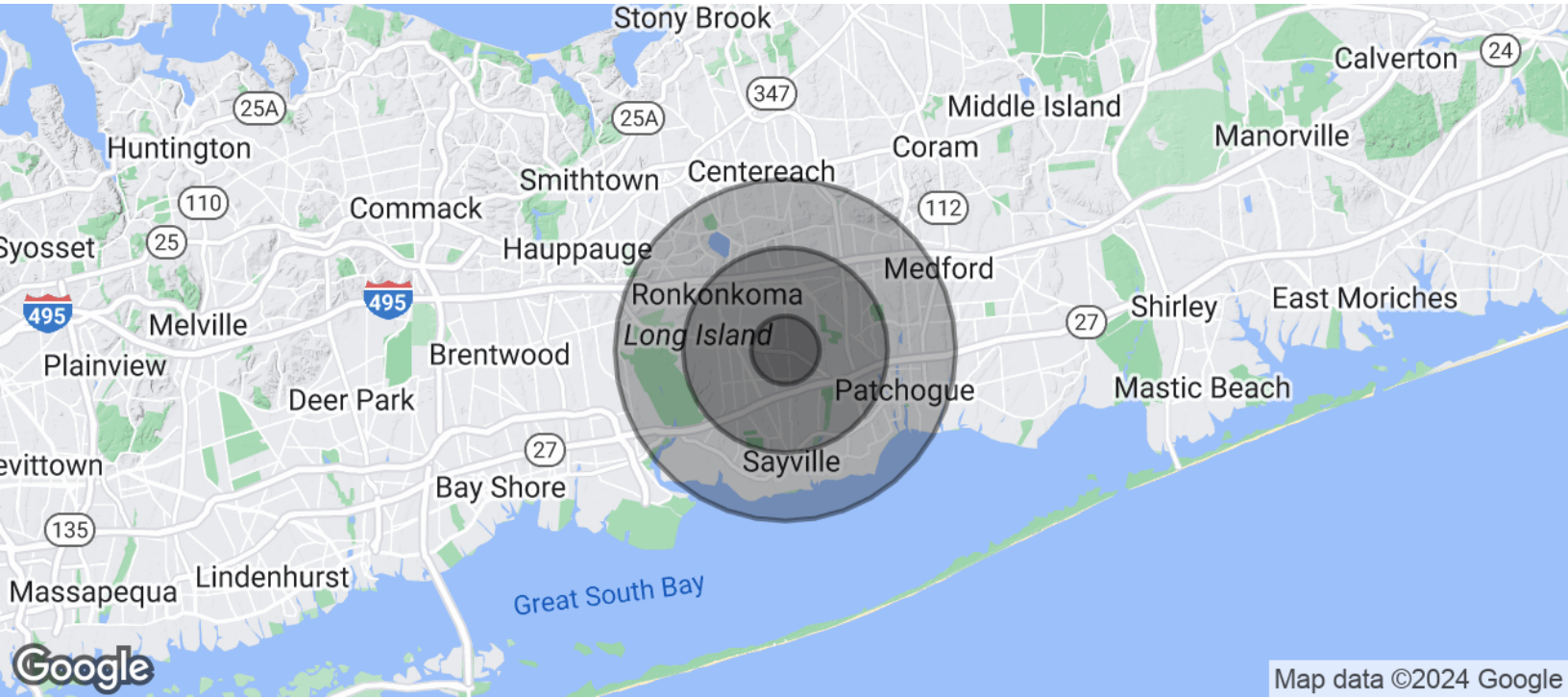
ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,582	75,212	211,553
Average Age	39.8	40.1	39.4
Average Age (Male)	40.0	39.8	38.4
Average Age (Female)	39.8	40.1	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,596	26,135	73,003
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$94,818	\$98,840	\$97,276
Average House Value	\$391,014	\$425,455	\$424,052

2020 American Community Survey (ACS)

ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0263
aric.schachner@camcocre.com

LORRAINE O'HARA

CO-FOUNDER /
NYS LICENSED ASSOCIATE REAL ESTATE BROKER
631.389.0264
lorraine.ohara@camcocre.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.