

**3017 N OCEAN AVE.**

**FARMINGVILLE, NY 11738**

**FOR SUBLEASE**

**35,053 SQ. FT.**

**ALL USES ACCEPTABLE**

**FREESTANDING NEW RETAIL BUILDING, GREAT VISIBILITY,  
ACCESS & PARKING. NEAR THE LONG ISLAND EXPY.**

**CONTACT US**



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DAVID GELFOND  
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**VISIT OUR WEBSITE**



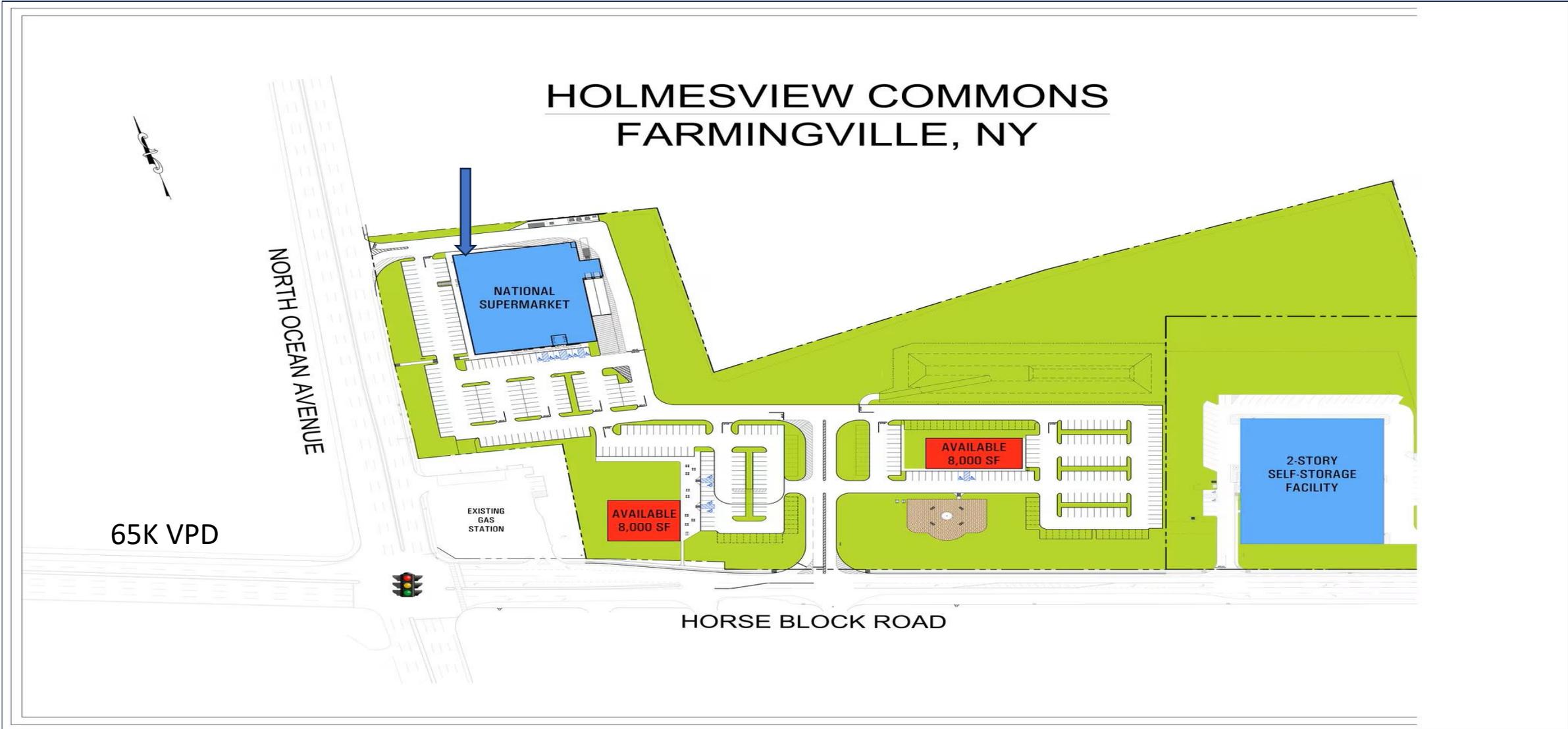
**www.fdcrealty.com**



Property Overview: Farmingville is a suburban community known for single-family housing, local shopping centers, and proximity to major highways such as the Long Island Expressway, which provides regional access.

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**± 35,053 SF AVAILABLE  
FOR SUBLEASE**







3017 N Ocean Ave, Farmingville, NY

DEMOGRAPHICS: 1, 3 & 5 MILES

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price rental or other conditions prior sale, lease or financing or withdrawal without notice.

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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	8,800		74,897		221,405	
2024 Estimate	8,776		75,299		222,819	
2020 Census	8,638		76,753		228,107	
Growth 2024 - 2029	0.27%		-0.53%		-0.63%	
Growth 2020 - 2024	1.60%		-1.89%		-2.32%	
<b>2024 Population by Hispanic Origin</b>	1,944		15,975		49,120	
<b>2024 Population</b>	8,776		75,299		222,819	
White	6,021	68.61%	50,695	67.32%	144,847	65.01%
Black	359	4.09%	4,489	5.96%	17,031	7.64%
Am. Indian & Alaskan	25	0.28%	160	0.21%	497	0.22%
Asian	433	4.93%	4,182	5.55%	12,283	5.51%
Hawaiian & Pacific Island	3	0.03%	15	0.02%	44	0.02%
Other	1,934	22.04%	15,758	20.93%	48,117	21.59%
U.S. Armed Forces	6		29		191	
<b>Households</b>						
2029 Projection	2,735		25,272		75,718	
2024 Estimate	2,737		25,476		76,408	
2020 Census	2,737		26,339		79,329	
Growth 2024 - 2029	-0.07%		-0.80%		-0.90%	
Growth 2020 - 2024	0.00%		-3.28%		-3.68%	
Owner Occupied	2,301	84.07%	20,175	79.19%	55,918	73.18%
Renter Occupied	436	15.93%	5,301	20.81%	20,490	26.82%
<b>2024 Households by HH Income</b>	2,738		25,474		76,408	
Income: <\$25,000	142	5.19%	1,984	7.79%	6,606	8.65%
Income: \$25,000 - \$50,000	205	7.49%	2,772	10.88%	8,164	10.68%
Income: \$50,000 - \$75,000	273	9.97%	3,228	12.67%	9,324	12.20%
Income: \$75,000 - \$100,000	363	13.26%	3,045	11.95%	9,122	11.94%
Income: \$100,000 - \$125,000	247	9.02%	2,655	10.42%	8,712	11.40%
Income: \$125,000 - \$150,000	363	13.26%	2,973	11.67%	8,464	11.08%
Income: \$150,000 - \$200,000	540	19.72%	4,153	16.30%	12,014	15.72%
Income: \$200,000+	605	22.10%	4,664	18.31%	14,002	18.33%
<b>2024 Avg Household Income</b>	\$152,820		\$136,454		\$135,527	
<b>2024 Med Household Income</b>	\$134,573		\$116,082		\$114,313	

