

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross)
Available SF:	2,880 SF
Power:	200 Amps 3 Phase Electric
Loading:	14' Drive-In Door
Utilities:	Direct Meter Gas & Electric
Zoning:	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 Long Island Expressway. One mile east of MacArthur Airport.

PROPERTY HIGHLIGHTS

- 20% +/- Office
- 14' Drive-In
- 200 Amps | 3 Phase Electric Service
- LED lighting
- Ample parking

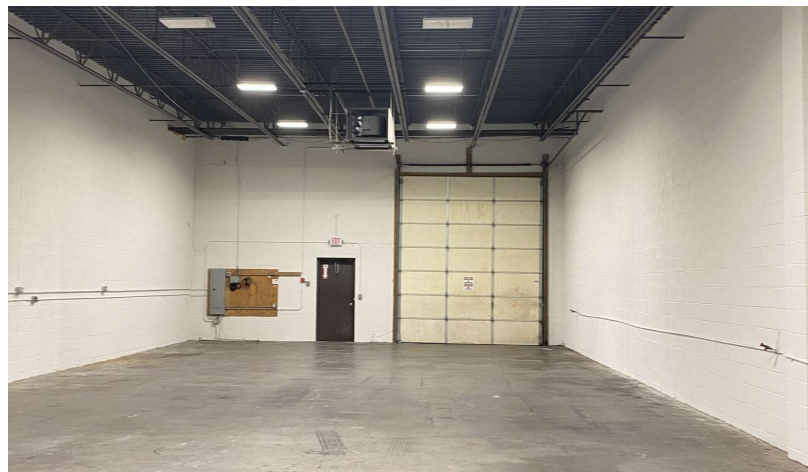
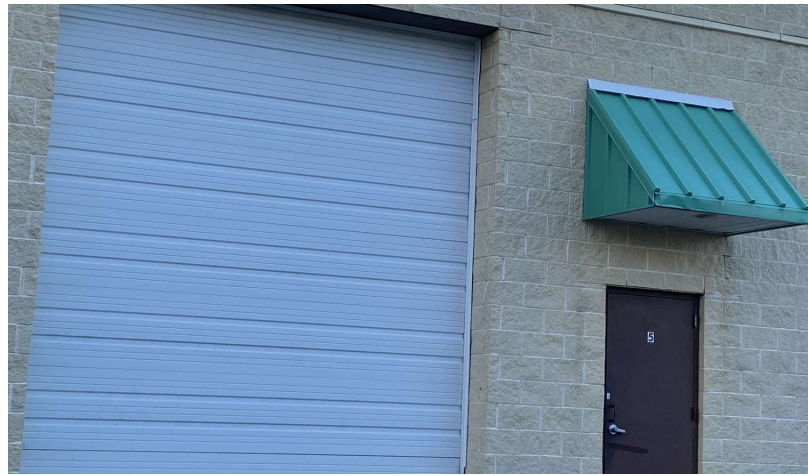
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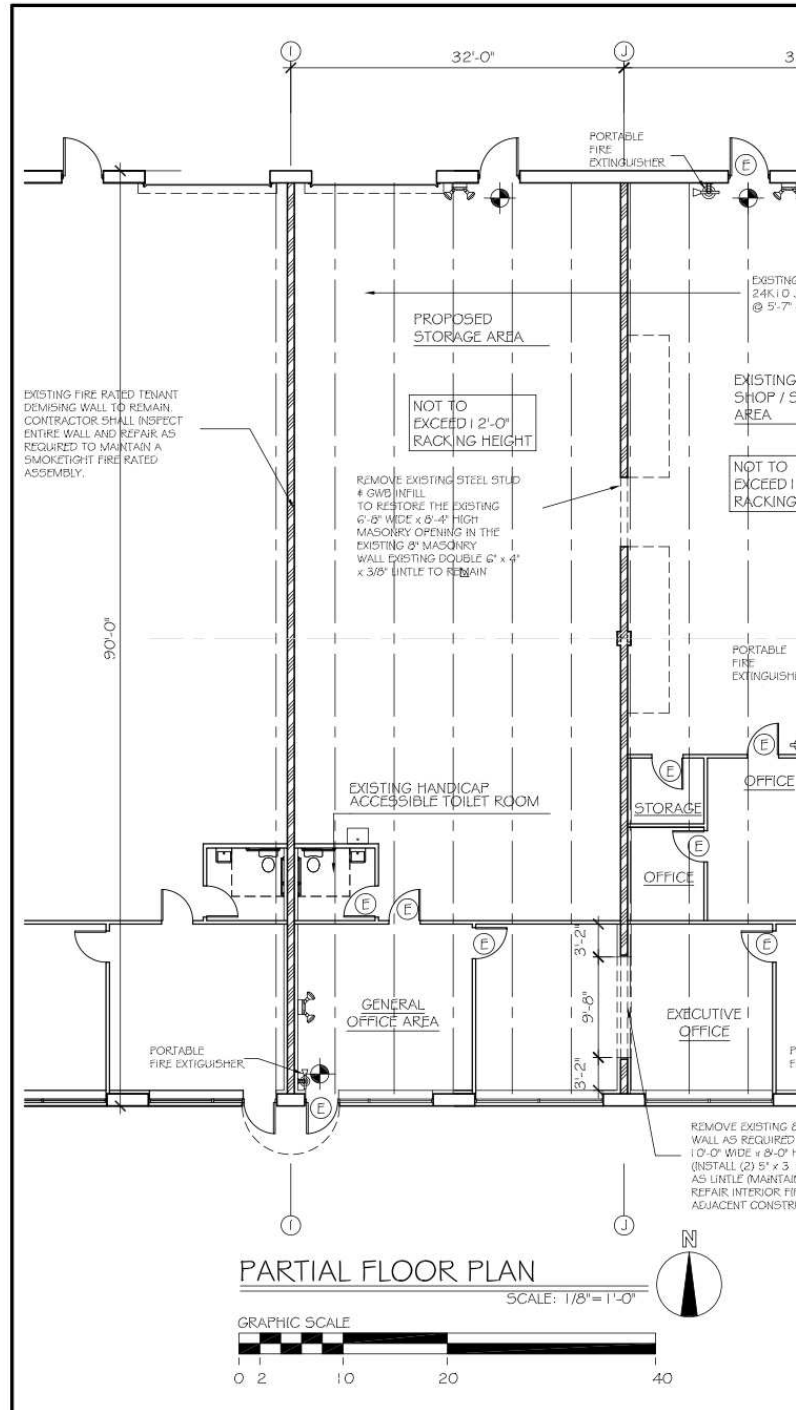
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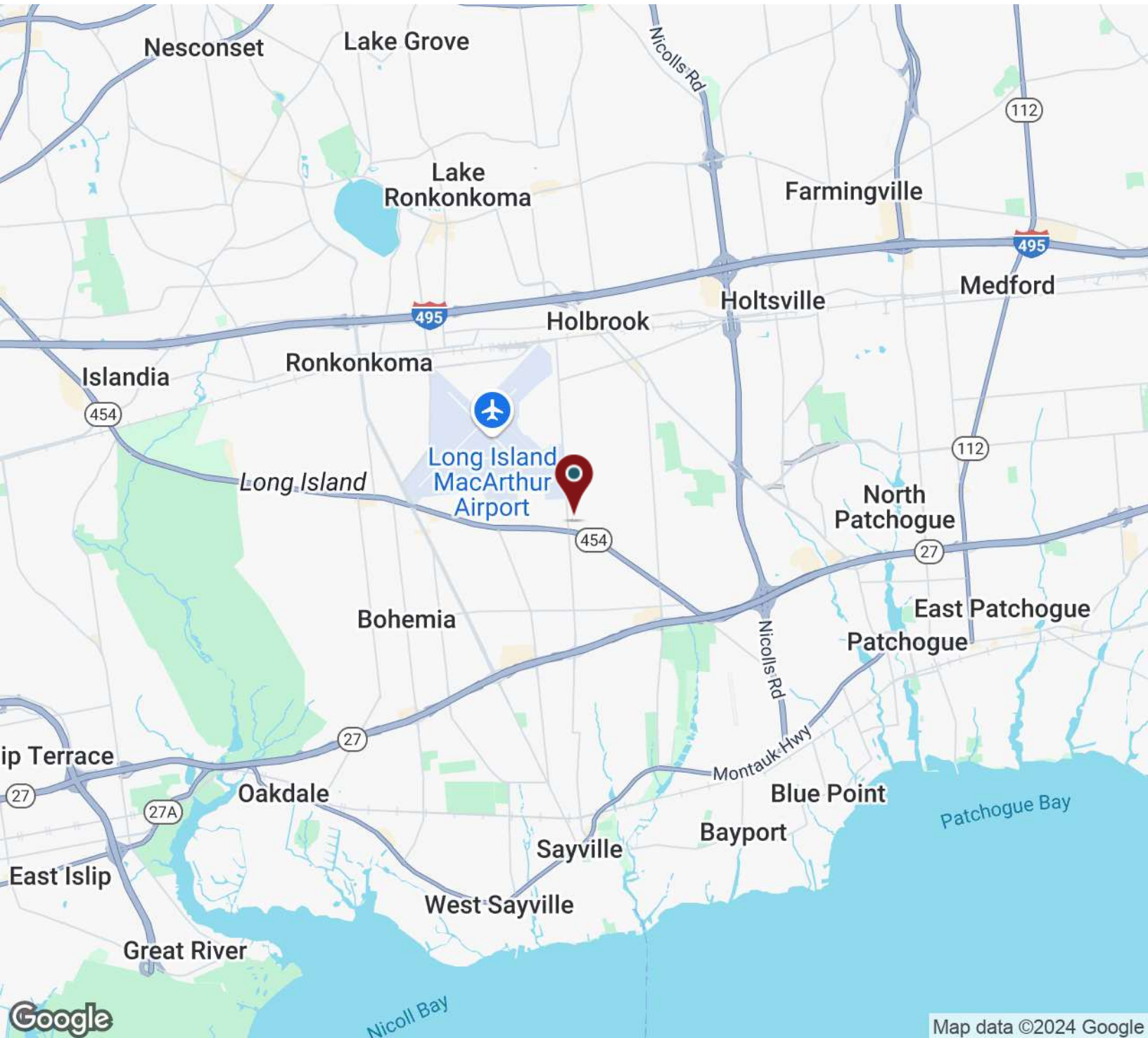
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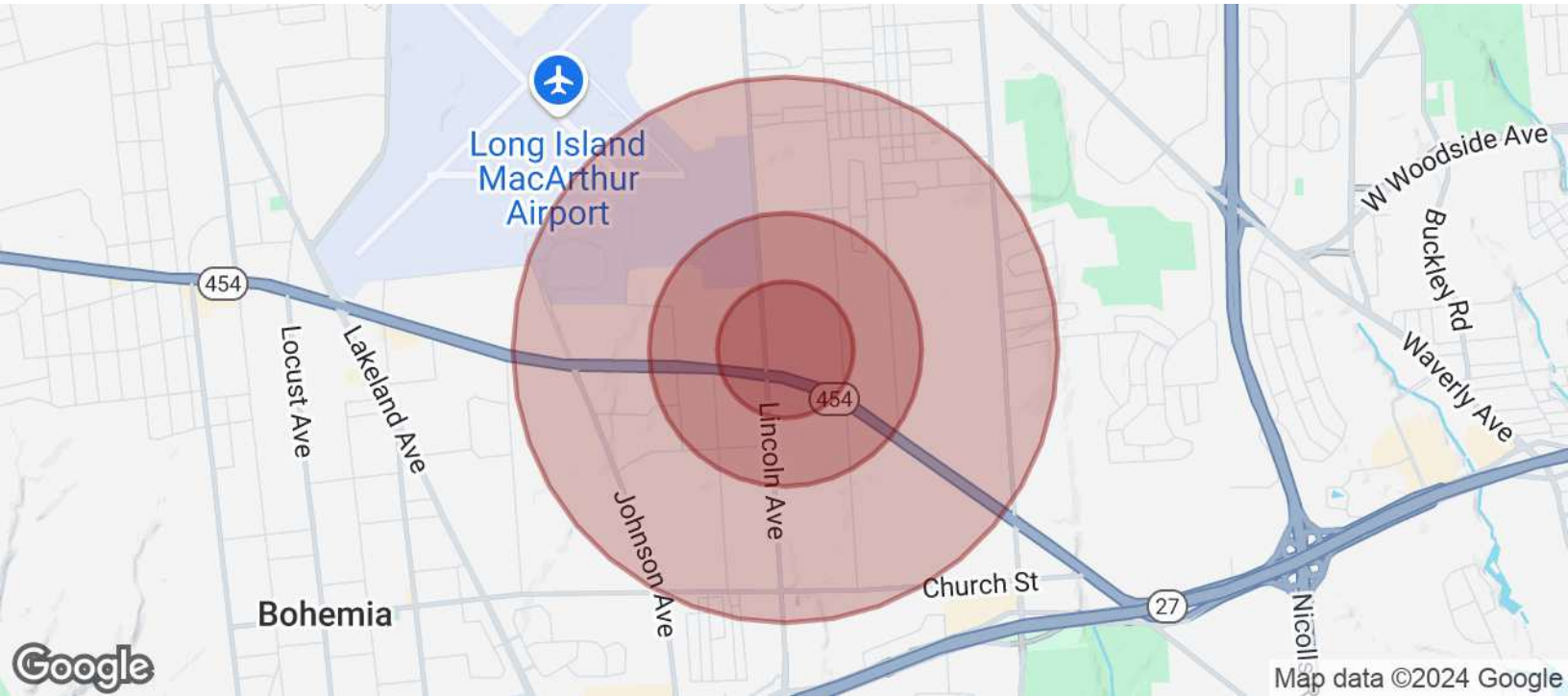
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	524	2,031	7,554
Average Age	33.6	35.2	38.9
Average Age (Male)	30.7	33.0	37.3
Average Age (Female)	42.5	42.3	42.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	156	638	2,490
# of Persons per HH	3.4	3.2	3.0
Average HH Income	\$130,138	\$126,416	\$124,047
Average House Value	\$1,343,820	\$721,760	\$605,062

2020 American Community Survey (ACS)

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