

499 Lake Ave | St James, NY 11780

\$630,000 | 7% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

☎ (516) 864.8000

🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

📍 875 Prospect St, Suite 222  
La Jolla, CA 92037

☎ (858) 348.8700

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Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration
Financial Advisor	1,182	\$28.43	\$33,600	M-M
Apartment (2 Bed & 1 Bath)	-		\$30,000	M-M
<b>Total</b>	<b>1,182</b>		<b>\$63,600</b>	

### Income

Annual Rent \$63,600

**Total Income \$63,600**

### Expenses

Taxes \$14,000

Insurance \$4,000

Water \$300

Snow Removal \$1,000

Oil Tenant Pays

**Total Expenses \$19,300**

**Net Operating Income \$44,300**

## Highlights

- The Financial Advisor tenant has recently renovated the space and would like a long lease
- Located directly across the street from St James LIRR Train Station
- Fully leased mixed use property
- Strong demographics with over 166,000 people within a 5 mile radius



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 St. James Elementary School

BLT Cafe Inc  
Breakfast Restaurant

St. James  
Train Station

 PER TUTTI  
Italian Language & Cultural Center

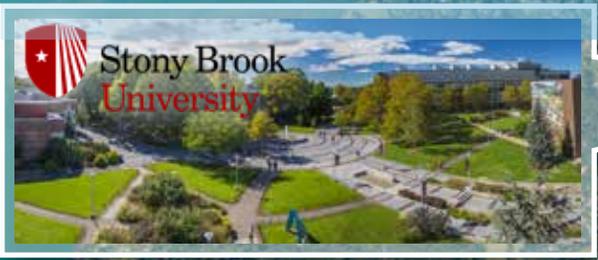
 R.J.K. GARDENS  
CREATIVE LANDSCAPING  
GREEN CONSTRUCTION. HEALTHY.

 King Kullen  
America's First Supermarket

Comiskey Park Bar  
St James  
Jewelry Shoppe

 R  
FORMAL WEAR

# NEIGHBORHOOD AERIAL



BlackStone  
Countertop store  
Level Up Kitchen  
Cafe

Rehabilitation  
Research And Movement  
Performance Laboratory  
Stony Brook  
School of Health Professions

Stony Brook Rd  
9,511 VPD



St. James  
Elementary School

Smithtown Byp  
45,586 VPD



Nesaquake  
Middle School

Lake Ave  
8,761 VPD



N Country Rd  
19,402 VPD

Smithtown  
High School



25A

347



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# DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	7,897	53,864	170,228
2024 POPULATION	8,174	53,488	166,855
2029 POPULATION PROJECTION	8,150	52,853	164,298
ANNUAL GROWTH 2020-2024	0.90%	-0.20%	-0.50%
ANNUAL GROWTH 2024-2029	-0.10%	-0.20%	-0.30%

WHITE	7,051	41,794	124,794
BLACK	73	1,626	8,092
AMERICAN INDIAN/ALASKAN NATIVE	10	95	329
ASIAN	279	4,070	12,873
HAWAIIAN & PACIFIC ISLANDER	3	22	53
TWO OR MORE RACES	757	5,881	20,713
HISPANIC ORIGIN	726	5,198	18,653

2020 HOUSEHOLDS	2,566	18,139	55,218
2024 HOUSEHOLDS	2,612	17,666	52,672
2029 HOUSEHOLD PROJECTION	2,597	17,414	51,700
ANNUAL GROWTH 2020-2024	1.50%	0.50%	0%
ANNUAL GROWTH 2024-2029	-0.10%	-0.30%	-0.40%
OWNER OCCUPIED HOUSEHOLDS	2,293	15,072	44,032
RENTER OCCUPIED HOUSEHOLDS	304	2,341	7,669
AVG HOUSEHOLD INCOME	\$179,967	\$169,170	\$159,830
MEDIAN HOUSEHOLD INCOME	\$156,879	\$141,466	\$134,074

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PROPERTY PHOTOS



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**SILBER**

Investment Properties Ltd.

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