

**FOR LEASE:**  
**585 Broadhollow Rd. Melville, NY**  
**11,464 SF ON 3 Acres Industrial**



**39,000sf Warehouse  
Expansion Concept**

## Property Description

- +/- 11,464sf Building Expandable to 39k
- 3 Acres
- Ceiling Height on Existing Building: 14'
- Ceiling Height 14Ft Existing – Expansion to Suit Tenants Needs
- 1 Drive-in- Door(existing)
- Loading Docks To Suit Expansion
- Fully Air Conditioning
- Pylon & Marquee Signage
- Over 100 Car Parking Possible
- 1.35 Miles to LIE Exit 49s
- Daily Traffic Count | Route 110 +/- 56,886



**For More Information Contact Exclusive Broker:**

**MARIO ASARO**  **SIOR**  
PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

✉ masaro@industryone.com



**LEASE PRICING- \$40,000 Mth NET**  
**For Existing Building**  
**Additions Will Be Extra**

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**LOCATION, LOCATION, LOCATION**  
**Across From Hilton Hotel**  
**1.4 Miles to LIE**  
**1.5 Miles to Republic Airport**  
**3 Miles to Southern State Pkwy**

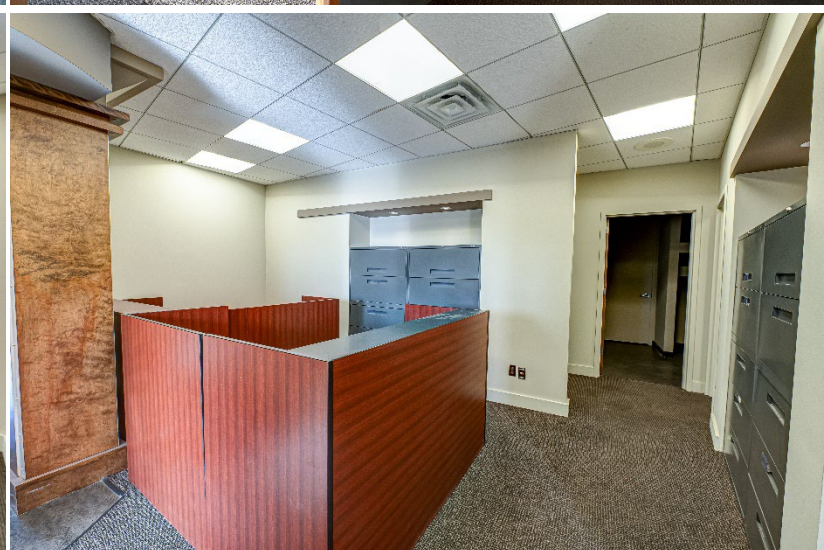
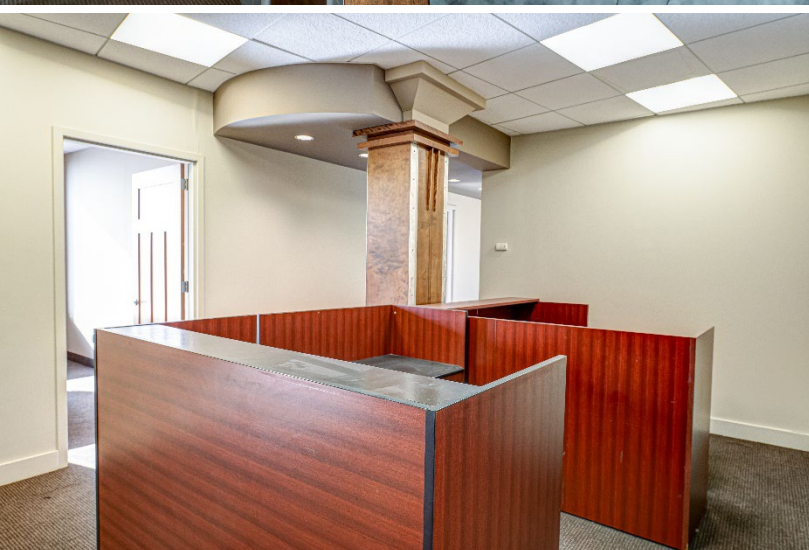
**Subject Property**

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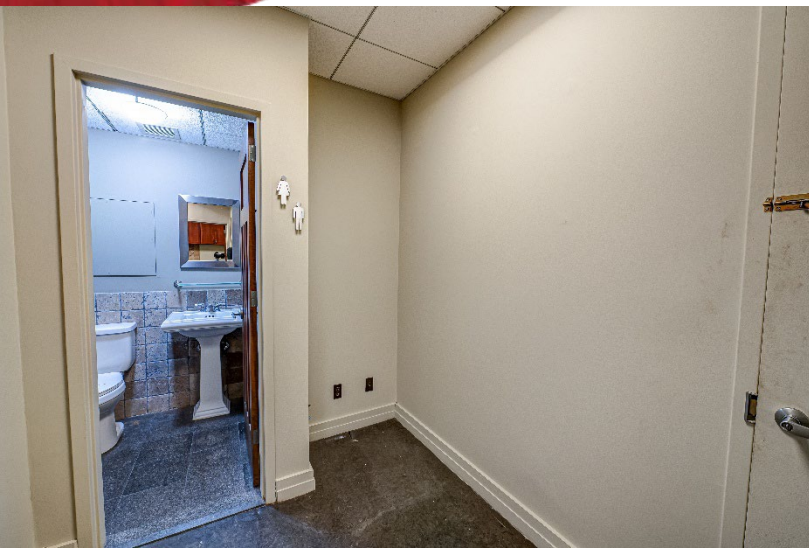


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11,300 SF  
 Available: -  
 % Leased: 0%  
 Rent/SF/Yr: \$30.00

# Demographics



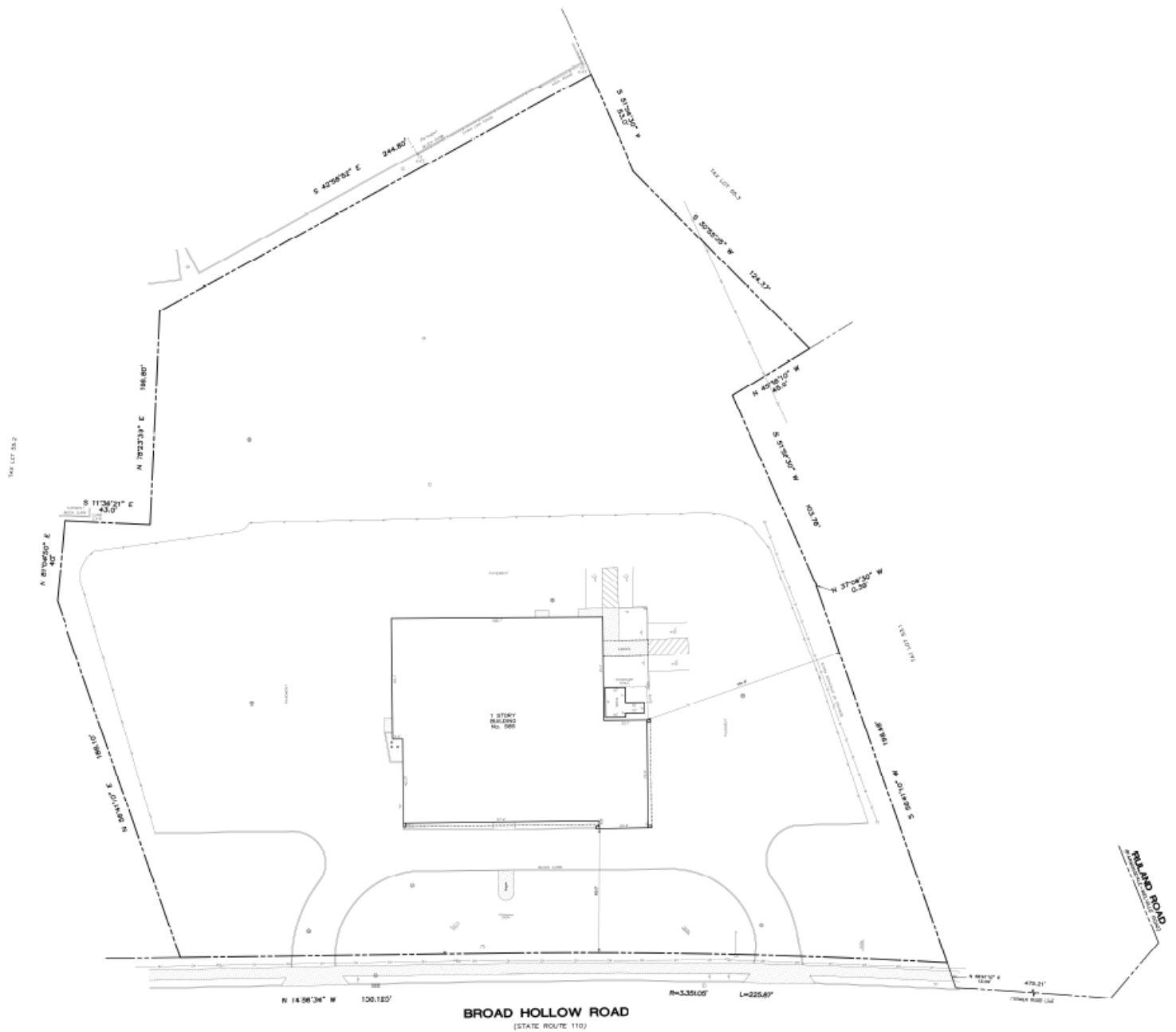
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,291		51,284		279,367	
2024 Estimate	3,337		52,126		284,808	
2020 Census	3,416		53,088		294,547	
Growth 2024 - 2029	-1.38%		-1.62%		-1.91%	
Growth 2020 - 2024	-2.31%		-1.81%		-3.31%	
2024 Population by Hispanic Origin	263		6,779		46,756	
2024 Population	3,337		52,126		284,808	
White	2,334	69.94%	34,344	65.89%	172,498	60.57%
Black	385	11.54%	4,982	9.56%	30,982	10.88%
Am. Indian & Alaskan	7	0.21%	165	0.32%	1,140	0.40%
Asian	306	9.17%	5,365	10.29%	32,148	11.29%
Hawaiian & Pacific Island	0	0.00%	33	0.06%	150	0.05%
Other	306	9.17%	7,238	13.89%	47,890	16.81%
U.S. Armed Forces	0		23		162	
Households						
2029 Projection	1,342		18,226		90,433	
2024 Estimate	1,371		18,544		92,310	
2020 Census	1,455		18,964		95,973	
Growth 2024 - 2029	-2.12%		-1.71%		-2.03%	
Growth 2020 - 2024	-5.77%		-2.21%		-3.82%	
Owner Occupied	769	56.09%	14,748	79.53%	76,209	82.56%
Renter Occupied	602	43.91%	3,796	20.47%	16,102	17.44%
2024 Households by HH Income	1,374		18,544		92,311	
Income: <\$25,000	141	10.26%	1,894	10.21%	7,911	8.57%
Income: \$25,000 - \$50,000	168	12.23%	1,714	9.24%	8,800	9.53%
Income: \$50,000 - \$75,000	216	15.72%	2,178	11.75%	9,424	10.21%
Income: \$75,000 - \$100,000	231	16.81%	1,787	9.64%	9,497	10.29%
Income: \$100,000 - \$125,000	66	4.80%	1,389	7.49%	9,893	10.72%
Income: \$125,000 - \$150,000	72	5.24%	1,458	7.86%	8,236	8.92%
Income: \$150,000 - \$200,000	231	16.81%	2,869	15.47%	14,315	15.51%
Income: \$200,000+	249	18.12%	5,255	28.34%	24,235	26.25%
2024 Avg Household Income	\$129,580		\$154,756		\$152,969	
2024 Med Household Income	\$92,532		\$130,315		\$126,914	

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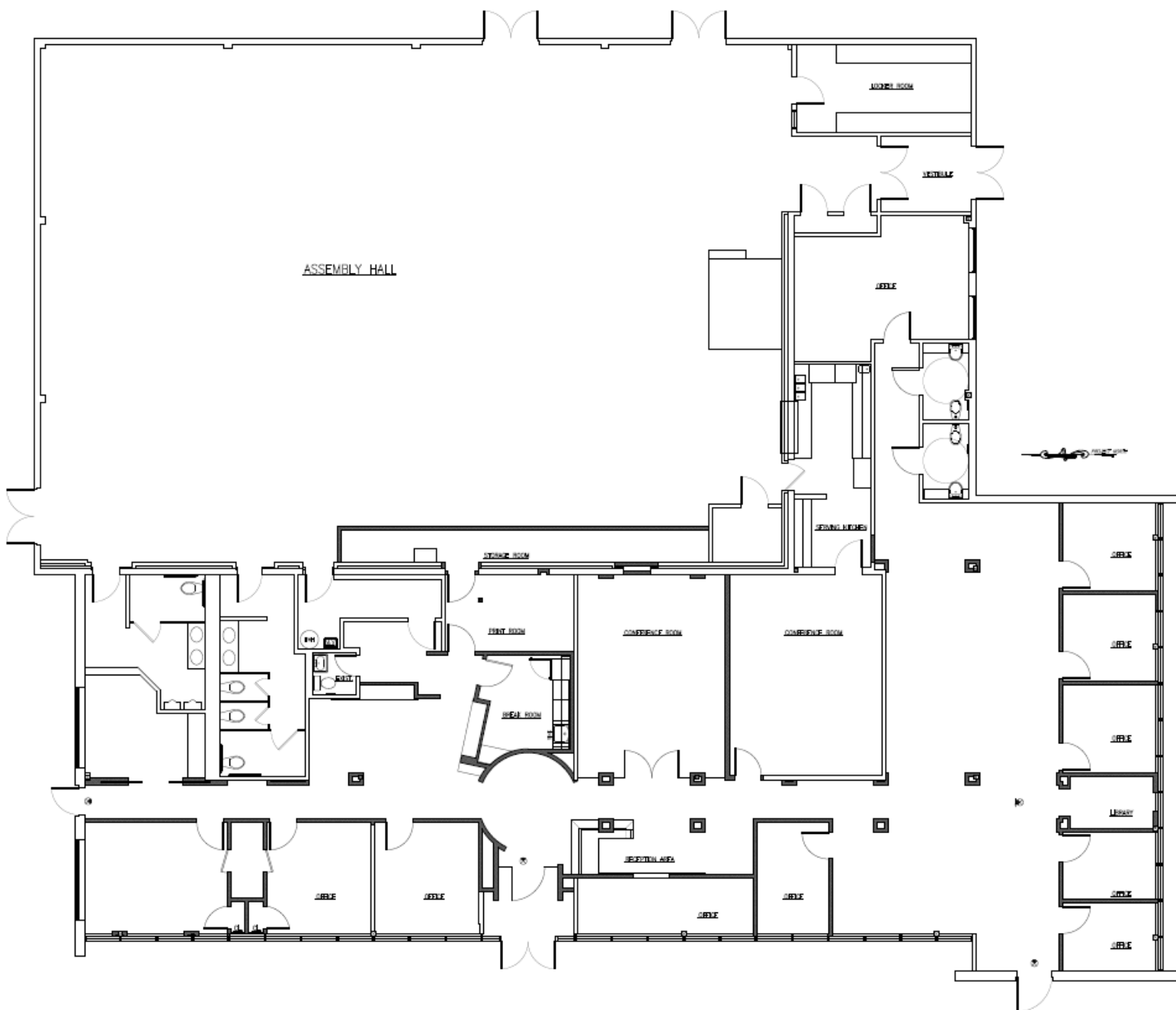




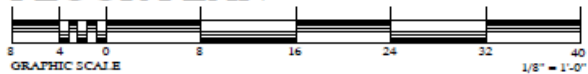








## FLOOR PLAN





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