

EAST NORTHPORT CORNER PROPERTY AVAILABLE

385 LARKFIELD RD. EAST NORTHPORT, NY 11731

LONG TERM LEASE AVAILABLE

36,000 SF CORNER (.83 ACRE)
POTENTIAL REDEVELOPMENT



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB CRX, CLS

Lic. Associate RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

Lic. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
R E A L T Y I N C .

EAST NORTHPORT CORNER PROPERTY AVAILABLE

385 LARKFIELD RD. EAST NORTHPORT, NY 11731

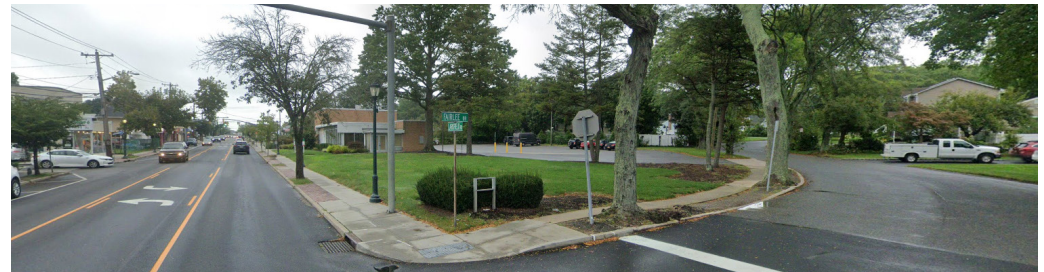
PROPERTY INFORMATION:

CROSS STREETS: LARKFIELD RD. & FAIRLEE DRIVE
SIZE(S) AVAILABLE: 2,700 SF WITH 1,000 SF MEZZANINE (AS BUILT)
PARKING: 28 SPACES (AS BUILT)
POSSESSION: IMMEDIATE

COMMENTS:

- ENTRANCES ON LARKFIELD ROAD & FAIRLEE DRIVE
- BUILDING HAS A DRIVE-THRU WINDOW FORMER BANK OF AMERICA
- LOCATED ON BUSY RETAIL STRIP IN SUBURBAN SUFFOLK COUNTY

AREA TENANTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,726	77,791	174,962
HOUSEHOLDS	4,475	26,627	59,027
AVG. HOUSEHOLD INCOME	\$164,050	\$180,679	\$189,630

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB CRX, CLS

Lic. Associate RE Broker
 ed@schuckmanrealty.com

KENNETH SCHUCKMAN

Lic. RE Broker
 ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

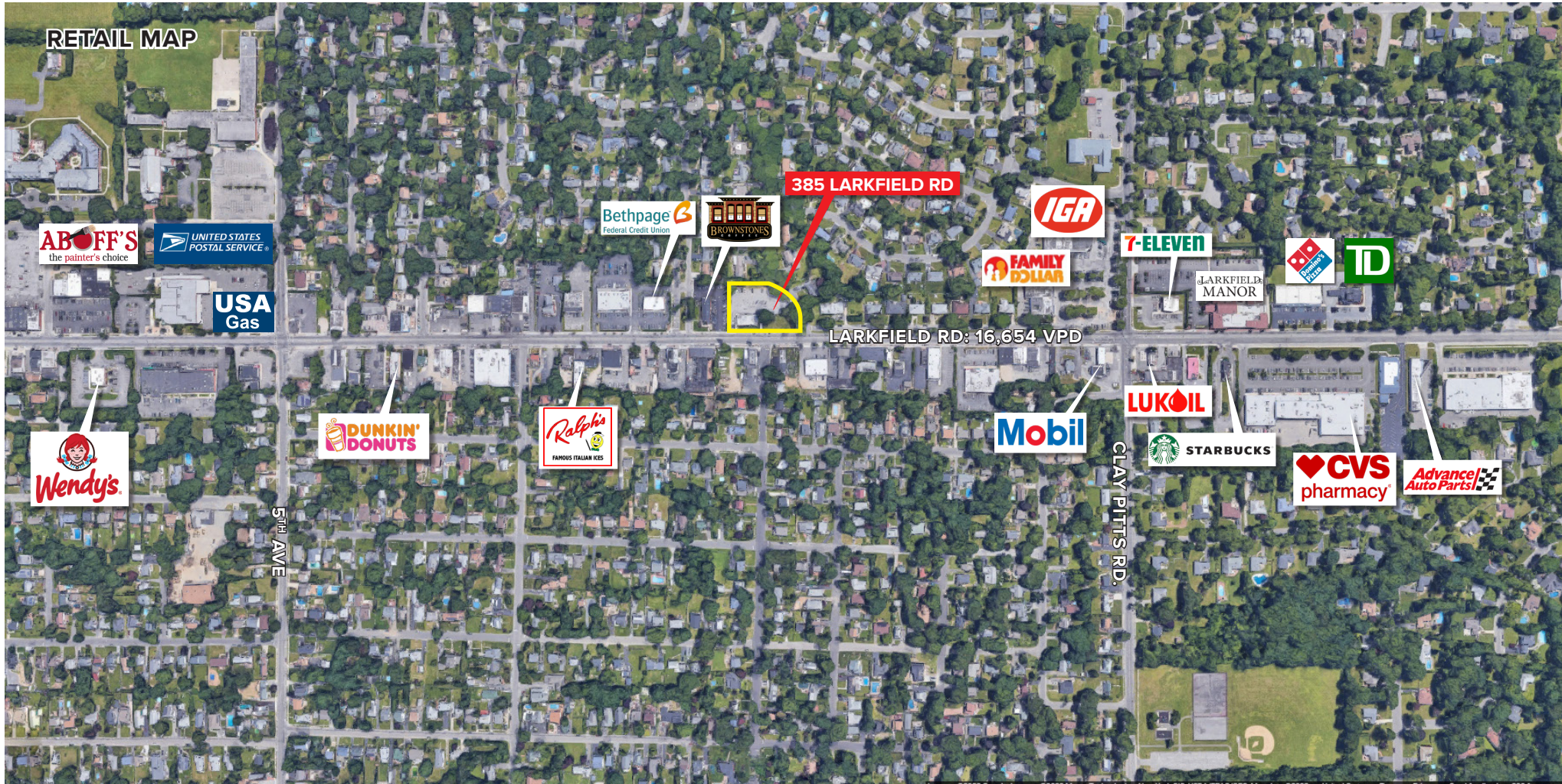
SCHUCKMAN
 REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

EAST NORTHPORT CORNER PROPERTY AVAILABLE

385 LARKFIELD RD. EAST NORTHPORT, NY 11731



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB CRX, CLS

Lic. Associate RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

Lic. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

EAST NORTHPORT CORNER PROPERTY AVAILABLE

385 LARKFIELD RD. EAST NORTHPORT, NY 11731



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB CRX, CLS

Lic. Associate RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

Lic. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

EAST NORTHPORT CORNER PROPERTY AVAILABLE

385 LARKFIELD RD. EAST NORTHPORT, NY 11731

SITE PHOTOS



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB CRX, CLS

Lic. Associate RE Broker
ed@schuckmanrealty.com

KENNETH SCHUCKMAN

Lic. RE Broker
ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.