



2-8 Macniece Pl, Description

- 4.8 Acre in 5 Lots w/4 Buildings/Homes
- Sipala Landscaping Property Consists of 2,500sf Office/Industrial Building, 1,000sf Garage Two Houses on Property, 2 undeveloped lots
- Zoned R40 Used by Landscaping Contractor
- Gas heat
- Curb Cut onto Service Rd
- Traffic: +/-40,000 each way on Deer Park Ave

6,741 Cars on Service Rd

Sale Price: \$5,200,000 Reasonable Offers

Considered

Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

For More Information Contact :
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PRESIDENT & BROKER

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Industry One Realty Corp
95 Broadhollow Rd Suite 201
Melville, NY 11747

All Properties can be delivered vacant

4 Macniece Pl, Dix Hills, NY 11746

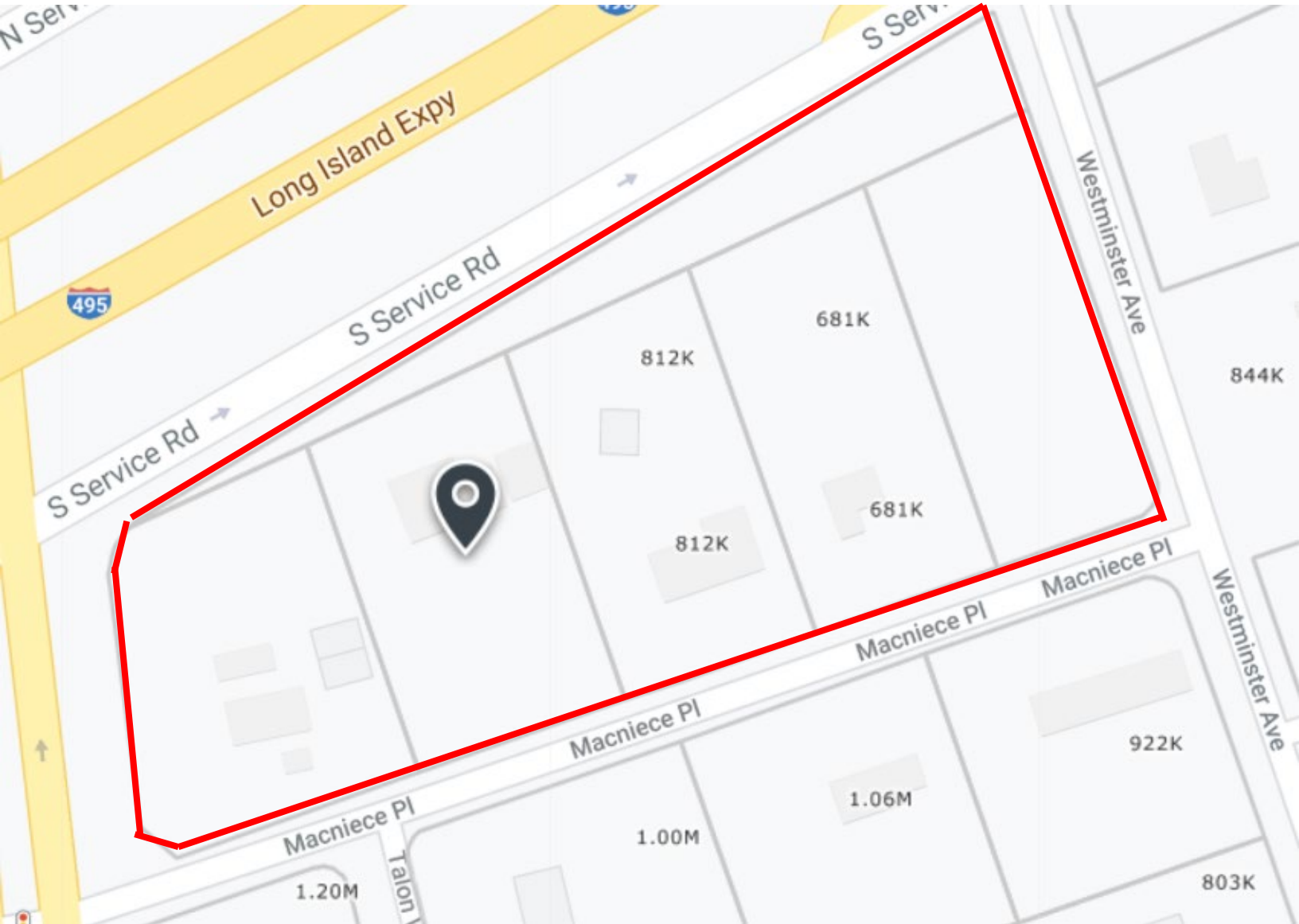
8 Macniece Pl, Dix Hills, NY 11746

Sipala Landscape Services

Macniece Rd

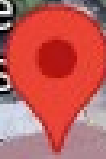
Google

+/-6 Acre Development Opportunity At the LIE and 231





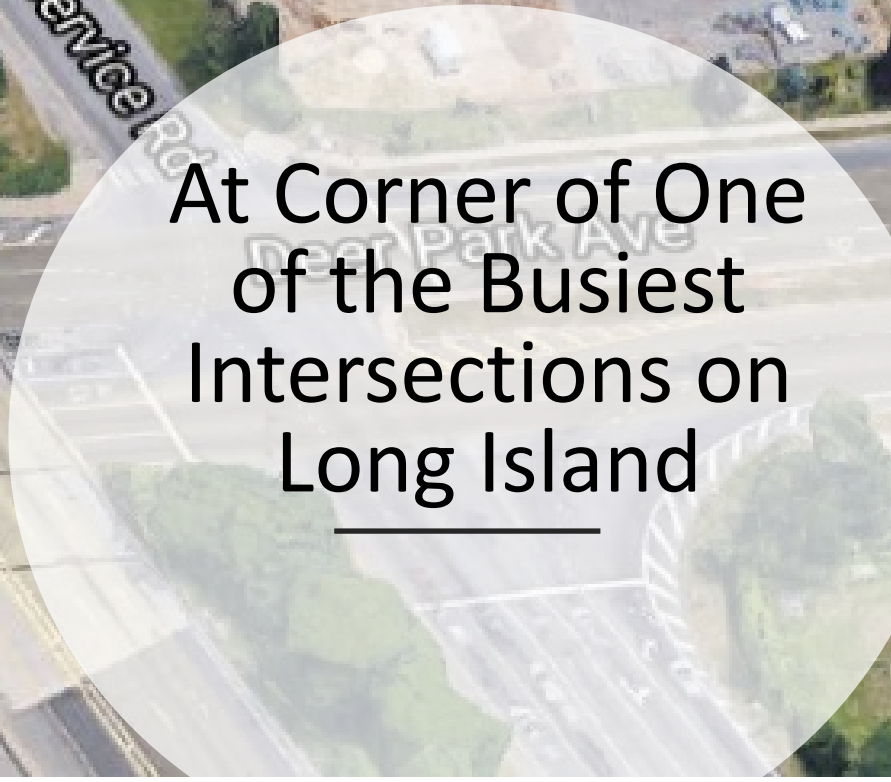
Sipala Landscape
Services



S Service Rd

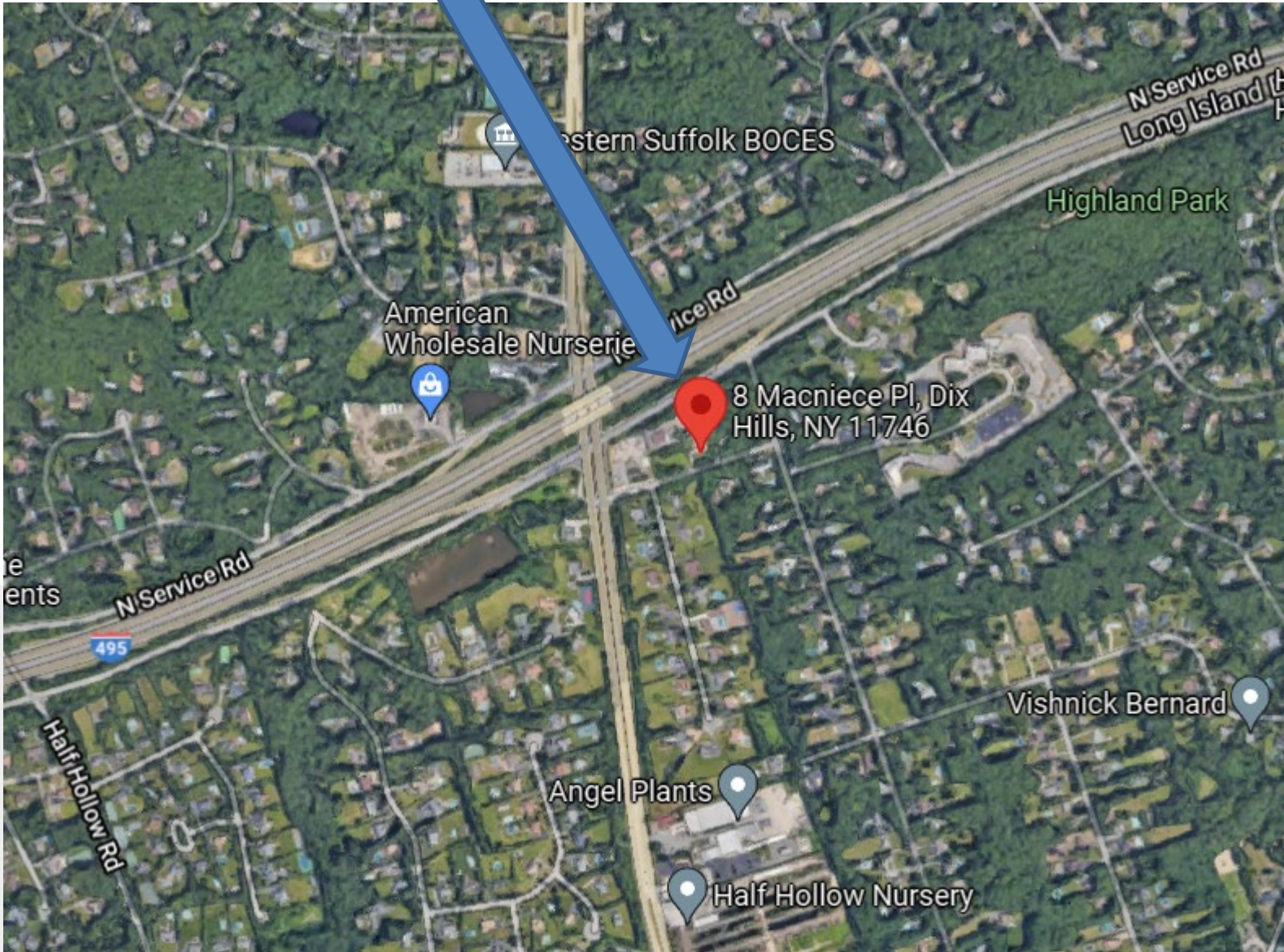
495

495



At Corner of One
of the Busiest
Intersections on
Long Island

Subject Properties



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	4,344		56,215		216,142	
2021 Estimate	4,369		56,917		219,636	
2010 Census	4,410		59,422		233,362	
Growth 2021 - 2026	-0.57%		-1.23%		-1.59%	
Growth 2010 - 2021	-0.93%		-4.22%		-5.88%	
2021 Population by Hispanic Origin	300		6,268		54,801	
2021 Population	4,369		56,917		219,636	
White	3,302	75.58%	42,556	74.77%	163,390	74.39%
Black	328	7.51%	6,644	11.67%	33,765	15.37%
Am. Indian & Alaskan	6	0.14%	186	0.33%	1,780	0.81%
Asian	629	14.40%	6,259	11.00%	15,198	6.92%
Hawaiian & Pacific Island	1	0.02%	17	0.03%	179	0.08%
Other	104	2.38%	1,254	2.20%	5,324	2.42%
U.S. Armed Forces	0		0		41	
Households						
2026 Projection	1,295		17,807		66,126	
2021 Estimate	1,305		18,083		67,320	
2010 Census	1,327		19,145		72,141	
Growth 2021 - 2026	-0.77%		-1.53%		-1.77%	
Growth 2010 - 2021	-1.66%		-5.55%		-6.68%	
Owner Occupied	1,253	96.02%	16,050	88.76%	55,149	81.92%
Renter Occupied	52	3.98%	2,033	11.24%	12,172	18.08%
2021 Households by HH Income	1,305		18,081		67,320	
Income: <\$25,000	34	2.61%	995	5.50%	5,736	8.52%
Income: \$25,000 - \$50,000	94	7.20%	1,698	9.39%	7,359	10.93%
Income: \$50,000 - \$75,000	110	8.43%	1,869	10.34%	8,204	12.19%
Income: \$75,000 - \$100,000	111	8.51%	1,729	9.56%	7,613	11.31%
Income: \$100,000 - \$125,000	61	4.67%	1,700	9.40%	7,505	11.15%
Income: \$125,000 - \$150,000	72	5.52%	1,510	8.35%	6,378	9.47%
Income: \$150,000 - \$200,000	213	16.32%	2,872	15.88%	10,028	14.90%
Income: \$200,000+	610	46.74%	5,708	31.57%	14,497	21.53%
2021 Avg Household Income	\$202,060		\$166,913		\$141,243	
2021 Med Household Income	\$190,023		\$142,375		\$115,815	