



FREE STANDING BUILDING FOR LEASE

**85 PINE HOLLOW ROAD  
OYSTER BAY, NY 11771**

# PROPERTY HIGHLIGHTS



- DIVISIBLE SPACE
- FREE STANDING BUILDING
  - CORNER LOT
  - BOTH FLOORS ON GRADE
  - REAR GATED LOT
  - DRIVE IN BAYS
- AUTOMATIC BLACK OUT SHADES & PROJECTORS
  - FULLY SPRINKLERED BUILDING
  - 25,000 ANNUAL AVERAGE DAILY TRAFFIC
  - BAR & FULLY BUILT OUT OFFICES
  - CUSTOM VENTILATION SYSTEM

# PROPERTY OVERVIEW

85 PINE HOLLOW ROAD, OYSTER BAY

## PROPERTY INFORMATION

Section - 27

Block - K

Lot - 235

## BUILDING INFORMATION

Building Sq. Ft. - 18,440

Year Built - 1989

Building Height - 2 Stories

Lot Size - .44 Acres

Tenancy - Single/Multiple

## ZONING INFORMATION

Zoning - GB

Building Class - 681.04

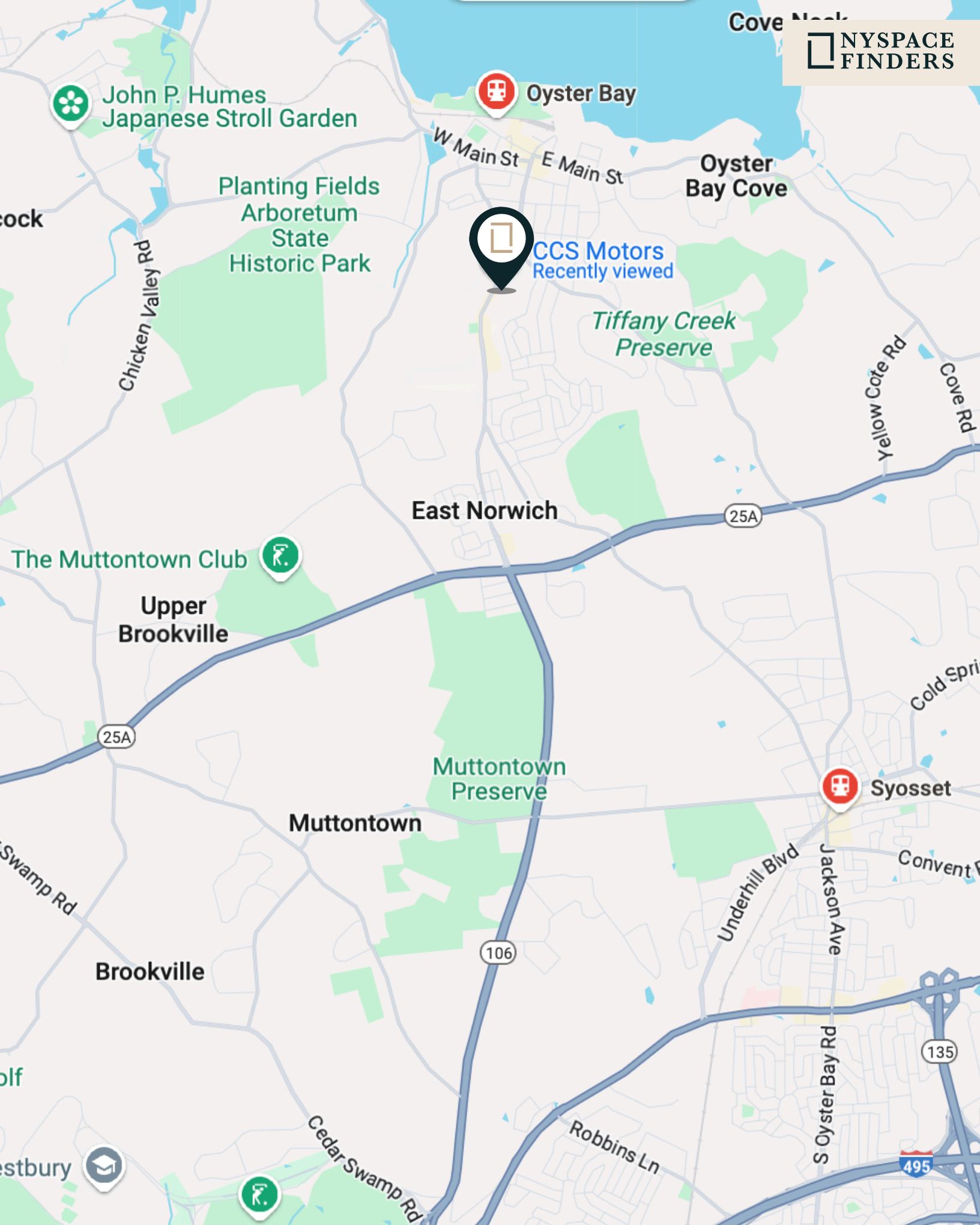
## PRICING

Price/SF/Year - \$33 N




Taxes - \$59,736

Tax/SF/Year- \$3.25





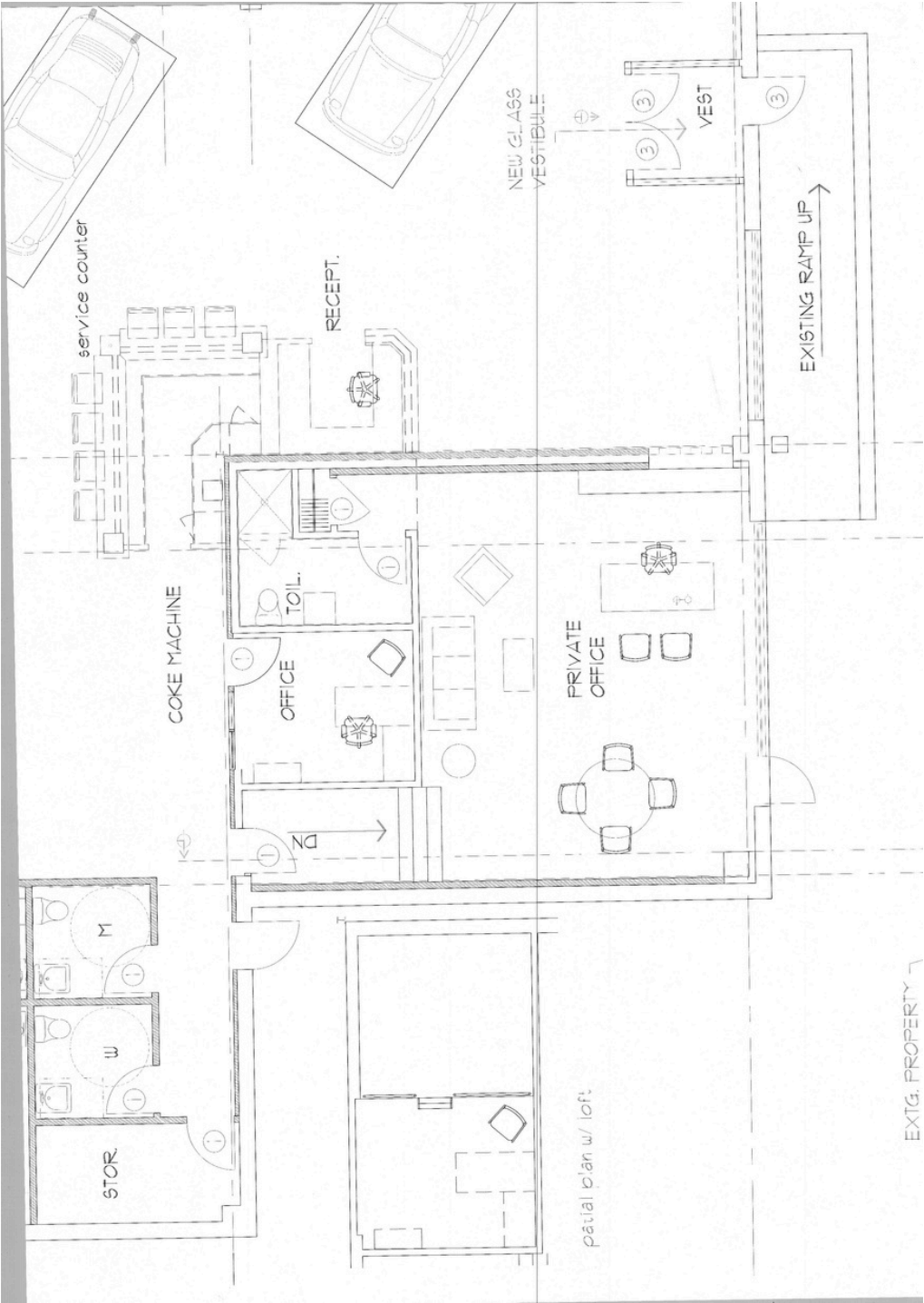
# DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2024 Total Population	8,608	22,748	89,996
2029 Population	8,449	22,436	88,857
Pop Growth 2024-2029	(1.85%)	(1.37%)	(1.27%)
Average Age	43	43	43
2024 Total Households	3,319	7,864	30,103
HH Growth 2024-2029	(1.87%)	(1.53%)	(1.40%)
Median Household Inc	\$100,561	\$164,268	\$149,228
Avg Household Size	2.50	2.80	2.90
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$763,070	\$942,795	\$858,470
Median Year Built	1961	1962	1961
 COMMUTER RAIL	DRIVE	WALK	DISTANCE
Oyster Bay Station (Oyster Bay Branch - Long Island Rail Road)	2 min	20 min	1.0 mi
Syosset Station (Port Jefferson Branch - Long Island Rail Road)	8 min		4.2 mi
 AIRPORT	DRIVE	WALK	DISTANCE
LaGuardia	38 min		24.4 mi
John F Kennedy International	40 min		26.2 mi
Westchester County	67 min		43.2 mi
 FREIGHT PORTS	DRIVE	WALK	DISTANCE
NY - Red Hook Container Terminal	49 min		32.5 mi



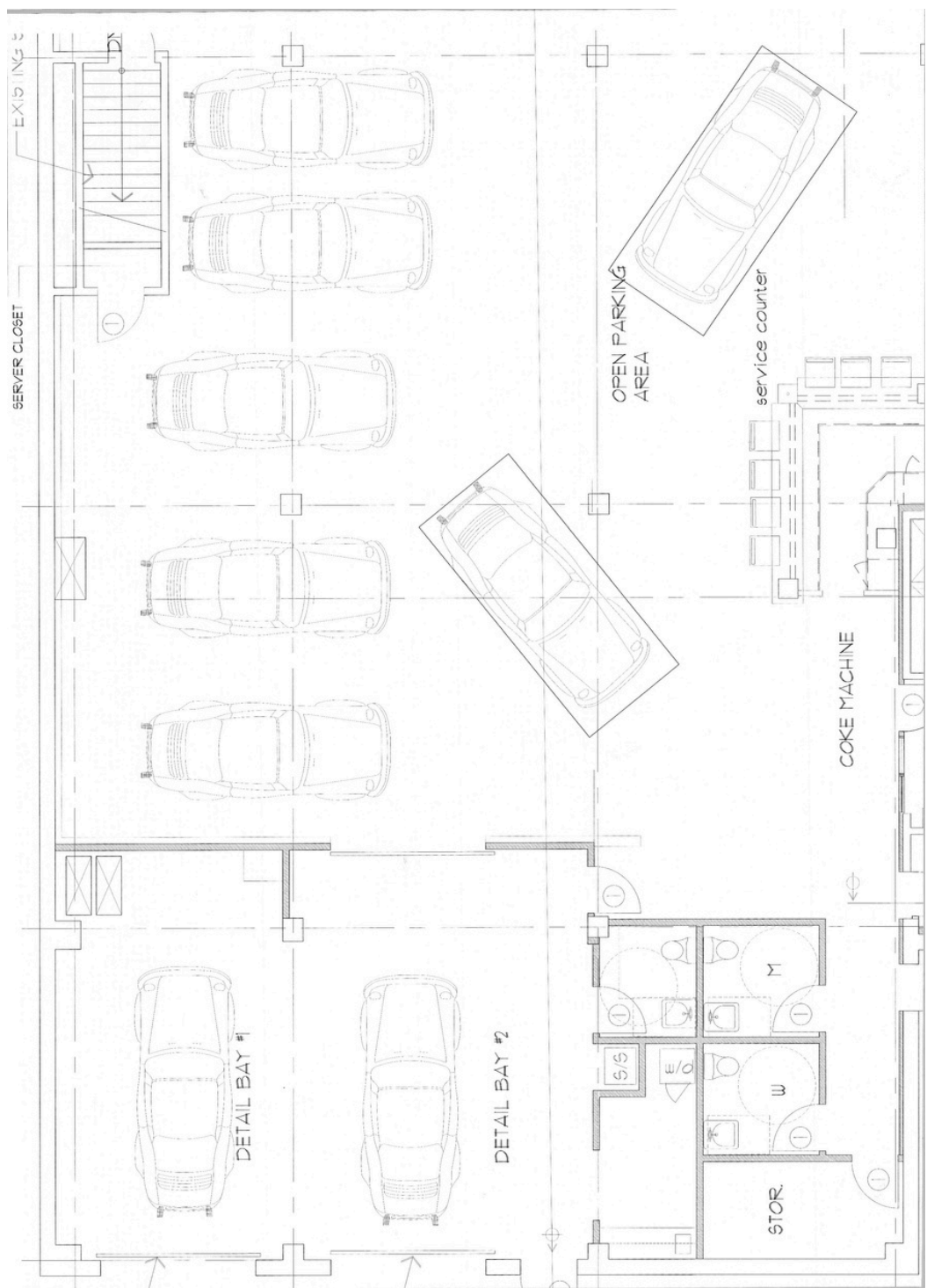


# FLOOR PLAN



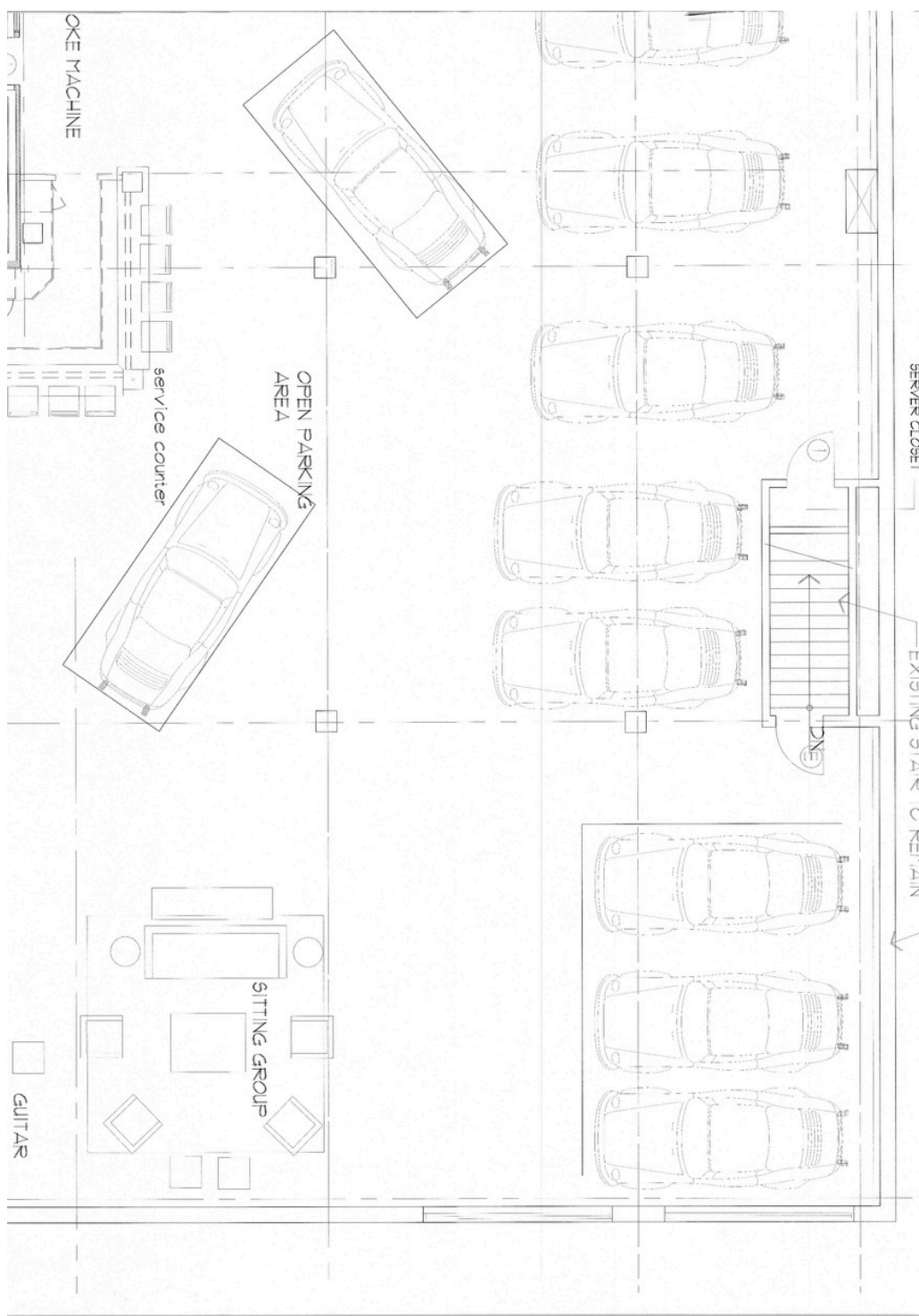


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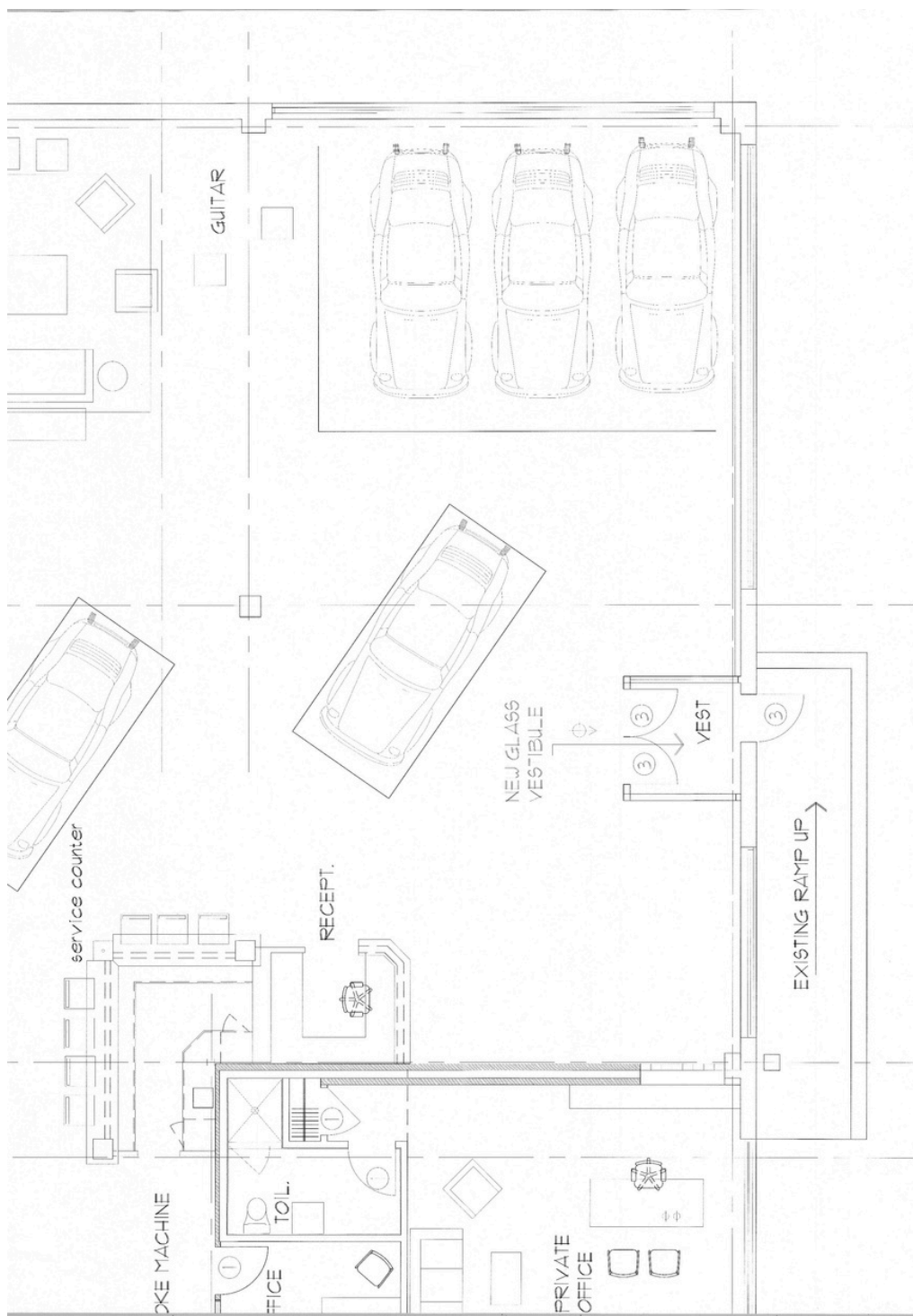




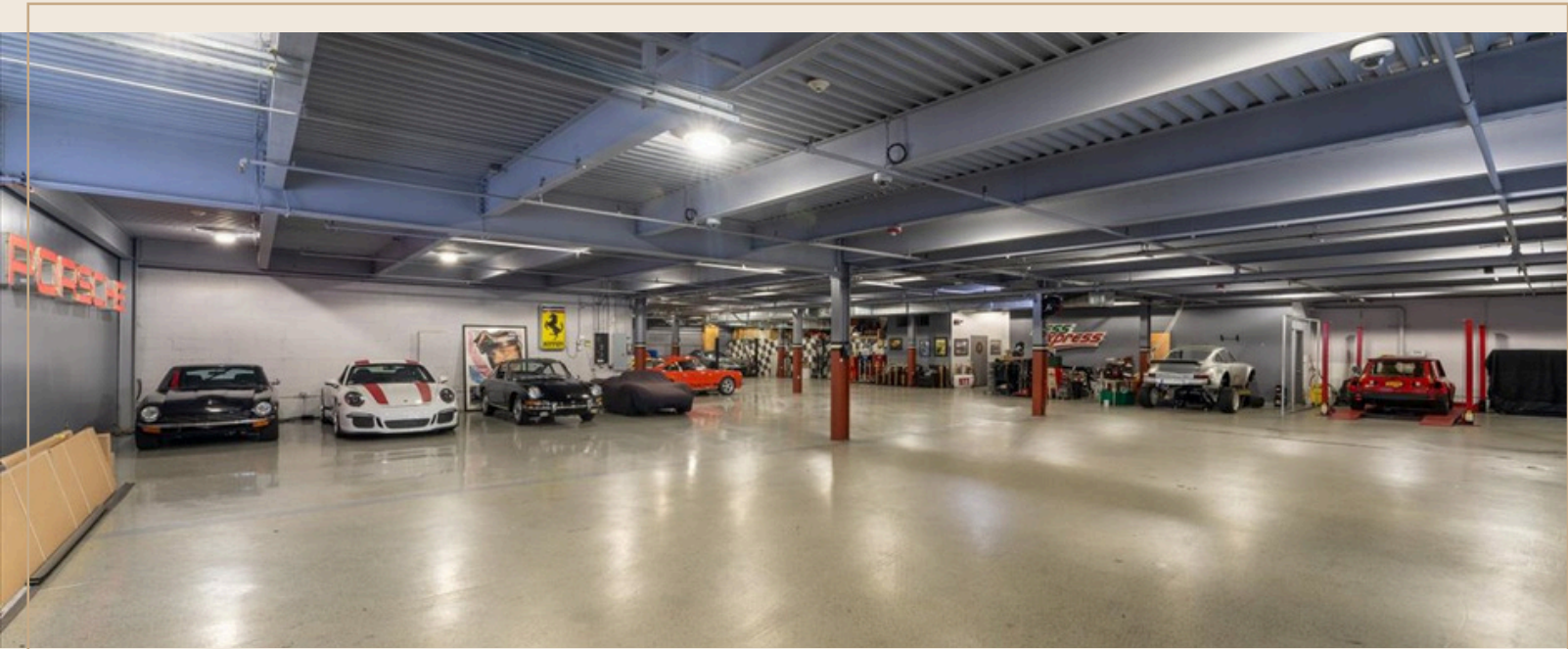
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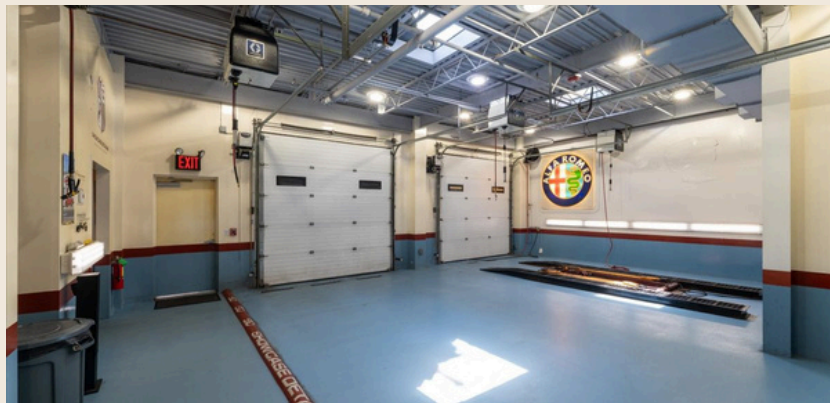
# FLOOR PLAN













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