### **Courthouse Plaza**

267 Carleton Avenue Central Islip, NY 11722





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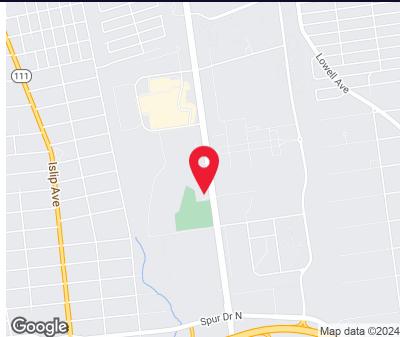
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ITHTOWN BYPASS STE. 117 S

# +/- 7,000 SF Medical/Professional Office

### 267 Carleton Avenue Central Islip, NY 11722





Offering Summary				
On Request				
21,300 SF				
+/-7,000 SF				
0.92 Acres				
First/Ground				
2007				
2016				
Office/Medical				

#### **MEDICAL/PROFESSIONAL OFFICE FOR LEASE**

+/- 7,000 SF Medical/Professional Office Space now available for lease on the first (ground) floor of this 21,300 SF Class A Office Building. Situated on 0.92 Acres, this property offers ample parking and a meticulously kept landscape. Courthouse Plaza offers some the most affordable high-quality professional and medical office space on Long Island. Amenities include a computerized security system that allows 24/7 access to the building, central air conditioning, a fully finished lower-level storage/archive space and is equipped with sprinklers. Pristine Move in Condition Suites are ideal for any professional or medical office use. Directly across the street from LI Ducks baseball stadium and within walking distance to federal and county courts. Minutes away from Southern State Parkway, Sunrise Highway and other major throughfares and surrounded by local and national retailers. Three Suites Available. Call for private showing or more information.

#### **Property Highlights**

- · Walking Distance to Federal & County Courts
- · High End Finishes Throughout
- · Minutes Away from Major Thoroughfares & National Retailers
- · Ideal Location across from Duck's Stadium
- Ample Parking in Large Lot, 24/7 Access, CAC, Elevator Building, Storage

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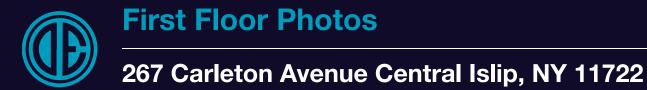
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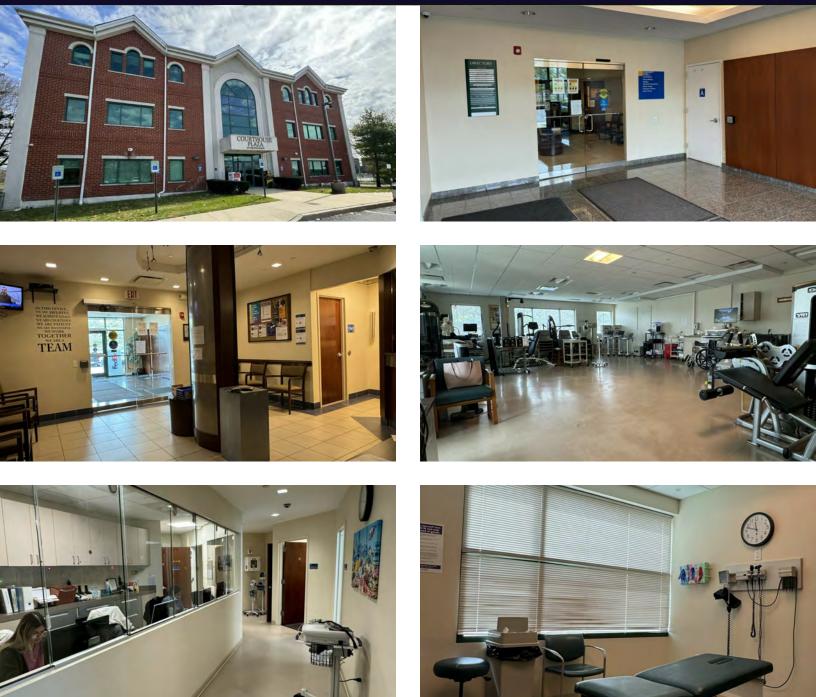
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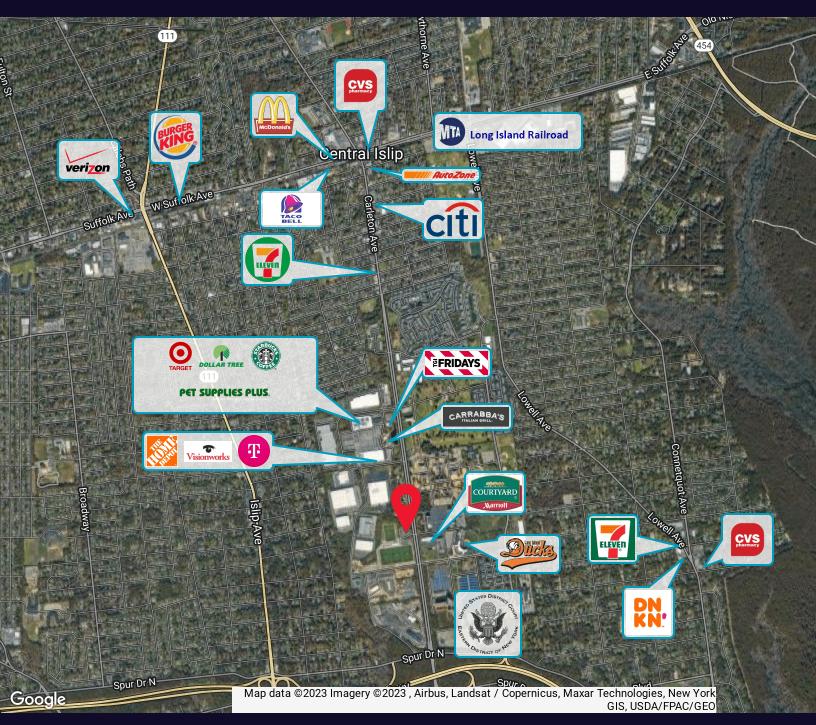


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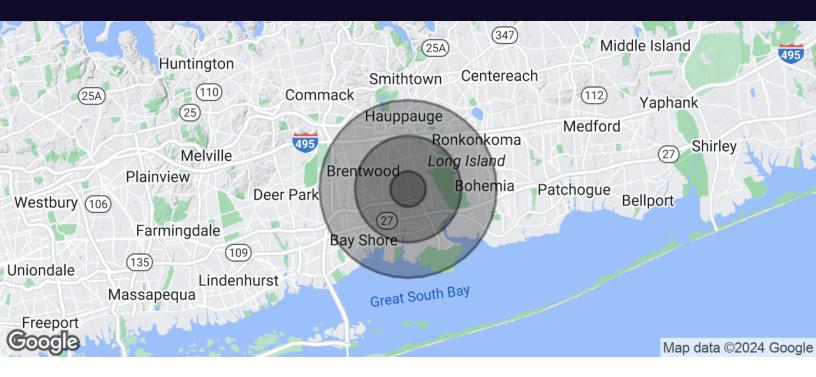
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,467	123,324	258,405
Average Age	36.8	35.0	36.3
Average Age (Male)	33.3	33.3	34.5
Average Age (Female)	38.8	36.9	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,190	34,897	75,417
# of Persons per HH	3.3	3.5	3.4
Average HH Income	\$78,949	\$88,450	\$93,227
Average House Value	\$371,104	\$370,094	\$417,746

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