

EXCLUSIVE OFFERING
INDUSTRIAL BUILDING

15 - 17 HOOVER STREET, INWOOD, NY



<u>DESCRIPTION:</u>	IMPECCABLY MAINTAINED 2-STORY, 24,700SF FLEX BUILDING LOCATED IN INWOOD INDUSTRIAL DISTRICT
<u>ZONING:</u>	LIGHT MANUFACTURING
<u>TAXES:</u>	\$106,851 (\$4.32 PSF)
<u>PARKING:</u>	17 COVERED STALLS AND ±6 EXTERIOR STALLS
<u>LOT:</u>	17,300 SF (0.3972 ACRES)
<u>BUILT:</u>	1966 W/ SUBSTANTIAL RENOVATION

NOTES:

- **FULLY SPRINKLERED AND
AIR CONDITIONED BUILDING**
- **CLOSE PROXIMITY TO JFK
AIRPORT AND MAJOR ARTERIAL
ROADWAYS**
- **EXTENSIVE OFFICE FINISHES**
- **OWNER WILLING TO TAKE LEASE-
BACK FOR 6,000SF FOR 3-5
YEARS @ \$45/PSF GROSS**

PRICE: \$9,250,000

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PROPOSED SALE LEASEBACK:

The seller currently occupies the entire building but is willing to take back a lease for 6,000 sq. ft.

TENANT PROFILE: TileBar

Founded in 2006, TileBar is a leading national supplier of premium tile, natural stone, luxury vinyl flooring, and architectural surface products serving the residential and commercial construction markets. The company operates an omnichannel business model, combining a robust e-commerce platform with an expanding network of flagship showrooms and distribution facilities strategically located throughout the United States. TileBar serves a diverse customer base of homeowners, architects, interior designers, builders, contractors, and commercial developers, and has established itself as a recognized leader in the premium surface materials industry through its focus on design innovation, product selection, and customer service. The company's continued national expansion and established market presence make it a well-positioned tenant with a strong operating platform.

ADDITIONAL NOTES:

- Two -Drive in doors
- Covered interior parking
- 800 amp service
- 14ft ceilings
- Fully sprinklered
- Fully air conditioned w/ 7 zones
- Heat is delivered via a forced air system that runs through same ductwork as the AC

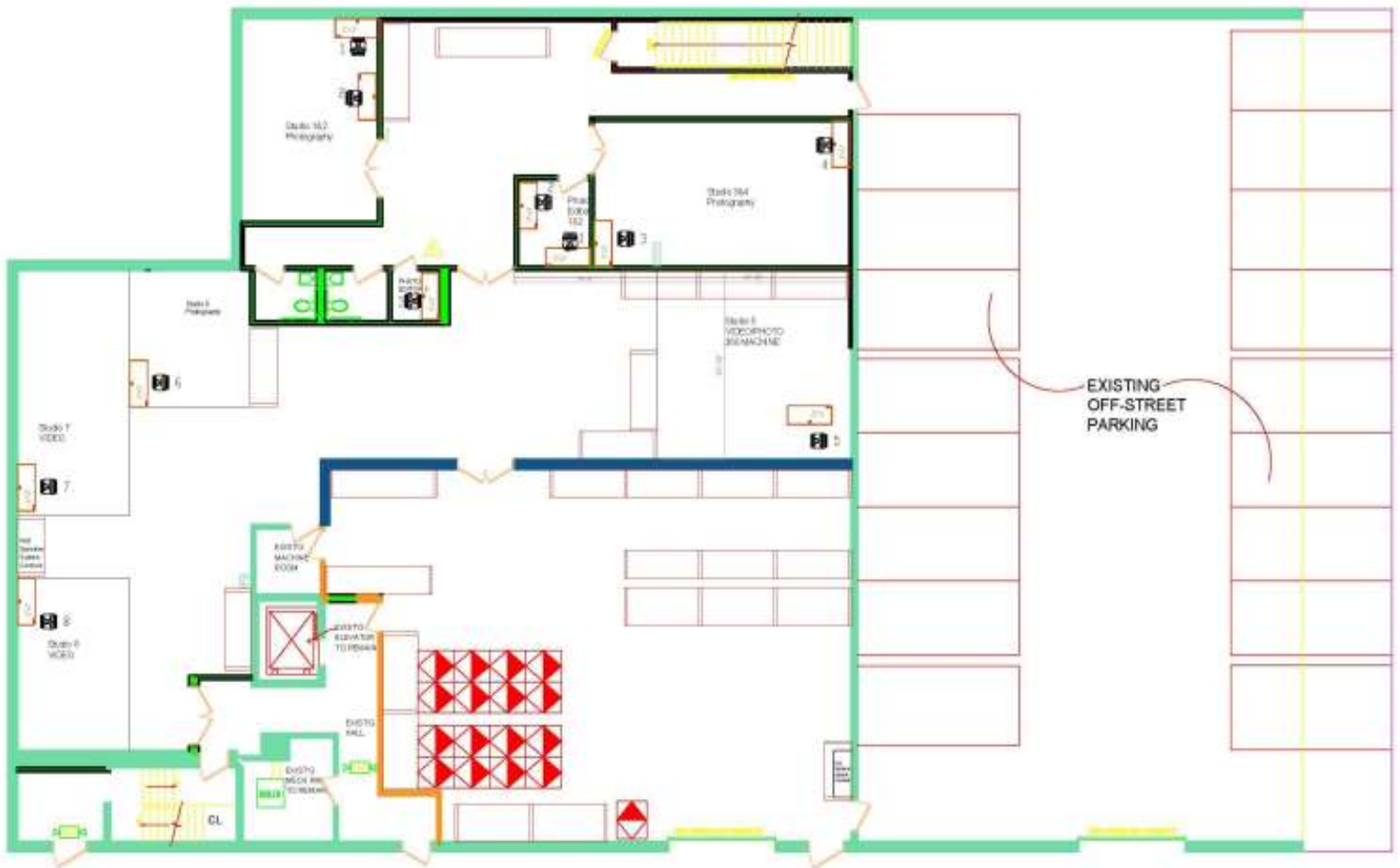
Select Investment Properties Inc.

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. IND JC 7/26

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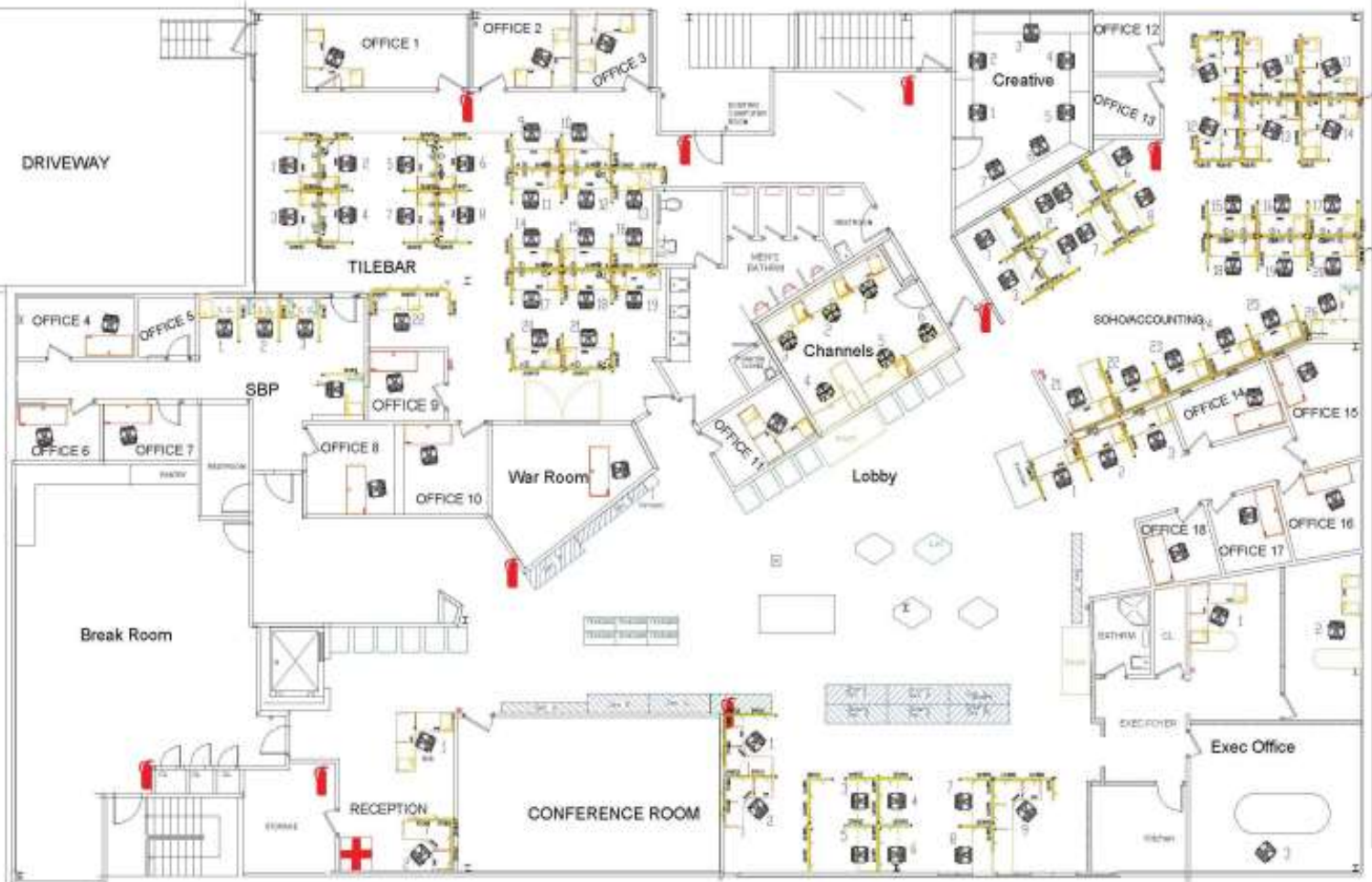
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Current 2nd Floor - To Scale 12,000 SQFT

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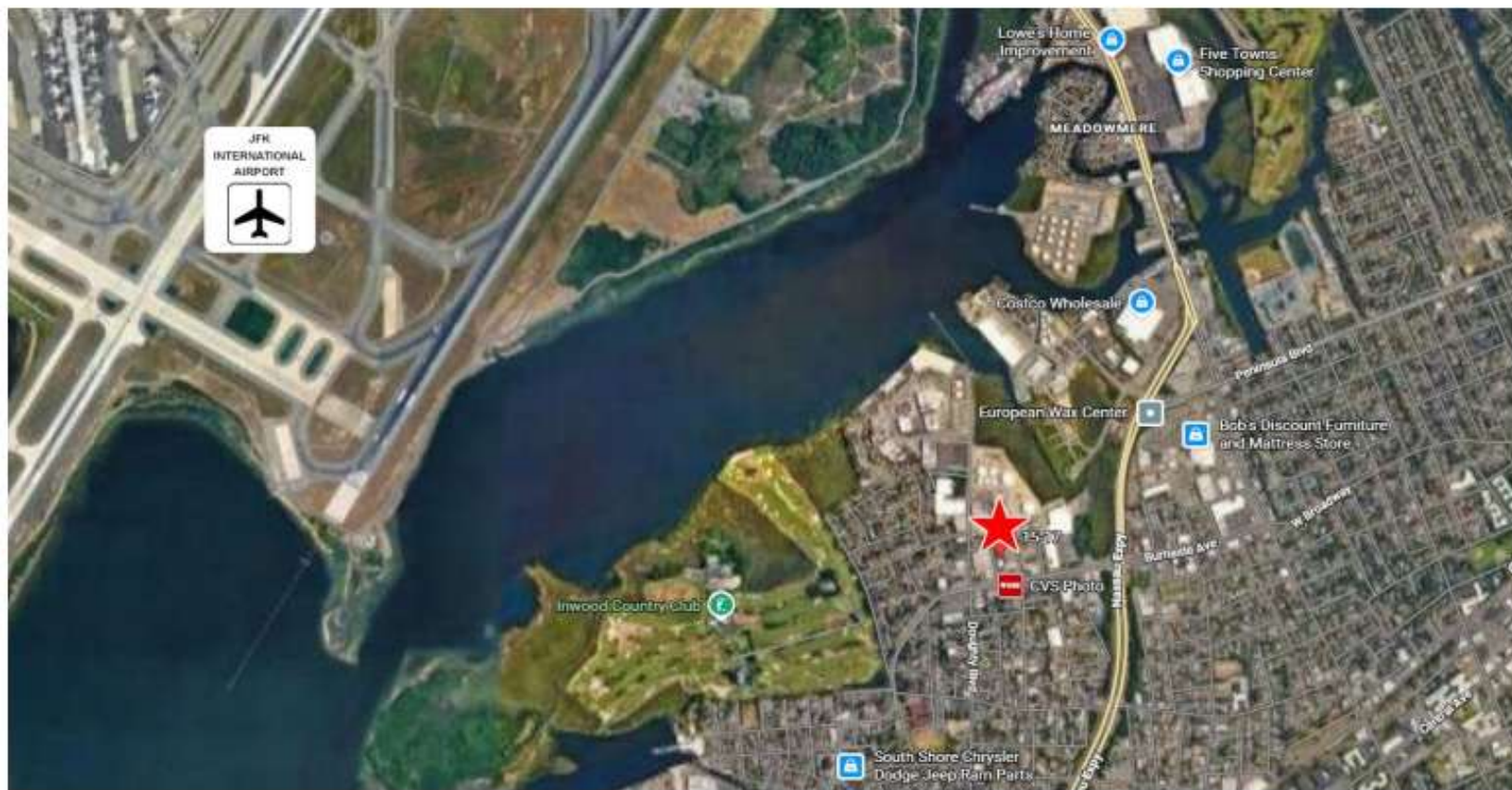


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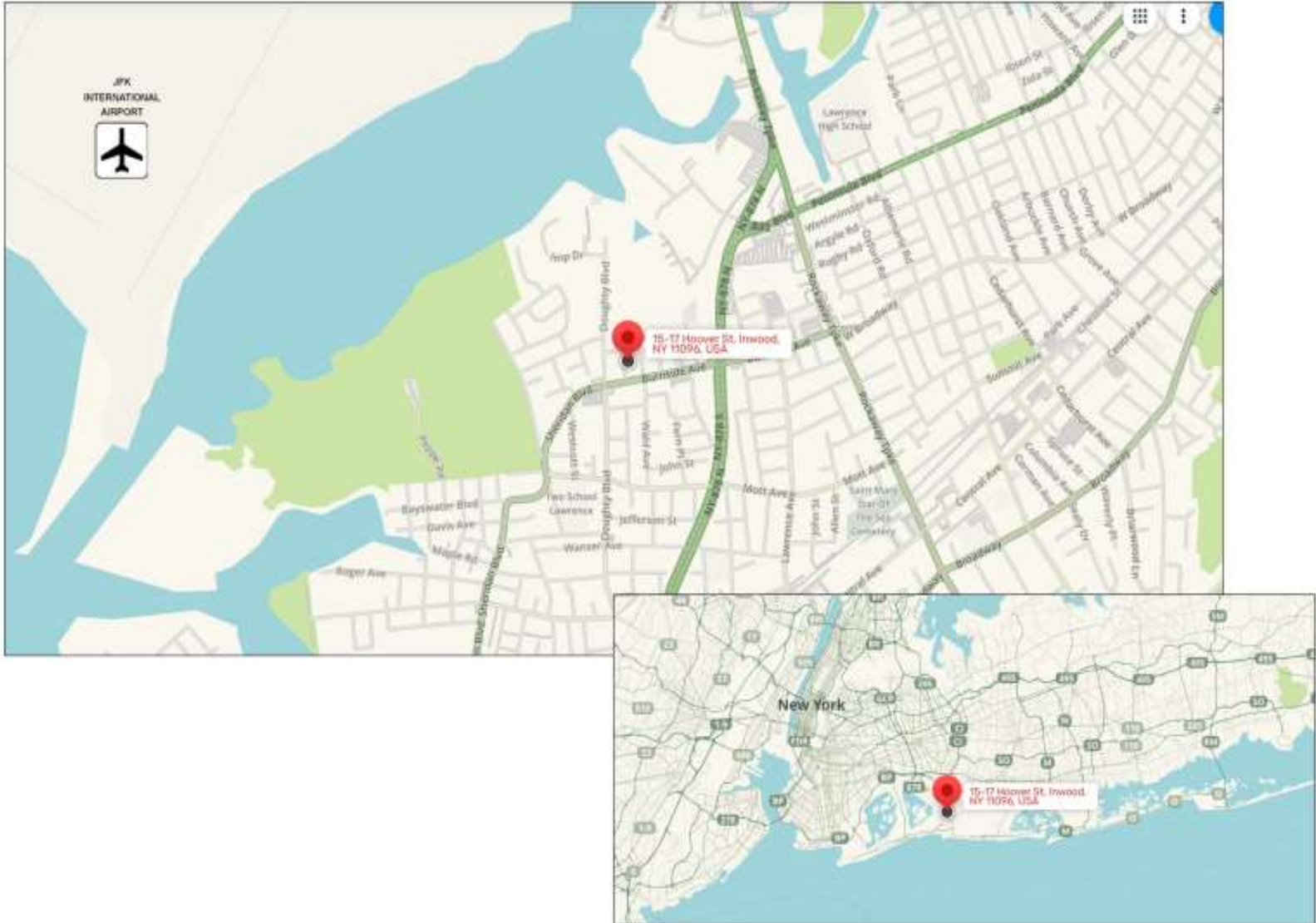
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Demographic Summary Report

15-17 Hoover St, Inwood, NY 11096

Building Type: **Flex**
 RBA: **24,700 SF**
 Typical Floor: **12,350 SF**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	19,064	166,468	451,241
2025 Estimate	19,373	167,560	458,284
2020 Census	20,693	170,614	484,096
Growth 2025 - 2030	-1.60%	-0.65%	-1.54%
Growth 2020 - 2025	-6.38%	-1.79%	-5.33%
2025 Population by Hispanic Origin	6,784	35,017	81,772
2025 Population	19,373	167,560	458,284
White	8,716 44.99%	57,901 34.56%	128,154 27.96%
Black	3,240 16.72%	66,198 39.51%	207,877 45.36%
Am. Indian & Alaskan	98 0.51%	833 0.50%	2,790 0.61%
Asian	614 3.17%	5,822 3.47%	25,343 5.53%
Hawaiian & Pacific Island	3 0.02%	87 0.05%	332 0.07%
Other	6,703 34.60%	36,720 21.91%	93,788 20.47%
U.S. Armed Forces	0	17	212
Households			
2030 Projection	5,526	50,751	144,262
2025 Estimate	5,615	51,269	146,981
2020 Census	6,020	53,326	158,195
Growth 2025 - 2030	-1.59%	-1.01%	-1.85%
Growth 2020 - 2025	-6.73%	-3.86%	-7.09%
Owner Occupied	2,907 51.77%	24,285 47.37%	83,449 56.78%
Renter Occupied	2,708 48.23%	26,983 52.63%	63,531 43.22%
2025 Households by HH Income	5,616	51,267	146,981
Income: <\$25,000	1,087 19.36%	9,975 19.46%	21,676 14.75%
Income: \$25,000 - \$50,000	740 13.18%	7,362 14.36%	20,716 14.09%
Income: \$50,000 - \$75,000	721 12.84%	5,816 11.34%	17,232 11.72%
Income: \$75,000 - \$100,000	581 10.35%	4,428 8.64%	14,933 10.16%
Income: \$100,000 - \$125,000	529 9.42%	4,841 9.44%	15,030 10.23%
Income: \$125,000 - \$150,000	435 7.75%	4,044 7.89%	12,638 8.60%
Income: \$150,000 - \$200,000	506 9.01%	5,473 10.68%	18,366 12.50%
Income: \$200,000+	1,017 18.11%	9,328 18.19%	26,390 17.95%
2025 Avg Household Income	\$117,436	\$118,947	\$124,132
2025 Med Household Income	\$86,187	\$89,004	\$98,214



Dollar General
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7/1/2026