



## Offering 175 W Carver Street

Looking to lease the largest space in Huntington Village? Look no further than 175 W. Carver St. This impressive three-story building offers a spacious 14,087 sf of contiguous space-- perfect for office, medical, retail, or restaurant use--making it the largest commercial space available in the area. With 32 on-site parking spaces and three adjacent municipal parking lots totaling over 300 parking spaces, your employees and clients will have no trouble finding a place to park. Plus, you'll be just steps away from Huntington's best dining, retail shops, and entertainment venues. Don't miss your chance to lease this iconic landmark and highly sought-after space in the heart of Huntington Village.

## Property Information

- ✓ 14,087 sf
- ✓ 3 Story Commercial Building
- ✓ Lot size: 0.54 acres
- ✓ Zoning: C-6
- ✓ On-site parking: 32 spaces
- ✓ Legal ID: 400-72-4-35.003

## Contact Information

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## Demographics

Demographic Info.	2 Mile	5 Mile
Avg Household Income	\$147,479	\$161,950
Population (2022)	35,572	131,764
2022 Households	12,809	46,946

## Floor Plan Breakdown

- ✓ First Floor  
6,598 sf
- ✓ Basement  
6,598 sf
- ✓ Mezzanine  
891 sf

## Additional Information

- 32 on-site parking spaces
- 2 adjacent municipal lots with more than 300 total parking spots
- Zoning allows uses for office, medical, retail, or restaurant
- Hampton Inn & Suites located 0.4 miles away
- LIRR located 1.7 mi away
- Walking distance to the North Shore's finest dining, retail shops and entertainment facilities

## Financial Information

- Lease Rate: \$45/sf NNN  
Triple Net
- RE Taxes: \$59,766
- C.A.M: To Be Determined
- Insurance: To Be Determined
- Utilities: Separately Metered

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