

FOR LEASE EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS

8 EAST CARVER STREET HUNTINGTON, NEW YORK

GROUND LEVEL RETAIL SPACE

PROPERTY DESCRIPTION

DESCRIPTION: ± 5,500 sf on main level of a two-story mixed use building.

LOCATION: Located in the heart of Huntington Village with a Municipal parking lot abutting the building directly to the east. Short walk to restaurant row (New York Avenue), The Paramount and many shops.

LOT SIZE: ± .15 acres

ZONING: C6

UTILITIES: Tenant separately metered for gas heat and electric

LEASE: \$11,000

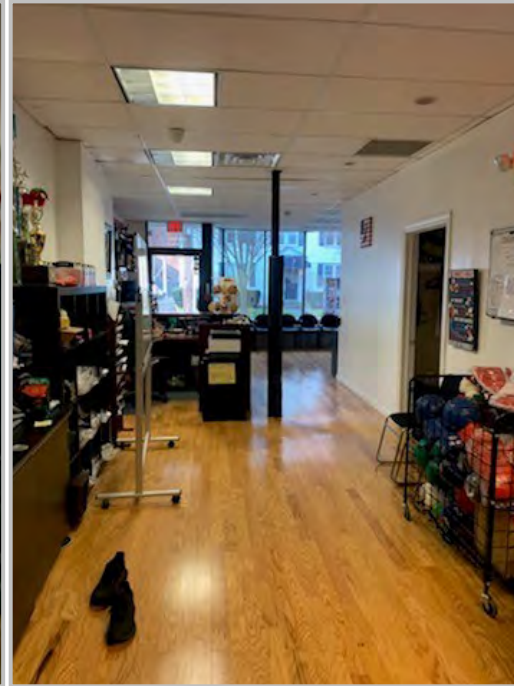
NOTES

- Brand new HVAC
- The building is on sewers
- Great owner/user opportunity
- Small Basement is included

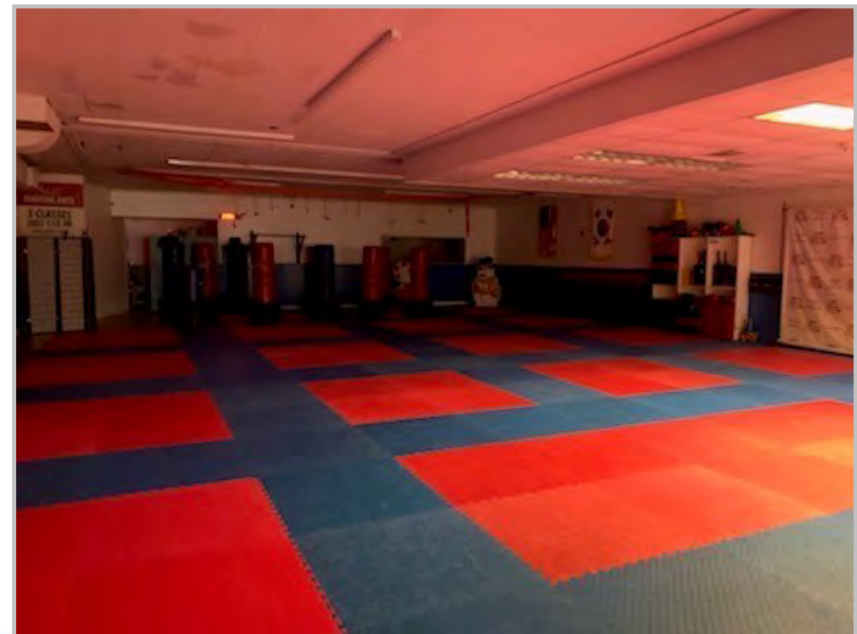
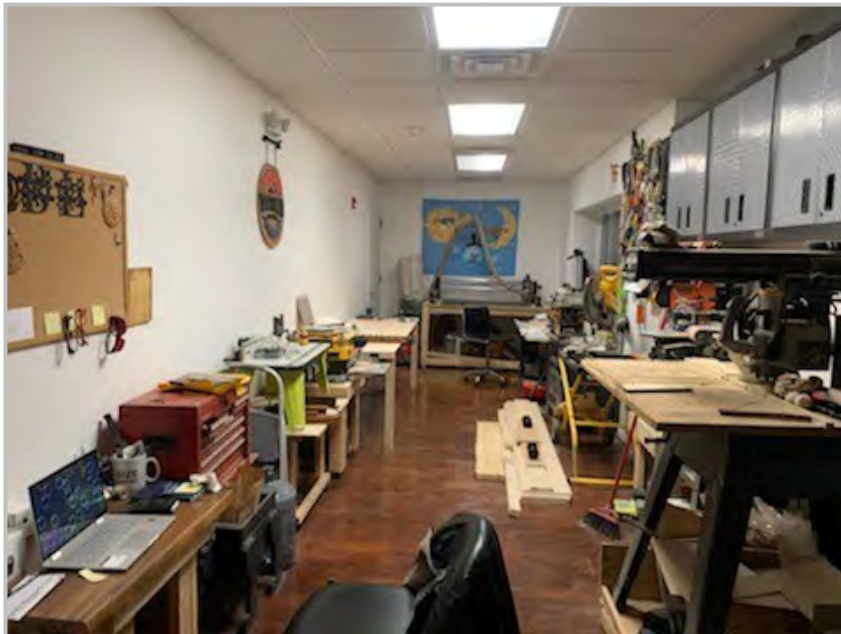
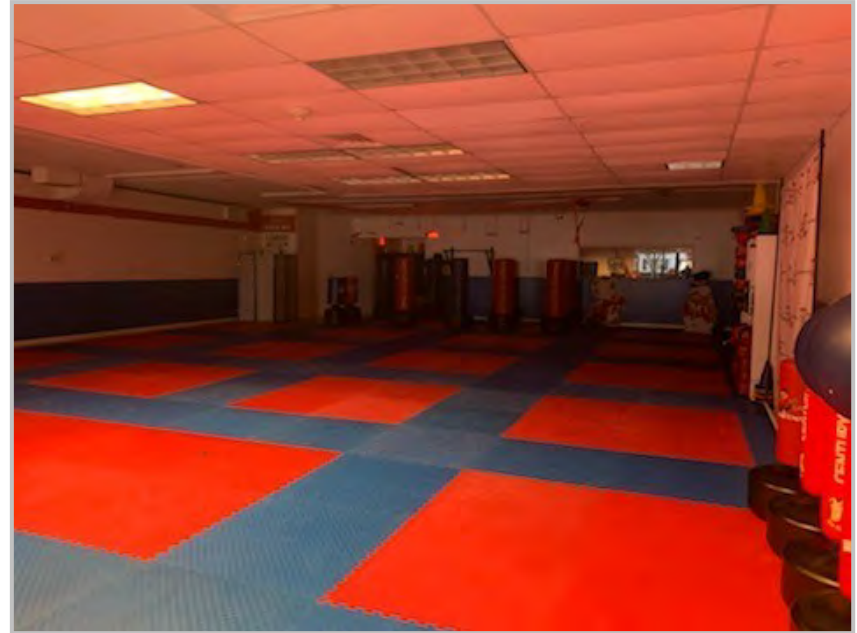


The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change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

RETAIL SPACE PHOTOS - 8 E CARVER STREET, HUNTINGTON, NEW YORK

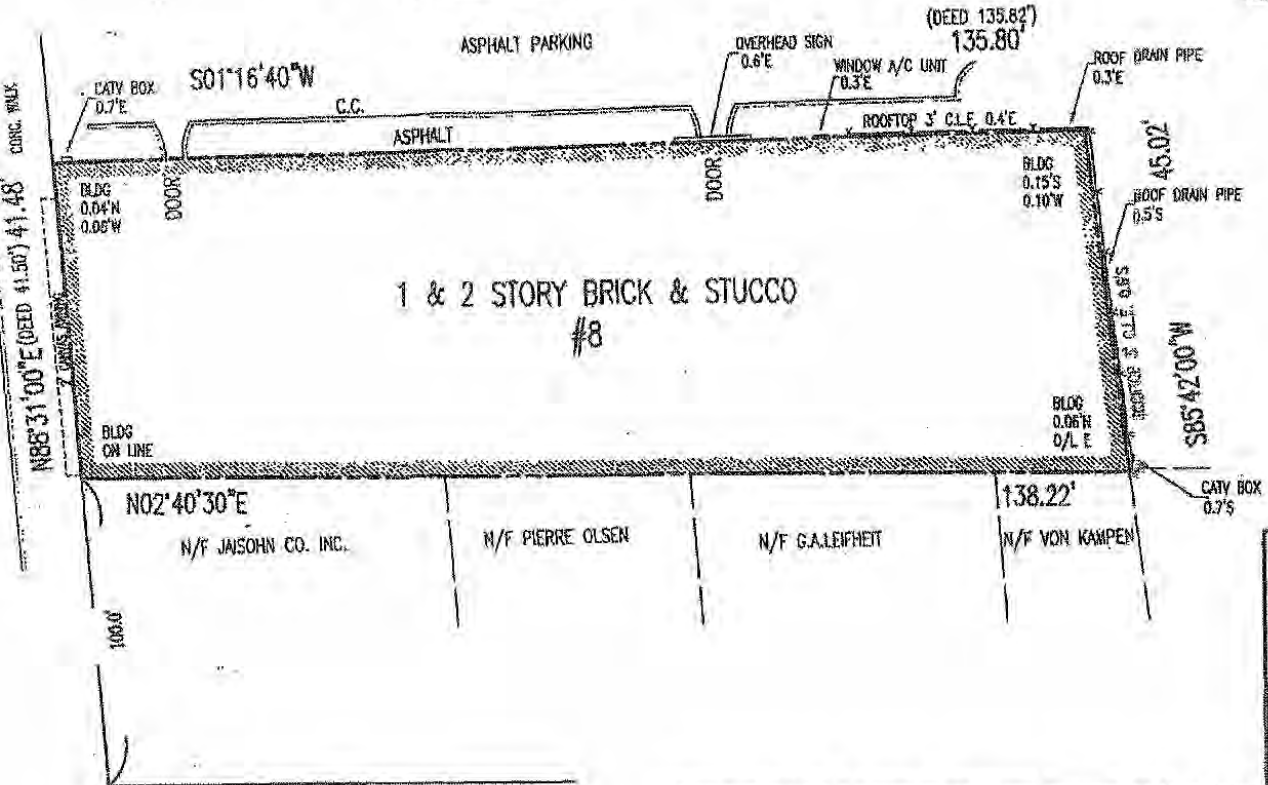


RETAIL SPACE PHOTOS - 8 E CARVER STREET, HUNTINGTON, NEW YORK



EAST CARVER STREET

N/F TOWN OF HUNTINGTON



CERTIFIED TO:

(NYS RTE. 110)
NEW YORK AVENUE

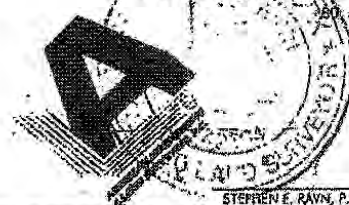
N/F JASOHN CO. INC. N/F PIERRE OLSEN N/F G.ALEPHET N/F VON KAMPEN

SURVEY OF PROPERTY
SITUATE AT HUNTINGTON TOWN OF HUNTINGTON SUFFOLK COUNTY, NEW YORK

SCALE 1" = 20' JANUARY 31, 2012

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION.

AMERICAN ENGINEERING & LAND SURVEYING, P.C.
surveyors, engineers, architects, planners



250 Smith Street - suite 3A
Farmingdale NY 11735
tel: 631.393.2867
fax: 631.393.2068
www.aefondsurveying.com

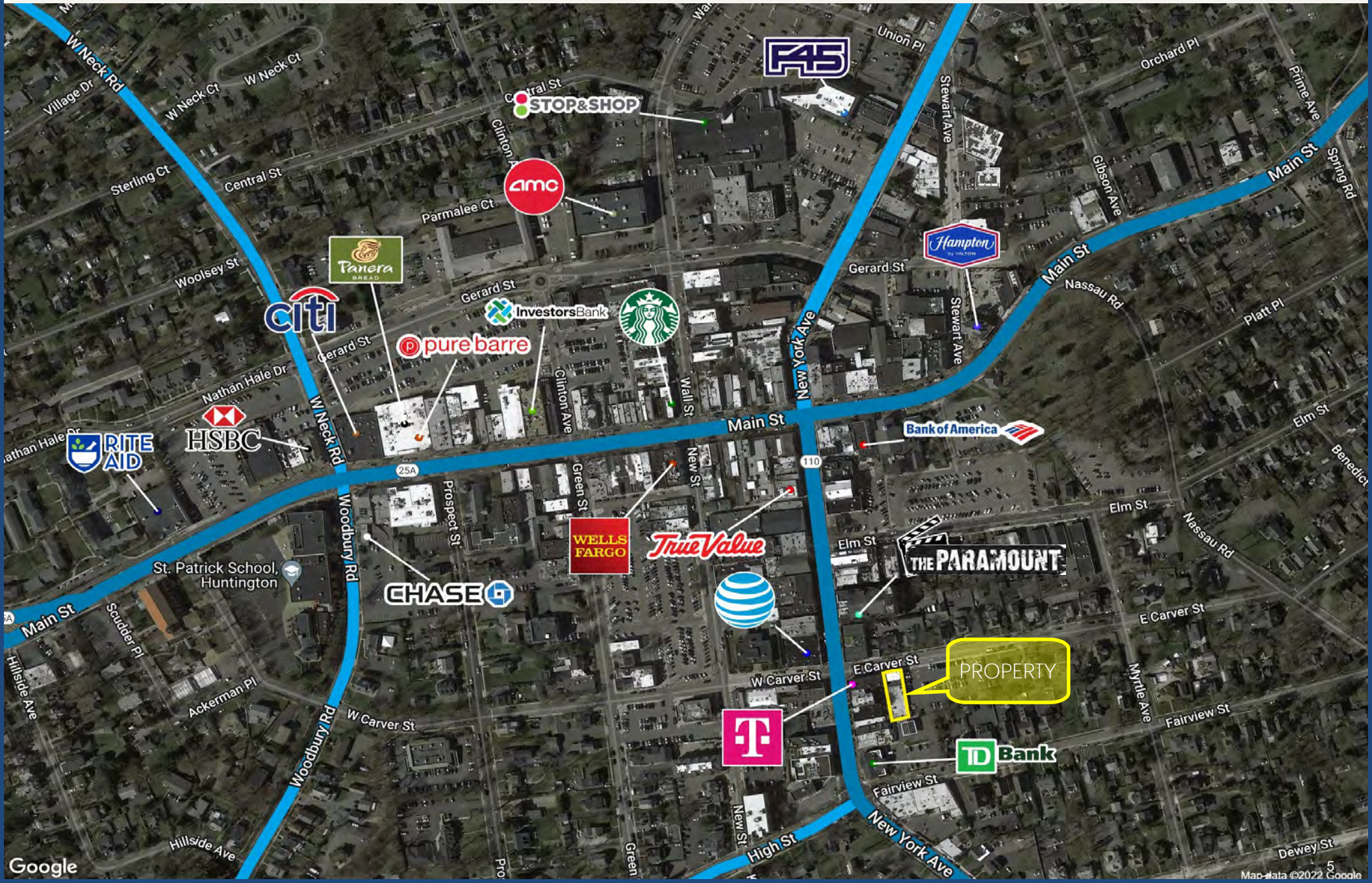
JOB NO. 11598
REVISIONS:

S.C.T.M. DIST. 400 SEC. 96 BLK. 01 LOT 19

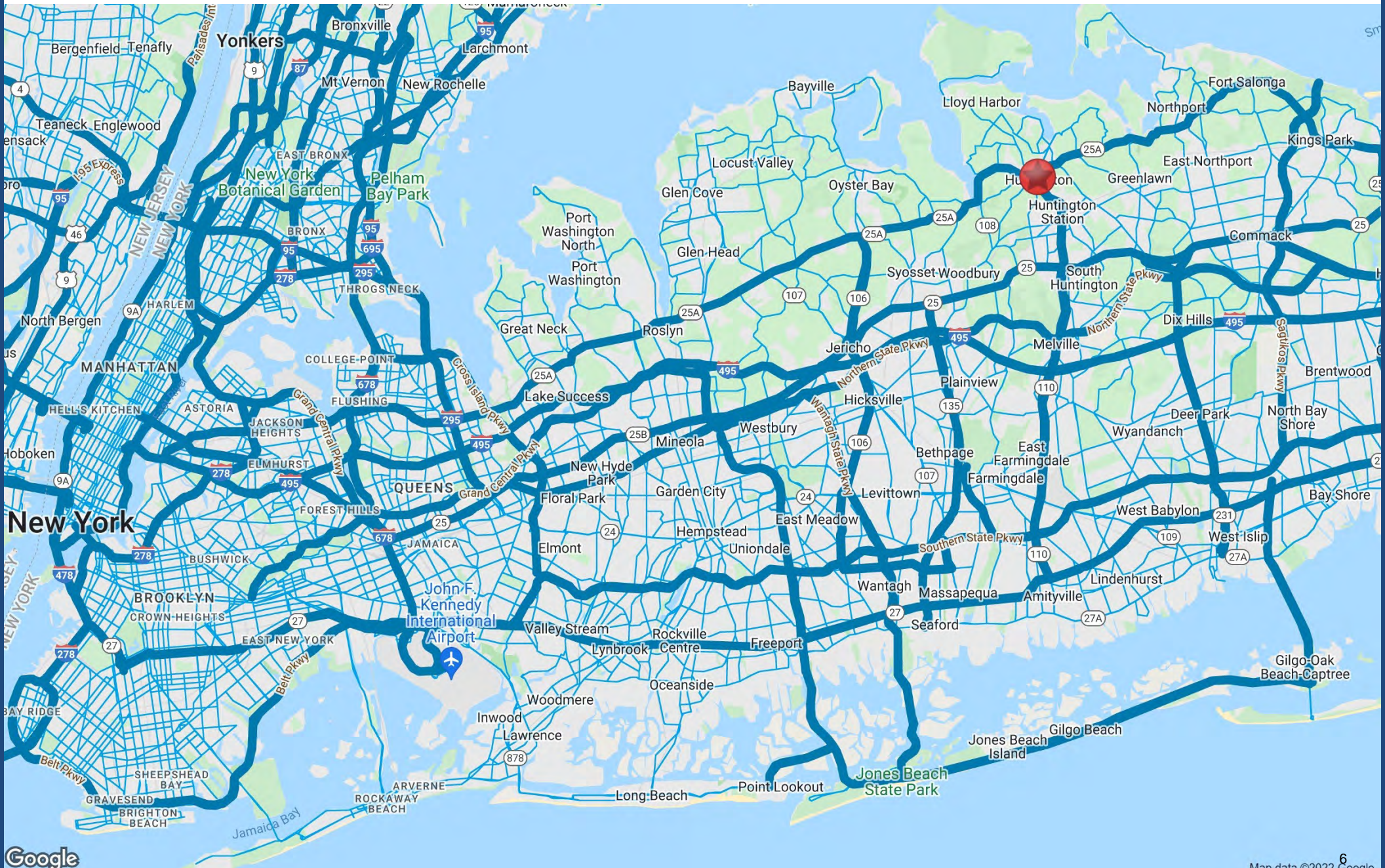
R:\DWGS-2012\11598-EASTCARVER.DWG

Z.B.A. # 20526
EX # 5

8 EAST CARVER STREET, HUNTINGTON, NEW YORK



8 EAST CARVER STREET, HUNTINGTON, NEW YORK



DEMOGRAPHICS

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8692/-73.4255

8 E Carver St Huntington, NY 11743	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,692	68,433	138,518
2028 Projected Population	11,371	66,710	136,693
2020 Census Population	11,868	70,735	140,821
2010 Census Population	11,514	69,087	138,600
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2023	0.1%	-	-
2023 Median Age	44.2	42.5	44.0
Households			
2023 Estimated Households	4,900	23,700	47,966
2028 Projected Households	4,792	23,267	47,683
2020 Census Households	5,010	24,082	48,152
2010 Census Households	4,787	23,526	47,379
Projected Annual Growth 2023 to 2028	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	-	-
Race and Ethnicity			
2023 Estimated White	77.4%	67.8%	70.3%
2023 Estimated Black or African American	6.5%	8.1%	7.4%
2023 Estimated Asian or Pacific Islander	4.2%	4.7%	7.2%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.4%
2023 Estimated Other Races	11.5%	18.9%	14.8%
2023 Estimated Hispanic	14.8%	23.1%	18.1%
Income			
2023 Estimated Average Household Income	\$184,472	\$222,110	\$236,154
2023 Estimated Median Household Income	\$147,504	\$161,926	\$174,209
2023 Estimated Per Capita Income	\$77,385	\$76,990	\$81,892
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	6.0%	4.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.9%	2.2%
2023 Estimated High School Graduate	14.4%	16.8%	16.5%
2023 Estimated Some College	13.3%	12.0%	12.0%
2023 Estimated Associates Degree Only	7.0%	6.6%	7.4%
2023 Estimated Bachelors Degree Only	28.6%	28.4%	29.5%
2023 Estimated Graduate Degree	31.0%	27.3%	27.9%
Business			
2023 Estimated Total Businesses	1,483	4,121	8,150
2023 Estimated Total Employees	11,101	31,698	64,676
2023 Estimated Employee Population per Business	7.5	7.7	7.9
2023 Estimated Residential Population per Business	7.9	16.6	17.0

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1