

Office Space For Lease

221 Mineola Blvd

221 Mineola Blvd Mineola, NY 11501



For More Information:

Hootan Moeirzadeh

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Offering Summary

Lease Rate:	\$23.59 SF/yr (MG)
Building Size:	2,949 SF
Available SF:	983 - 986 SF
Lot Size:	-
Number of Units:	3

Property Overview

3 Spaces Available for Lease
Call Listing Broker for additional details

Property Highlights

- Newly Updated/Modern A+ Turn Key Office Building (2nd floor)
- Interior: Approx. 2,900ft
- Large Lobby/Waiting Area
- Private + 2 additional Bathrooms
- Lots of Windows/Closets Throughout,
- Private Parking
- *All info should be independently verified*

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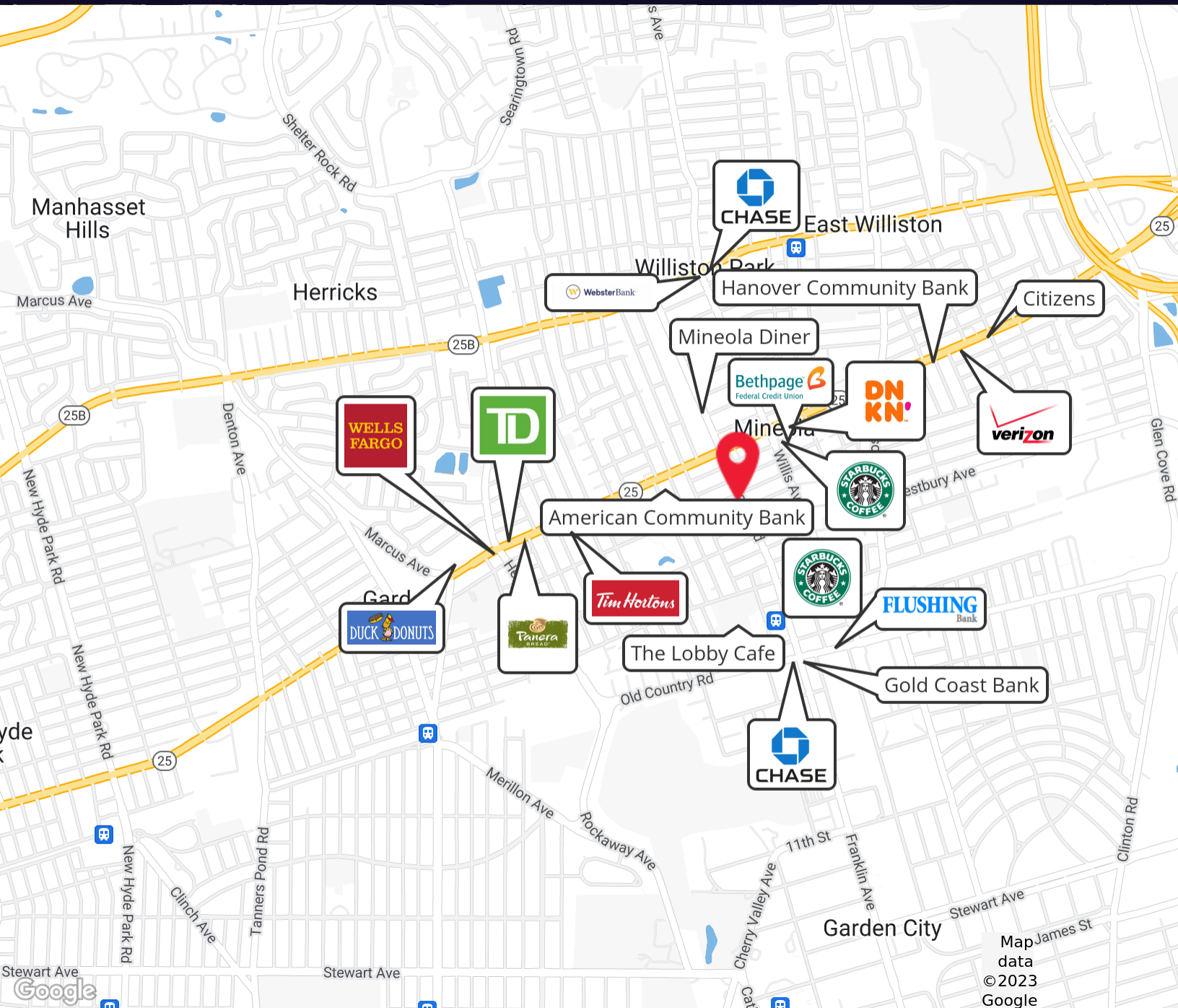
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Retailer Map

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NASSAU INTER-COUNTY EXPRESS

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... and Many More!

MINUTES AWAY FROM...

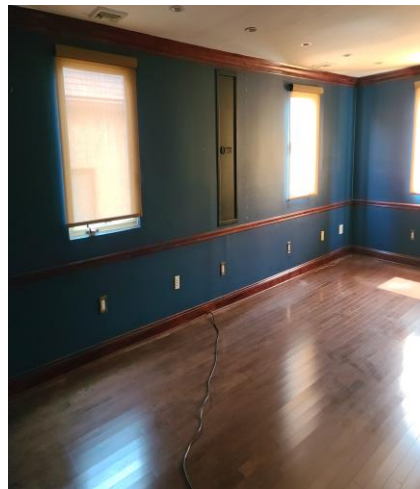
- Heavily traveled roads, highways
- Roosevelt Field Mall and other retail plazas
- Schools, community centers, houses of worship
- LIRR, public transportation





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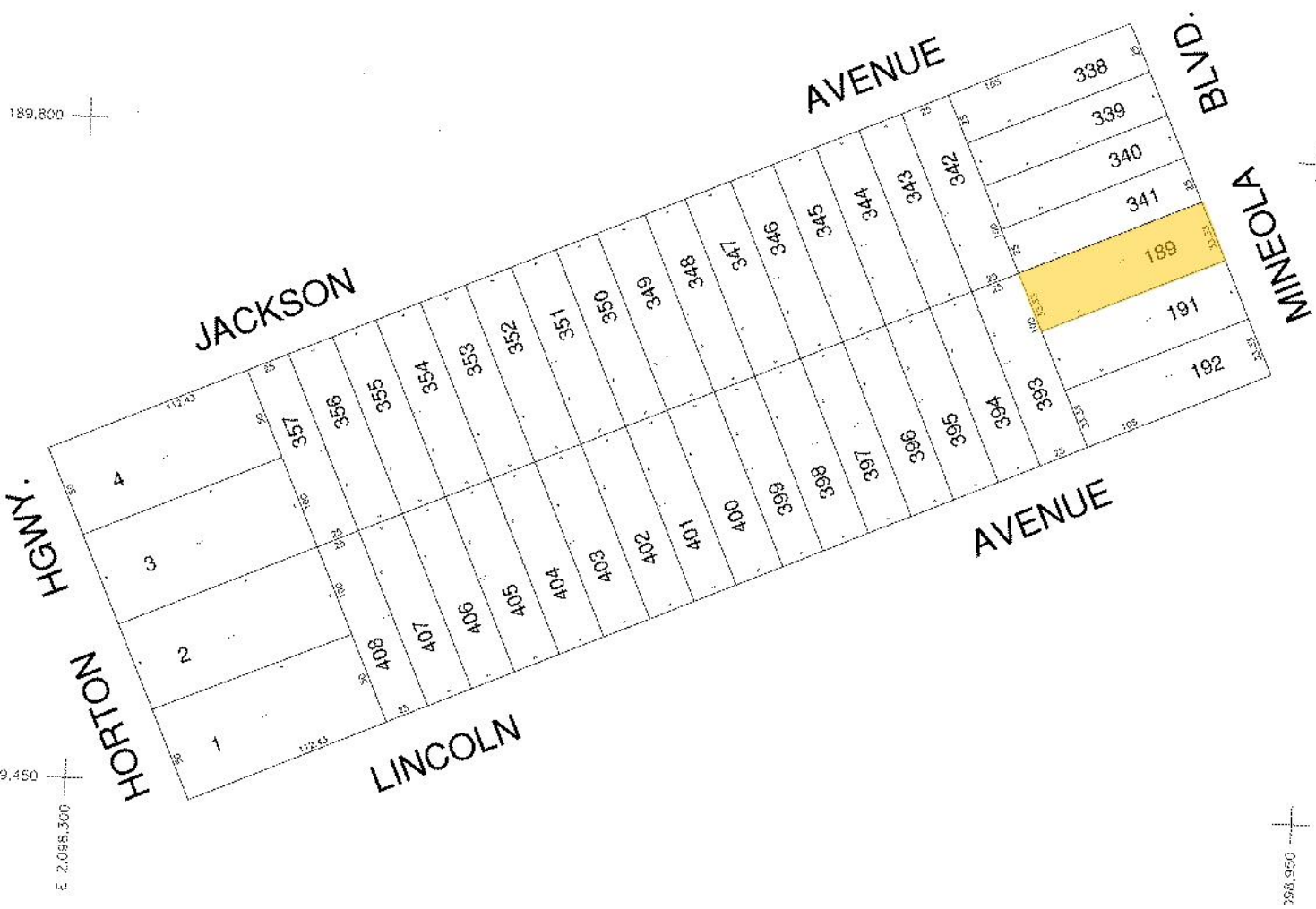




Site Plan

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40' 20' 0'
SCALE: 1"

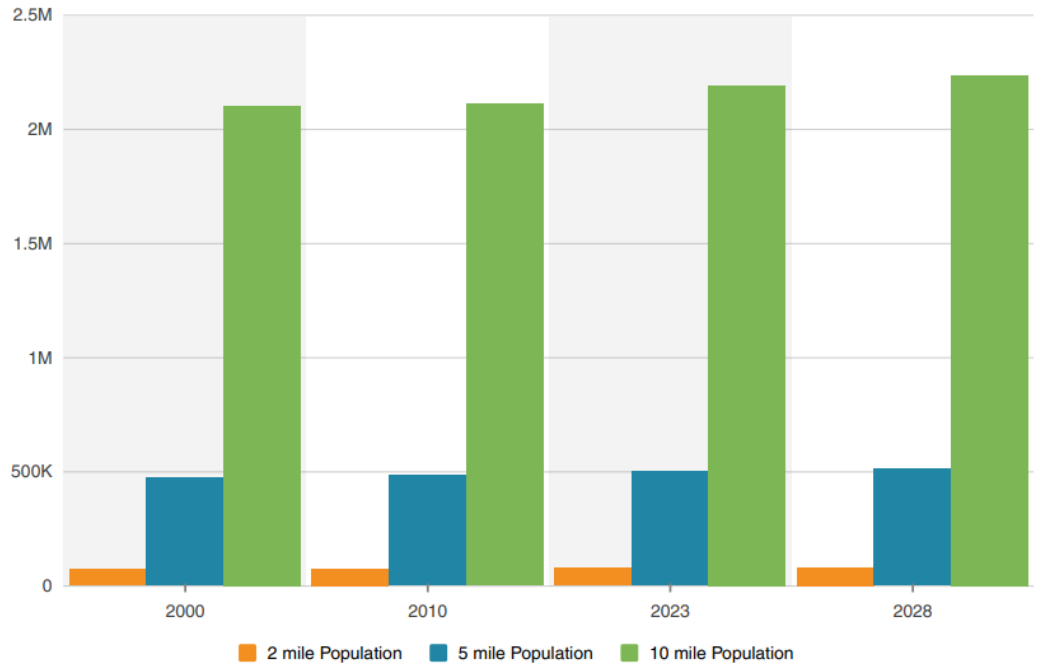




Demographics

221 Mineola Blvd Mineola, NY 11501

Population



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6/11/2023

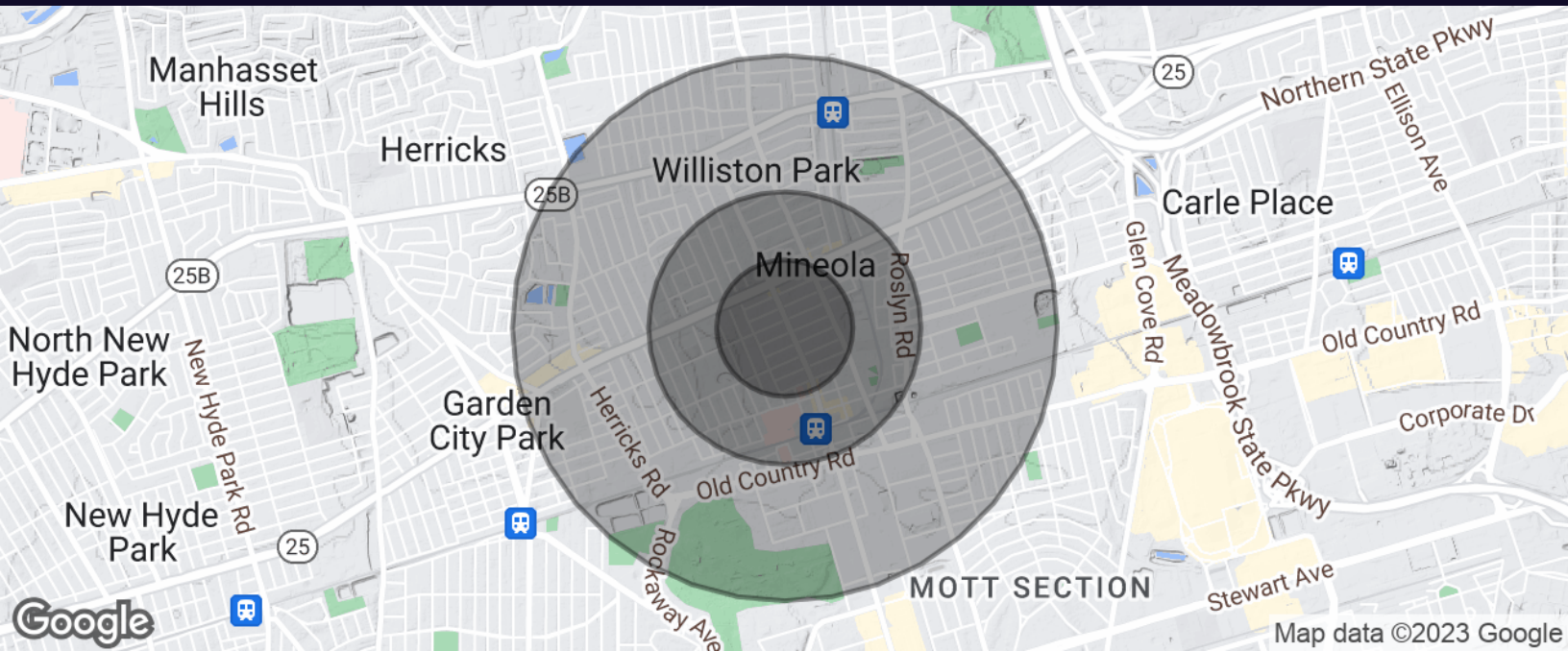
Households

	2 mile	5 mile	10 mile
2010 Households	25,811	155,716	706,768
2023 Households	27,676	161,641	730,181
2028 Household Projection	28,415	165,006	744,445
Annual Growth 2010-2023	0.4%	0.2%	0.3%
Annual Growth 2023-2028	0.5%	0.4%	0.4%
Owner Occupied Households	22,229	125,827	507,256
Renter Occupied Households	6,186	39,179	237,189
Avg Household Size	2.8	3	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$6.8B	\$28.1B



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,144	8,148	27,140
Average Age	39.5	40.3	43.4
Average Age (Male)	34.1	36.2	41.1
Average Age (Female)	44.1	43.9	46.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,037	3,713	10,816
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$105,400	\$113,784	\$143,153
Average House Value	\$508,329	\$506,471	\$595,906

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