+/-747 SF Office Space Available For Lease

21 East Shore Road, Manhasset, NY 11030





For More Information:

Steven D. Bezmen

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.419.2752 steven.bezmen@elliman.com

Andreas Nakos

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 917.886.6918 andreas.nakos@elliman.com

Steven Llorens

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 917.830.7091 steven.llorens@elliman.com

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Office Property For Lease21 East Shore Road, Manhasset, NY 11030





Offering Summary		
On Request		
8,000 SF		
+/-747 SF		
13		
Business A		

Property Overview

Professional office spaces available for lease on the 2nd floor of 21 E Shore Rd. Manhasset. Spaces can also be combined. Located directly off of busy Northern Blvd., this property offers ample Parking Lot with 13 parking spaces. Perfectly suited for ANY professional office use including Medical, Insurance, or CPA office. Minutes away from the Long island Expressway, Manhasset's Miracle Mile, as well as the LIRR Manhasset Bridge Station.

Property Highlights

- Large Parking lot with 13 spaces
- Elevator
- Minutes from LIE
- · Directly off of busy Northern Blvd. and Manhasset's Miracle Mile
- · Perfectly suited for Medical, Insurance, or CPA office
- +/- 9,300 Vehicles Passing Per Day

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Douglas Elliman

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	747 SF	Lease Rate:	\$2,272.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	
2	Available	747 SF	NNN	\$2,272 per month	CAM = \$1.50 Included

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steven.bezmen@elliman.com

516.419.2752

en Steven Llorens

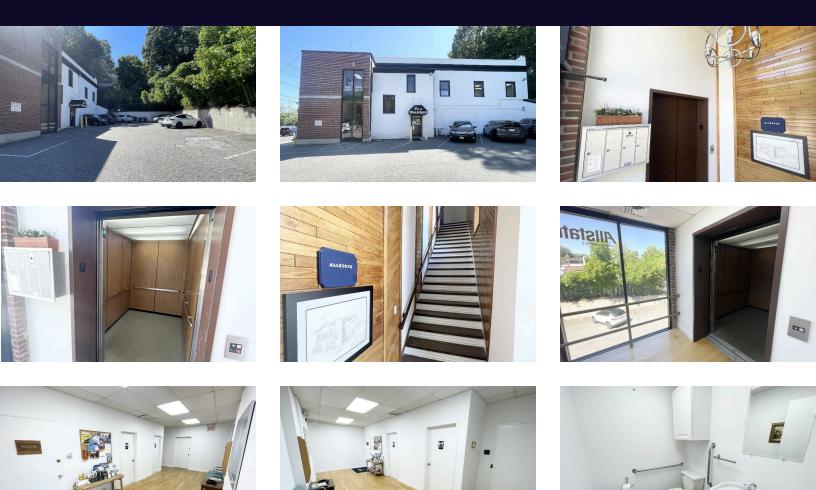
917.830.7091 steven.llorens@elliman.com Andreas Nakos

917.886.6918 andreas.<u>nakos@elliman.com</u> Douglas Elliman

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Douglas Elliman

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Andreas Nakos

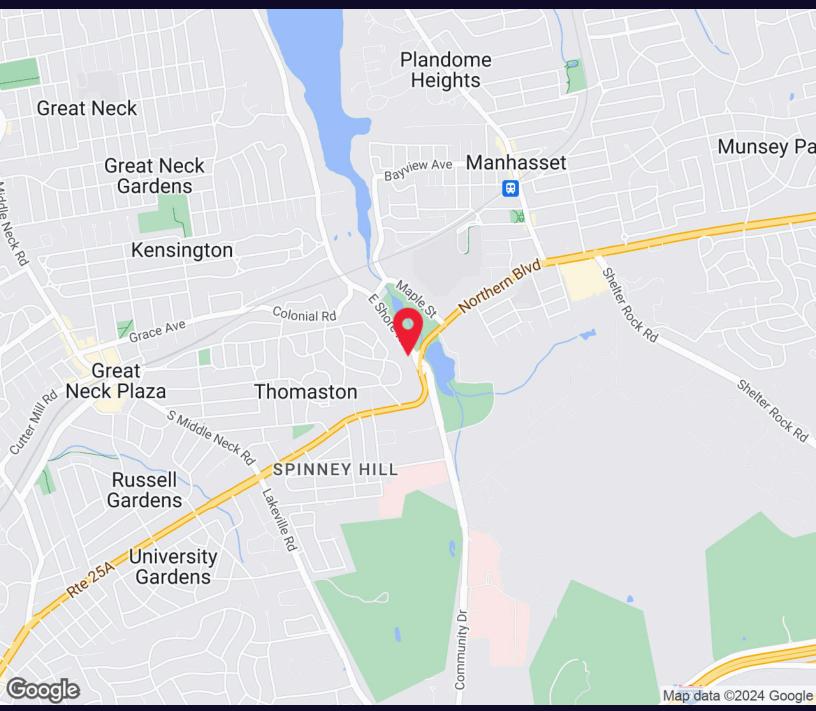
917.886.6918 andreas.nakos@elliman.com

Douglas Elliman

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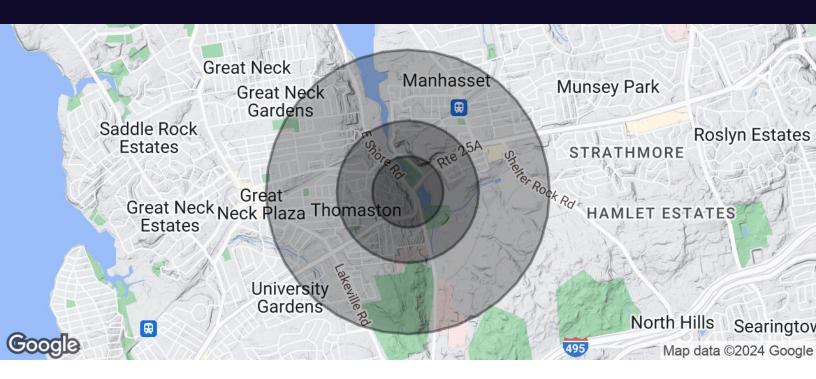
917.886.6918 andreas.nakos@elliman.com DouglasElliman

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	925	3,582	14,567
Average Age	42.7	43.7	46.6
Average Age (Male)	35.8	37.7	42.6
Average Age (Female)	45.8	46.8	48.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	321	1,274	6,031
# of Persons per HH	2.9	2.8	2.4
Average HH Income	\$121,437	\$133,897	\$161,497
Average House Value	\$924,764	\$928,927	\$818,093

For More Information:

516.419.2752

Steven D. Bezmen

Andreas Nakos

917.830.7091 steven.bezmen@elliman.com steven.llorens@elliman.com

Steven Llorens

917.886.6918

andreas.nakos@elliman.com

Douglas Elliman Commercial

WWW.ELLIMANCOMMERCIAL.COM

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Retailer Map



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Steven Llorens

917.830.7091 steven.llorens@elliman.com

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Douglas Elliman

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Steven D. Bezmen

Licensed Associate Real Estate Broker 516.419.2752 steven.bezmen@elliman.com

Steven Llorens

Licensed Associate Real Estate Broker 917.830.7091 steven.llorens@elliman.com

Andreas Nakos

Licensed Real Estate Salesperson 917.886.6918 andreas.nakos@elliman.com Office: 631.858.2405 Fax: 631.543.0851 550 Smithtown Bypass Smithtown, NY 11787

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