

+/-747 SF Office Space Available For Lease

21 East Shore Road, Manhasset, NY 11030



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Commercial

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Office Property For Lease

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Offering Summary

Lease Rate:	On Request
Building Size:	8,000 SF
Available SF:	+/-747 SF
Parking Spaces	13
Zoning:	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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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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Floor Plan

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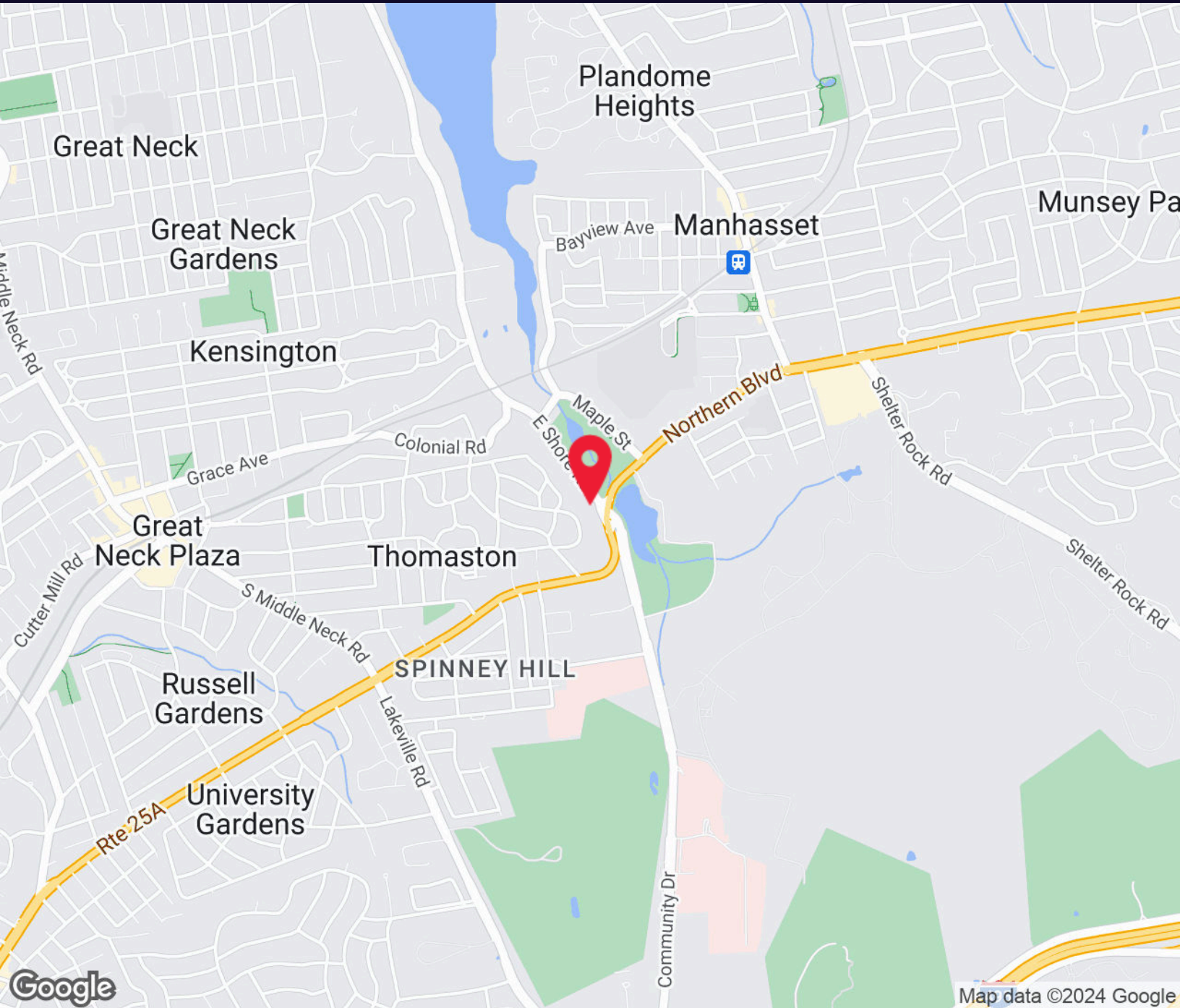
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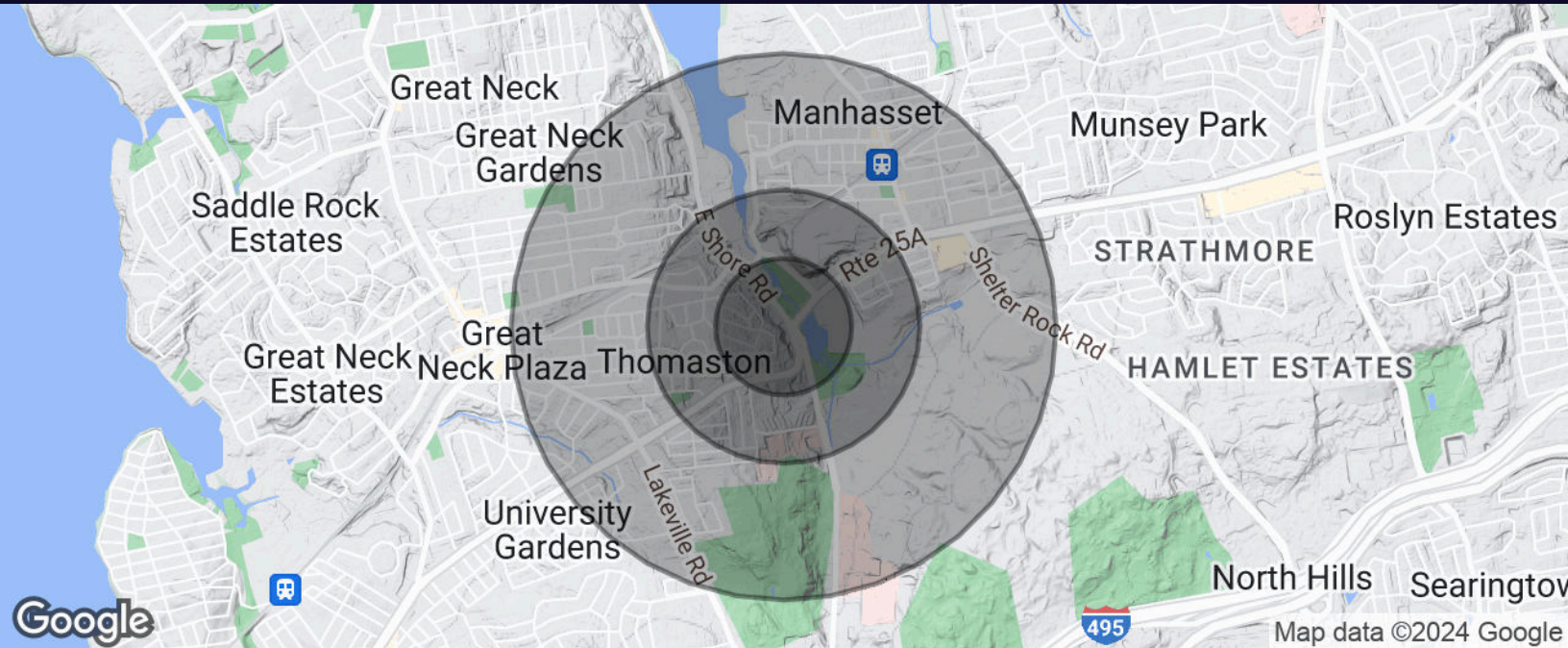
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	925	3,582	14,567
Average Age	42.7	43.7	46.6
Average Age (Male)	35.8	37.7	42.6
Average Age (Female)	45.8	46.8	48.9

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

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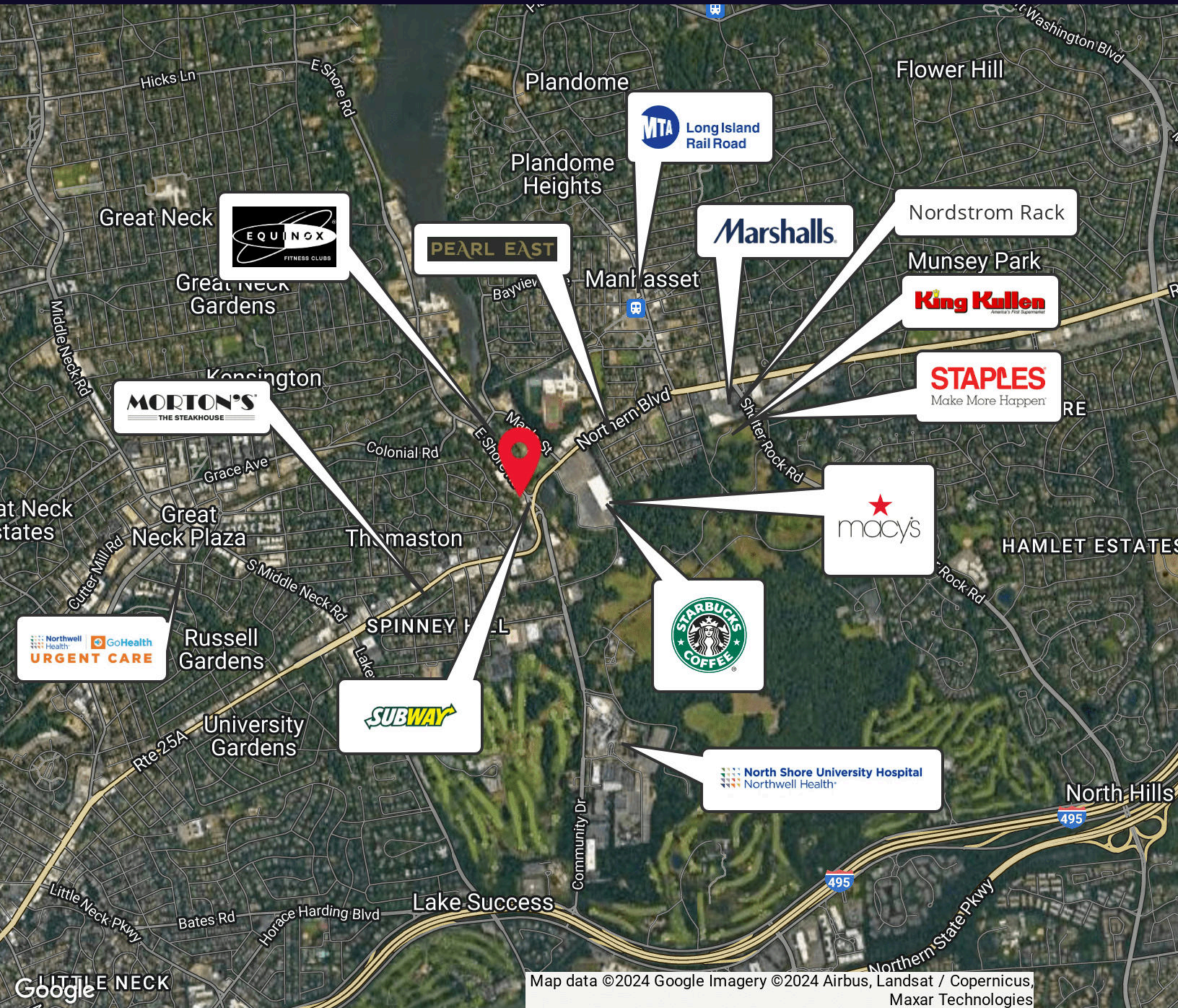
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Retailer Map

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