

OFFERING MEMORANDUM

11 Lucon Dr | Deer Park, New York 11729

FOR SALE OR LEASE



Commercial



ellimancommercial.com

PROPERTY SUMMARY

11 Lucon Dr | Deer Park, New York 11729

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Commercial



Property Highlights

- First time available in 15+ years
- 9,990 SF Column free industrial space for sale or lease
- Zoned G - Industry (Light)deal for production, assembly, or warehouse use
- Seller Financing available for qualified prospects
- Convenient access to major transportation routes
- Cannabis uses not permitted*****

Offering Summary

Sale Price:	\$3,480,000
Lease Rate:	\$18.00 SF/yr (NN)
Available SF:	9,990 SF
Lot Size:	0.58 Acres
Zoning:	G Industry Light
Property Taxes:	\$29,340.91
Occupancy:	Delivered Vacant +/- 90 Days

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

ADDITIONAL PHOTOS

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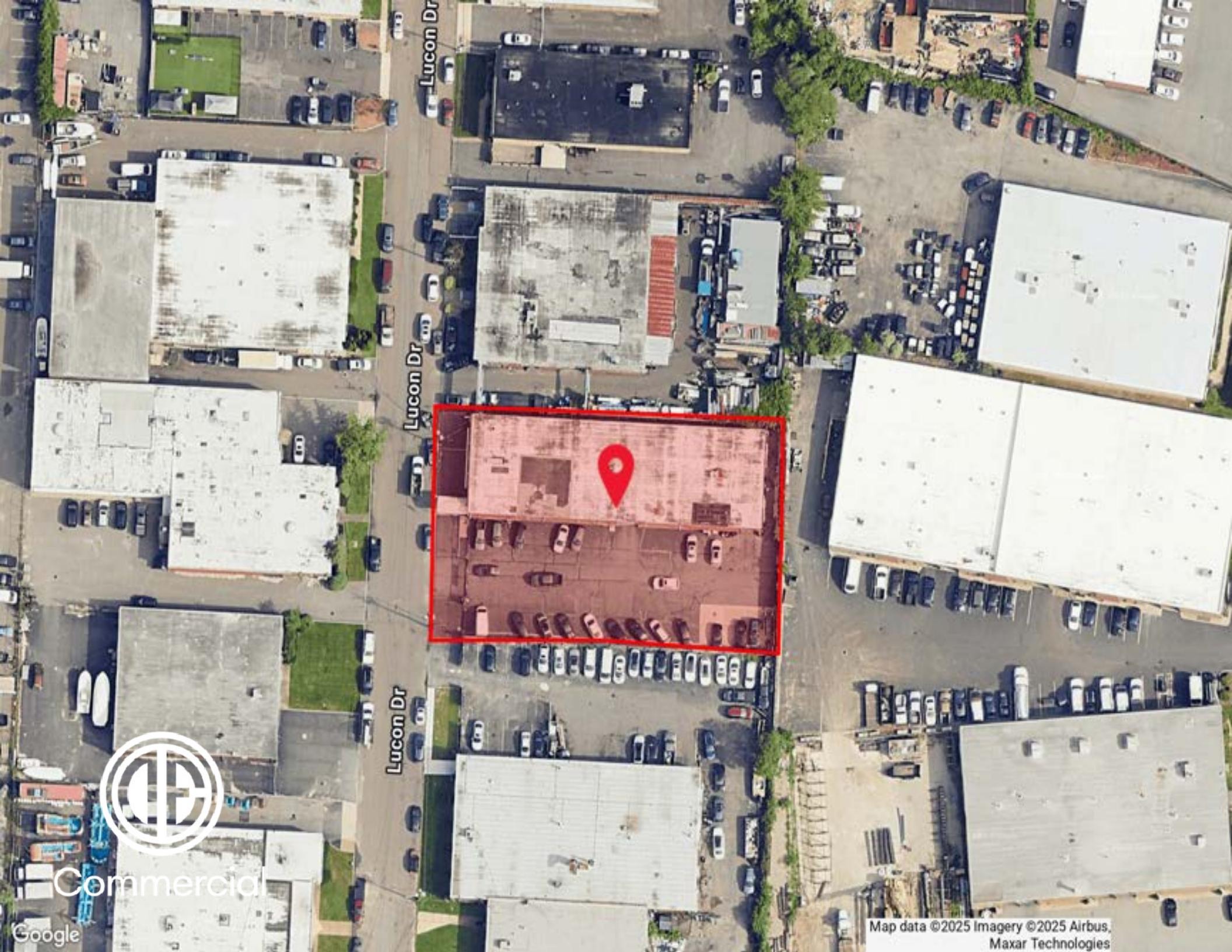
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Google

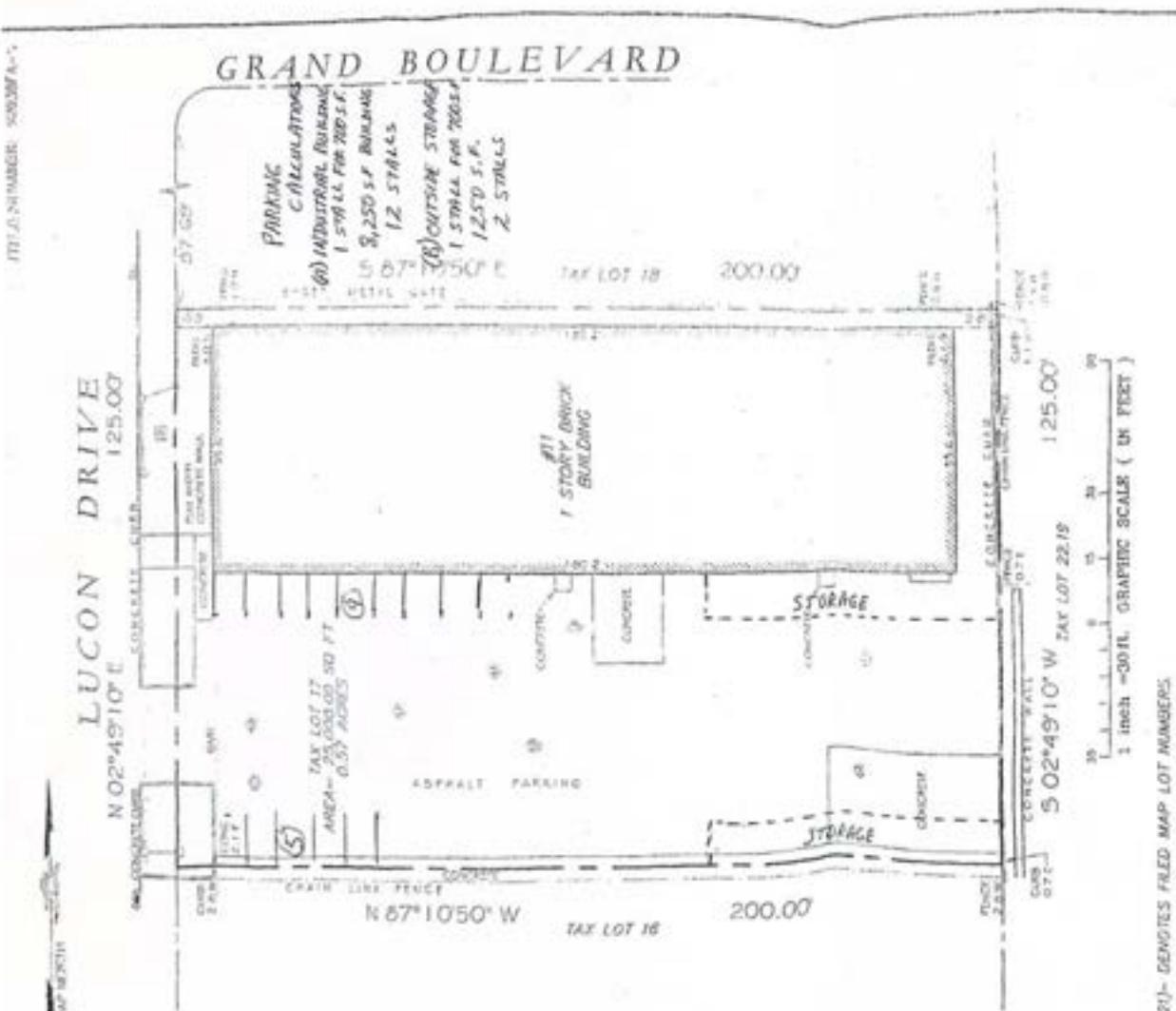
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SITE PLANS



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RETAILER MAP

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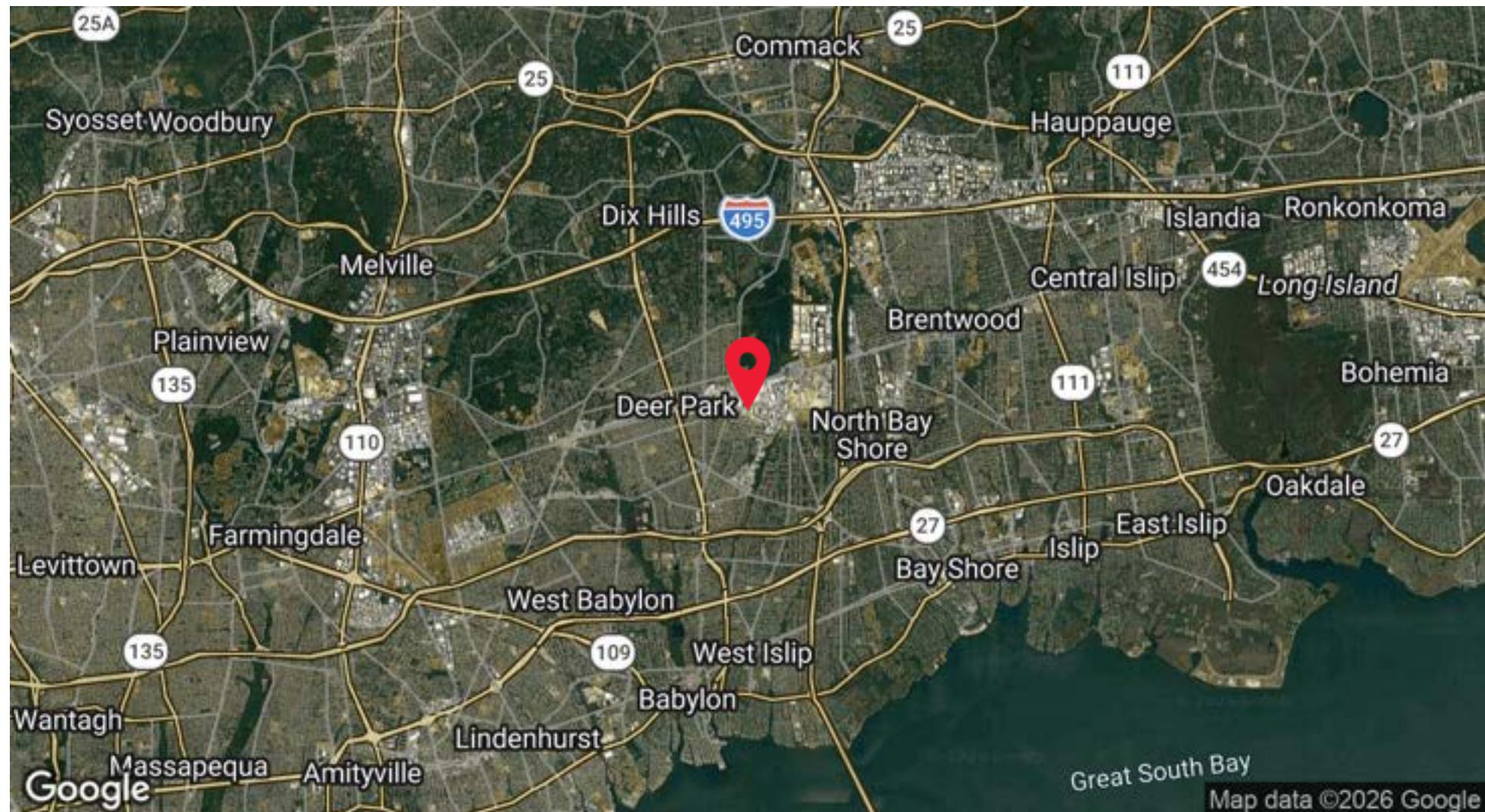
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT



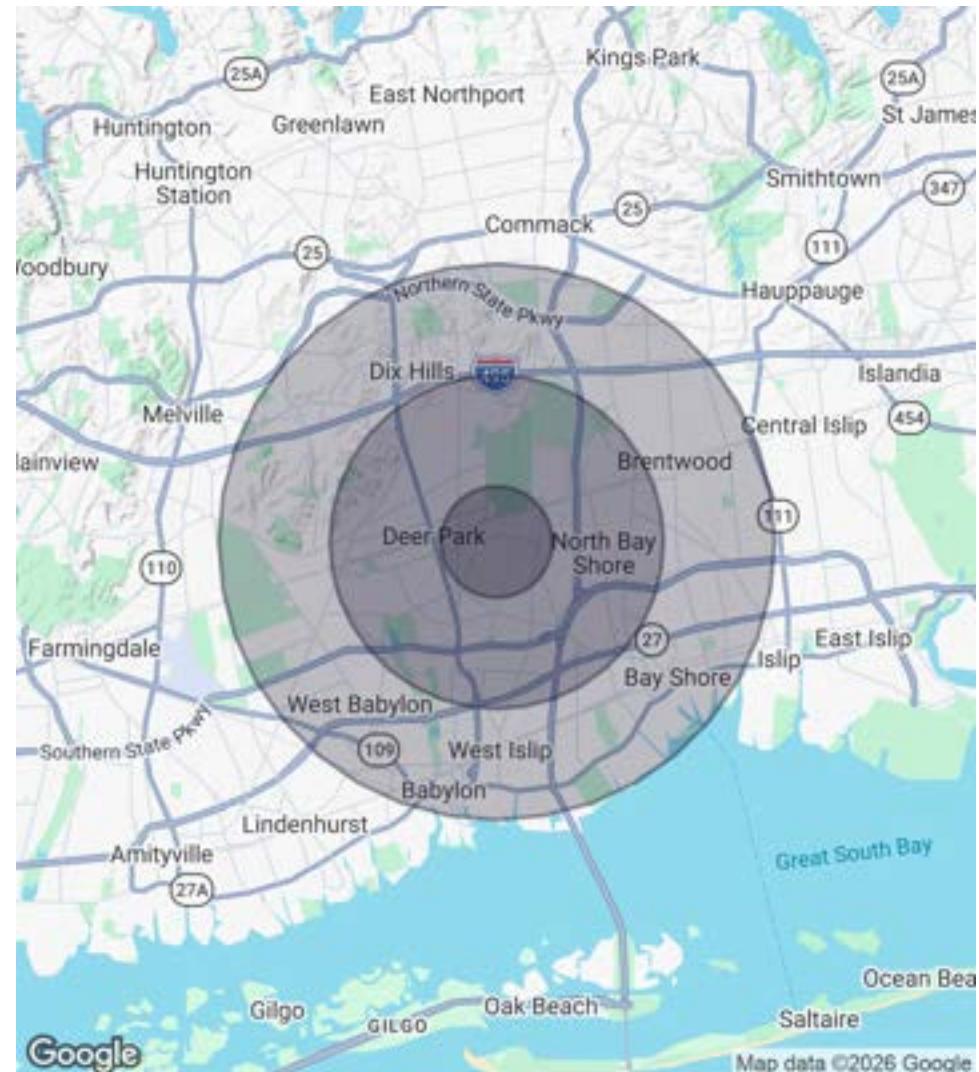
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,893	116,098	296,842
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,707	34,706	88,506
# of Persons per HH	2.9	3.3	3.4
Average HH Income	\$130,756	\$163,595	\$167,323
Average House Value	\$538,270	\$569,645	\$588,948

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.