

FREESTANDING BUILDING FOR LEASE

801 Conklin St, Farmingdale, NY 11735



OFFERING SUMMARY

AVAILABLE SF:	2,500 SF
LEASE RATE:	Priced Upon Request
LOT SIZE:	0.39 Acres
RENOVATED:	2019
ZONING:	Restaurant/Bar
MARKET:	Long Island
SUBMARKET:	Western Suffolk
TRAFFIC COUNT:	27,232

LOCATION OVERVIEW

801 Conklin St, Farmingdale

- 2500 SF Freestanding Building
- Located on busy Conklin St
- Great Visibility in Prime Location
- Very Close to the LIRR
- Close to downtown Farmingdale
- Corner Property with Plenty of Parking

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,014	103,667	351,887
Total Population	8,531	317,263	1,074,130
Average HH Income	\$101,079	\$105,807	\$114,698

KW COMMERCIAL DIVISION NY
212.203.7829
32-55 Francis Lewis BLVD
Flushing, NY 11358

PATRICK O'BRIEN
Senior Managing Director
0: 212.203.7829
patrick.obrien@kwcommercial.com
NY #10401267656



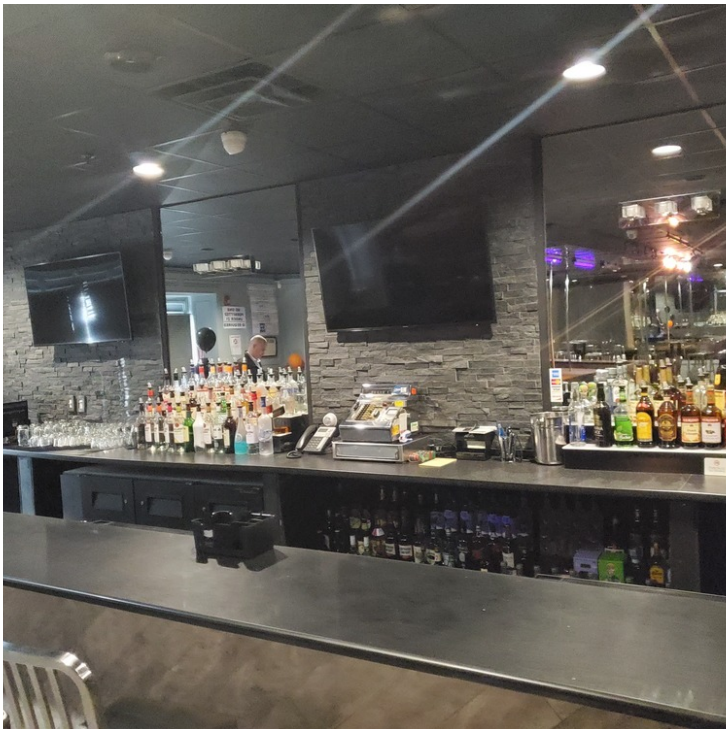
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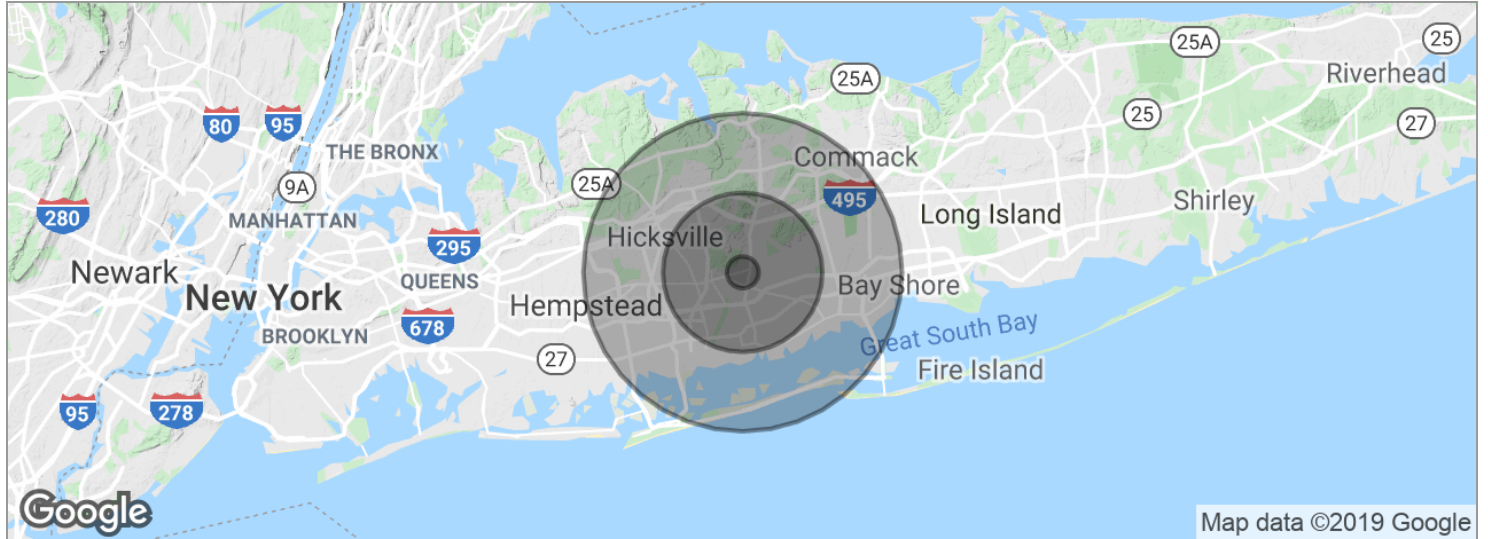


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,531	317,263	1,074,130
Median age	40.2	40.5	40.7
Median age (male)	37.8	39.0	39.4
Median age (Female)	44.4	42.0	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,014	103,667	351,887
# of persons per HH	2.8	3.1	3.1
Average HH income	\$101,079	\$105,807	\$114,698
Average house value	\$438,802	\$488,588	\$513,657

** Demographic data derived from 2010 US Census*

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PROFESSIONAL BACKGROUND

Patrick O'Brien is the Senior Managing Director of Keller Williams Real Estate-Commercial Division, a leading full-service commercial brokerage firm specializing in corporate real estate services. A leader in the world of commercial real estate, Patrick is responsible for incorporating a full-service retail real estate division at Keller Williams, one of the leading real estate firms in the world. As Senior Managing Director, Patrick is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing multiple offices spanning across the NY Metro Area. Patrick created the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's private offices. Patrick has developed an excellent referral base of loyal clients, including several noteworthy offices/industrial leases and retail developments with national chains representing some of the most recognized names in the real estate and business arena. Working with Keller Williams commercial division, he represents all major property types, including office, industrial, retail, apartment, and land. He treats each assignment with commitment and focuses on a single transaction in a local market to national and multi-market assignments. He will negotiate contracts, coordinate construction, provide both property management, as well as ongoing advisory services to satisfy your changing real estate needs. His breadth of market knowledge and the use of innovative information and technology extends to all types of property transactions. His network provides his clients with a national outlet to sell or purchase properties throughout the United States.

Services for Landlords/Owners:

- Acquisition/disposition strategies
- Contract and lease administration
- Assessment of leasing opportunities
- Occupancy projections and budgeting
- Qualification of prospects
- Recommendations on pricing
- Contract negotiation
- Property sales and leasebacks

Services for Tenants/Buyers

- Complete, thorough, detailed market analysis
- Initial consultation and strategic planning
- Evaluation of requirements
- Market and comparative property analysis
- Buy-lease-build consultation

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