

# OFFERING MEMORANDUM

111 Carleton Avenue., Islip Terrace  
Medical Condo Space

## FOR LEASE



Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)

# EXECUTIVE SUMMARY

111 Carleton Avenue., Islip Terrace  
Medical Condo Space Available

Lease Price \$25.00 SF / Gross

**2 Suites Available \*Divisible**

**Suite #6:**

**1,700SF Approved for Medical Use (see attached floor plan)**

**Suite #4 & #5:**

**2,500 SF Approved for Medical Use (see attached floor plan)**

**Parking: 54 Surface Spaces**

**Exclusively represented by:**

Chris Mayor  
[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
(631) 513-2000

Larry Densen  
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# PROPERTY HIGHLIGHTS:

## 111 Carleton Avenue., Islip Terrace Medical Condo Space

This is a **professional/medical condo building**. Located about **6/10 mile south of Federal Court houses** and **3/10 mile north of Sunrise Highway**. Site offers tremendous exposure with a traffic count of 22,000 cars daily. Professional Office or Medical Condo, North of Sunrise Highway & South of Southern State Parkway. Gross Lease Includes Taxes and Common Charges. Lease Available for suite 4,& 5 and suite 6 all with Basements.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,563	92,861	210,453
Average HH Income	\$145,086	\$136,163	\$135,394

### Represented by:

Chris Mayor  
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# PROPERTY PHOTOS

111 Carleton Avenue., Islip Terrace  
Medical Condo Space



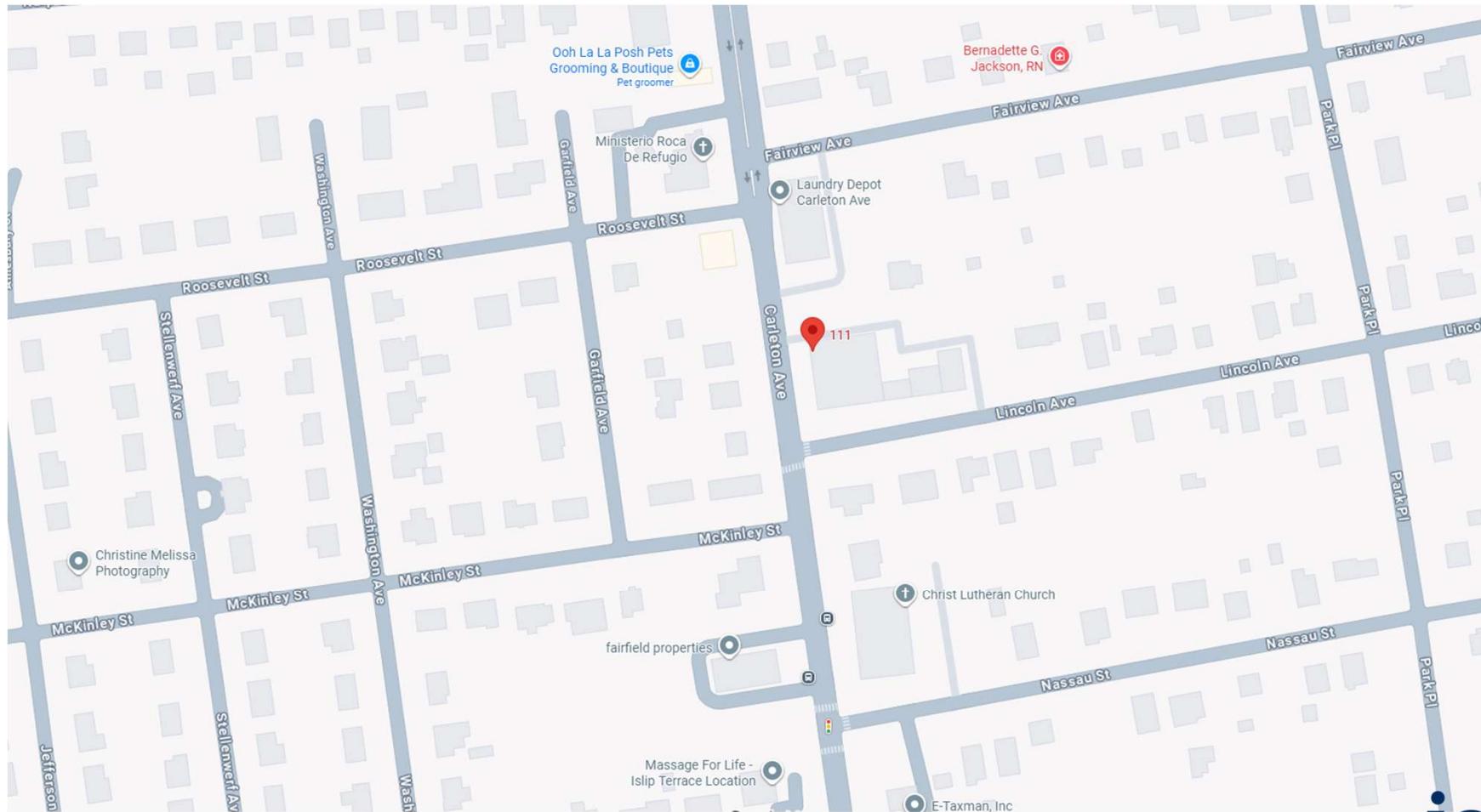
# AERIAL VIEW OF PROPERTY

111 Carleton Avenue., Islip Terrace  
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# AERIAL MAP VIEW

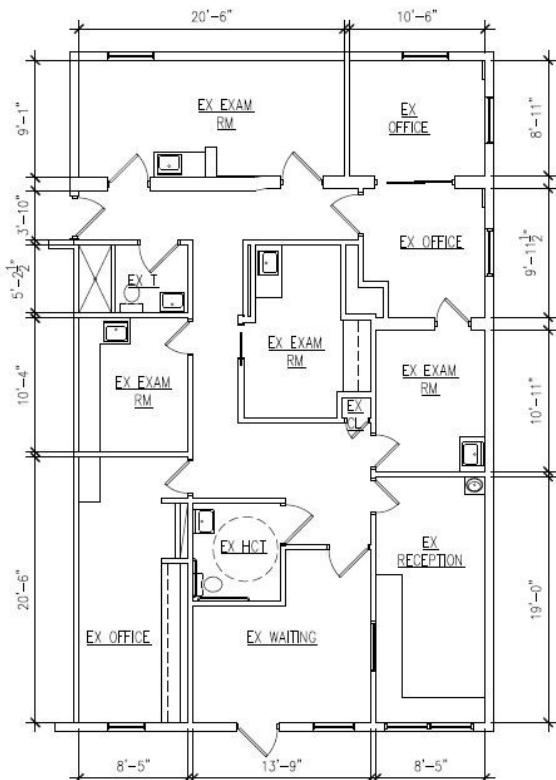
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# SUITE #6 FLOOR PLAN

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# SUITE #4 & #5 FLOOR PLAN

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