

OFFERING MEMORANDUM

111 Carleton Avenue., Islip Terrace
Medical Condo Space

FOR LEASE

111

Lincoln Ave

2 THE MORGAN CENTER
2B NATIONAL EARLY CHILDHOOD
CANCER FOUNDATION

3 ACUPUNCTURE
DR. YING-JEN CHANG Ph.D.

4 SUFFOLK PODIATRY
FOOT & ANKLE SPECIALIST
5 PETER CUTLER D.P.M. F.A.C.F.A.S.

6 PRIMARY CARE
INTERNAL MEDICINE
P. PARIKH M.D.

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Island Associates Real Estate, Inc.

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
(631) 513-2000

Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

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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

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PROPERTY PHOTOS

111 Carleton Avenue., Islip Terrace
Medical Condo Space



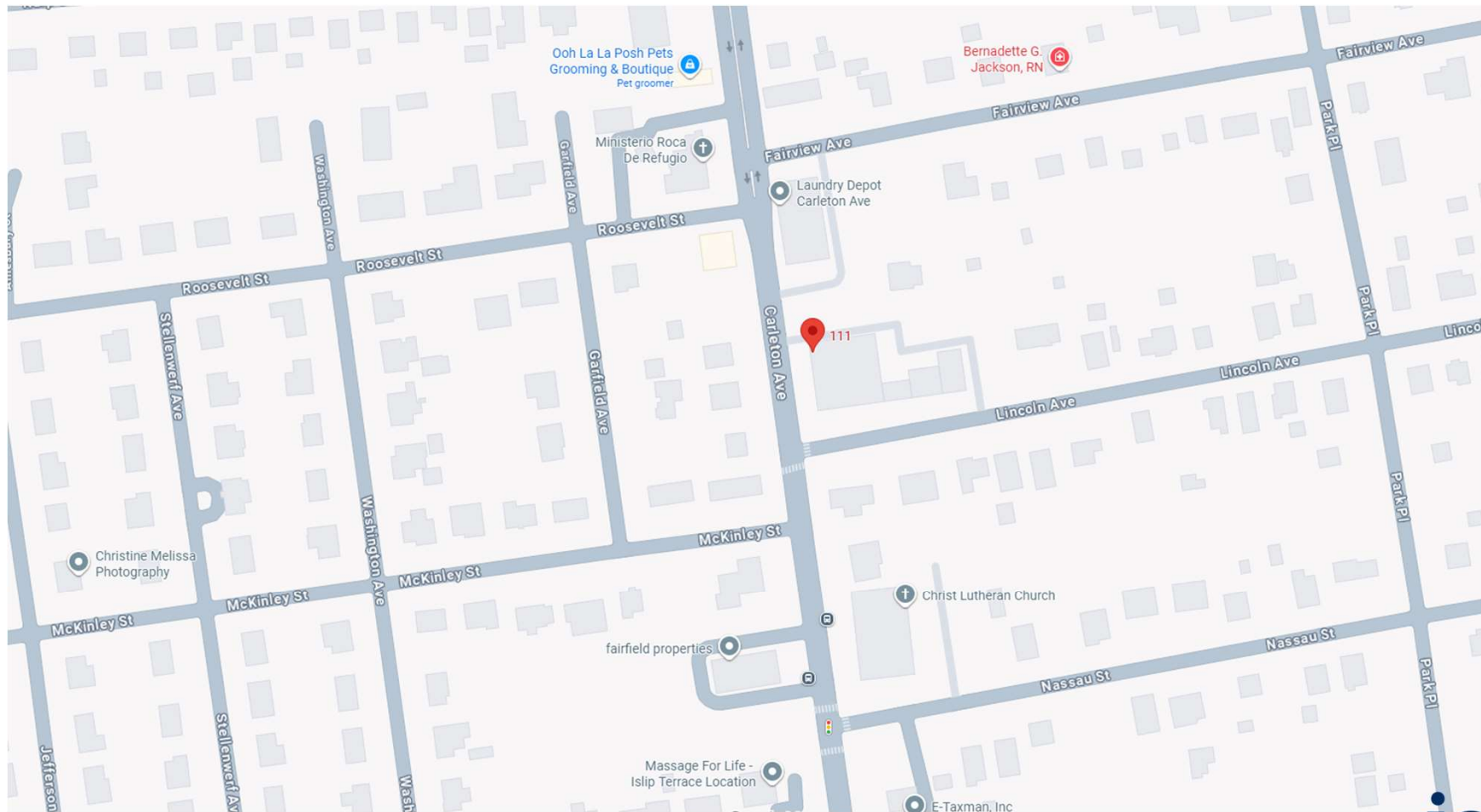
AERIAL VIEW OF PROPERTY

111 Carleton Avenue., Islip Terrace
Medical Condo Space



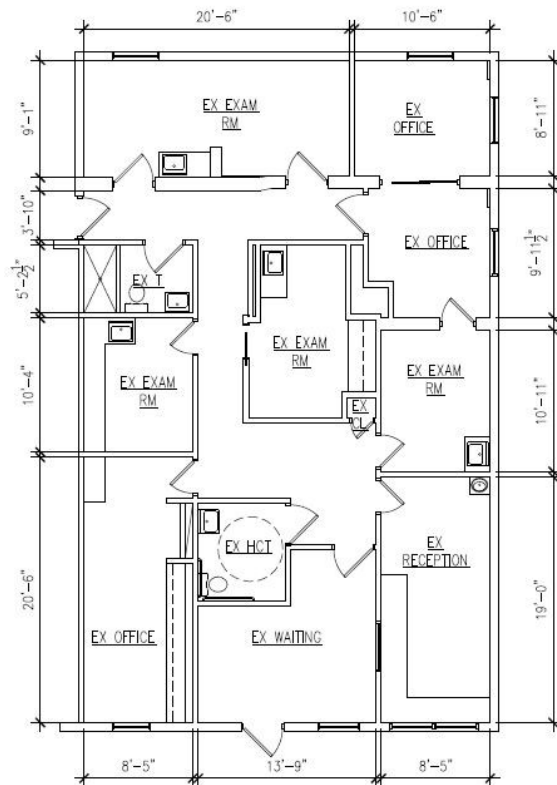
AERIAL MAP VIEW

111 Carleton Avenue., Islip Terrace
Medical Condo Space



SUITE #6 FLOOR PLAN

111 Carleton Avenue., Islip Terrace
Medical Condo Space



1 EXISTING FLOOR PLAN SUITE 6
SCALE: 1/8"=1'-0" 1,714 GSF

SUITE #4 & #5 FLOOR PLAN

111 Carleton Avenue., Islip Terrace Medical Condo Space

