

# OCEANSIDE, NEW YORK

## Professional Office Space For Lease



### LOCATION

3051 Long Beach Road  
Oceanside, NY

### AVAILABLE

- Suite 1: ± 2,000 Square Feet
- Suite 5: ± 700 Square Feet
- Suite 6: ± 2,300 Square Feet  
(Suites 5 & 6 can be combined for a total ± **3,000 Square Feet**)

### BUILDING SIZE

9,372 Square Feet

### PROPERTY SIZE

0.62 Acre

### PARKING

Ample Parking On Site

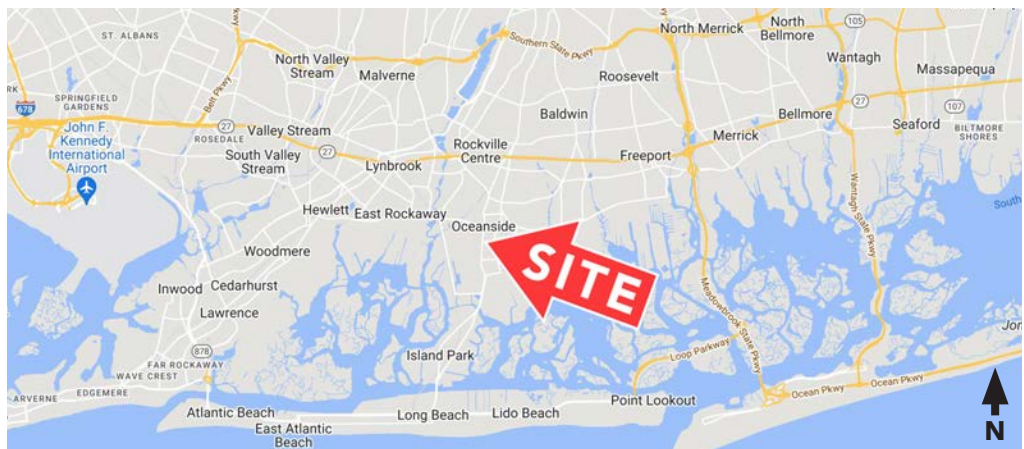
### TRAFFIC

35,000 vehicles per day on Long Beach Road

### PRICE UPON REQUEST

### COMMENTS

- Recently renovated professional building in Oceanside with a new façade, paved parking lot, and upgraded utilities
- Good visibility along the highly trafficked Long Beach Road, and less than 1 mile from the Oceanside LIRR Station



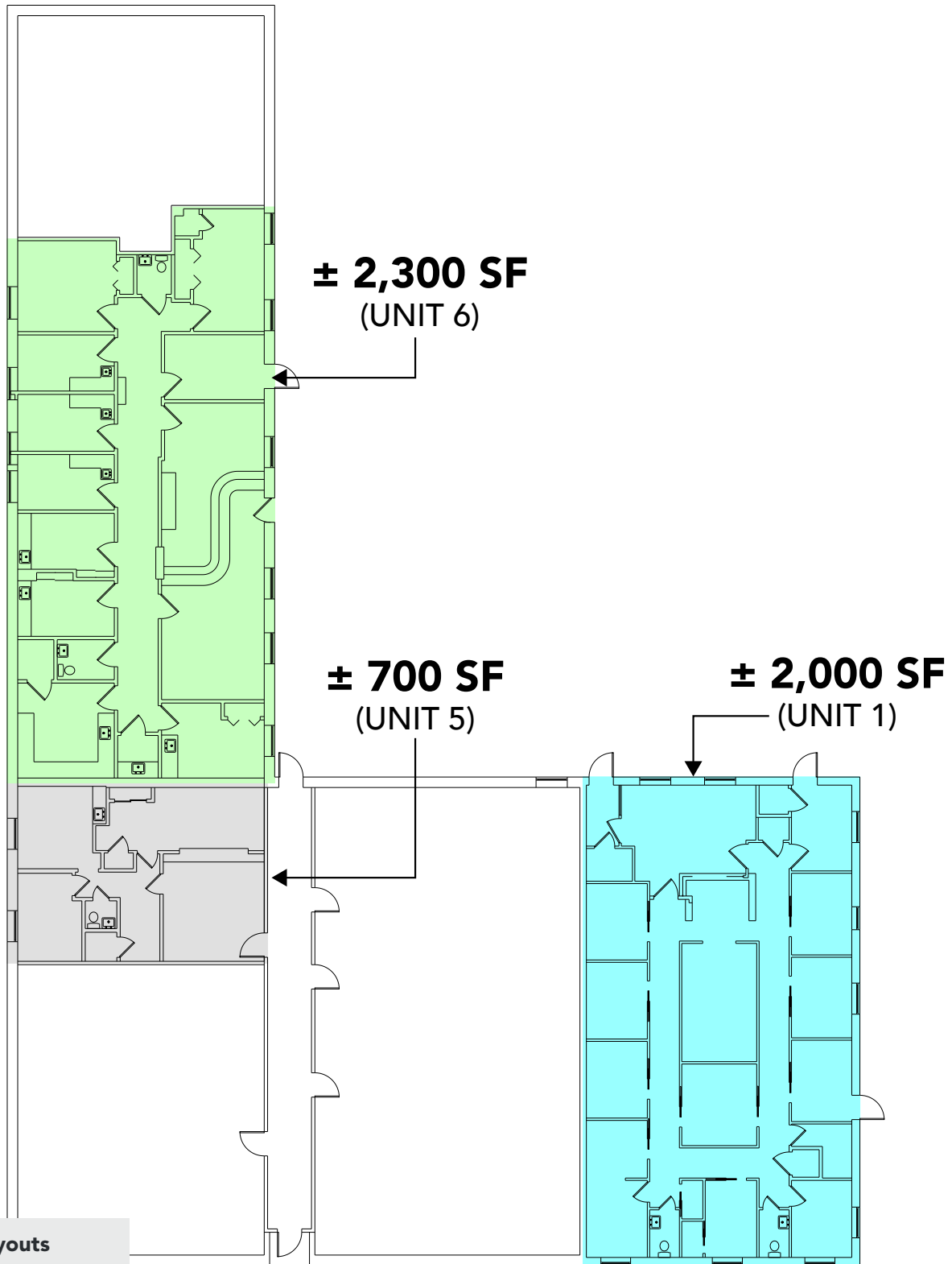
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	24,135	159,697	450,679
HOUSEHOLDS	8,363	55,906	148,543
M.H.H.I.	\$154,849	\$151,728	\$146,653

**Breslin Realty**  
DEVELOPMENT CORP.

**Richard MacDougall**  
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Medical / Office Space Available



Interior



Interior

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500 Old Country Road, Garden City, NY

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