

Office Space For Lease

345 Hillside Ave

345 Hillside Ave Williston Park, NY 11596



For More Information:

Hootan Moeirzadeh

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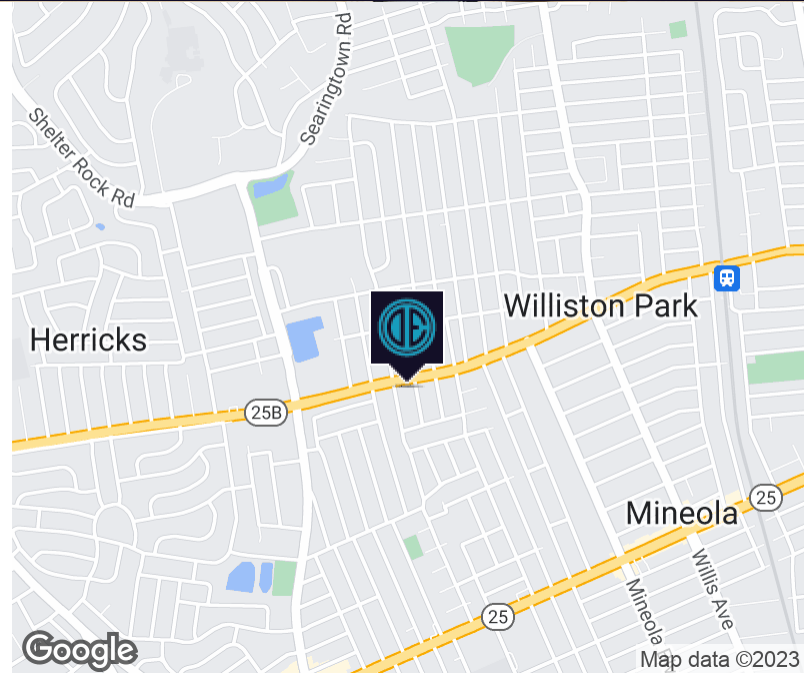
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Offering Summary

Lease Rate:	\$26.00 SF/yr (MG)
Building Size:	7,400 SF
Available SF:	1,750 SF
Lot Size:	-
Year Built:	1953

Property Overview

Welcome to 345 Hillside Avenue in Mineola! This unique investment property is situated on a corner lot and a heavily traveled road right in Central Nassau.

Property Highlights

- Full Turn KEY Updated Office A+ Space such as: Medical/Attorney/Architect/Consultant/Insurance/Spa, etc
- 3 Private Offices, Conference Room, Full Kitchen, Waiting Area, Bathroom and More
- Access/Entries: 2 Side and Rear/Private Outdoor Spaces.
- CAC (Central Heating & Cooling), ADA Bathroom, Full

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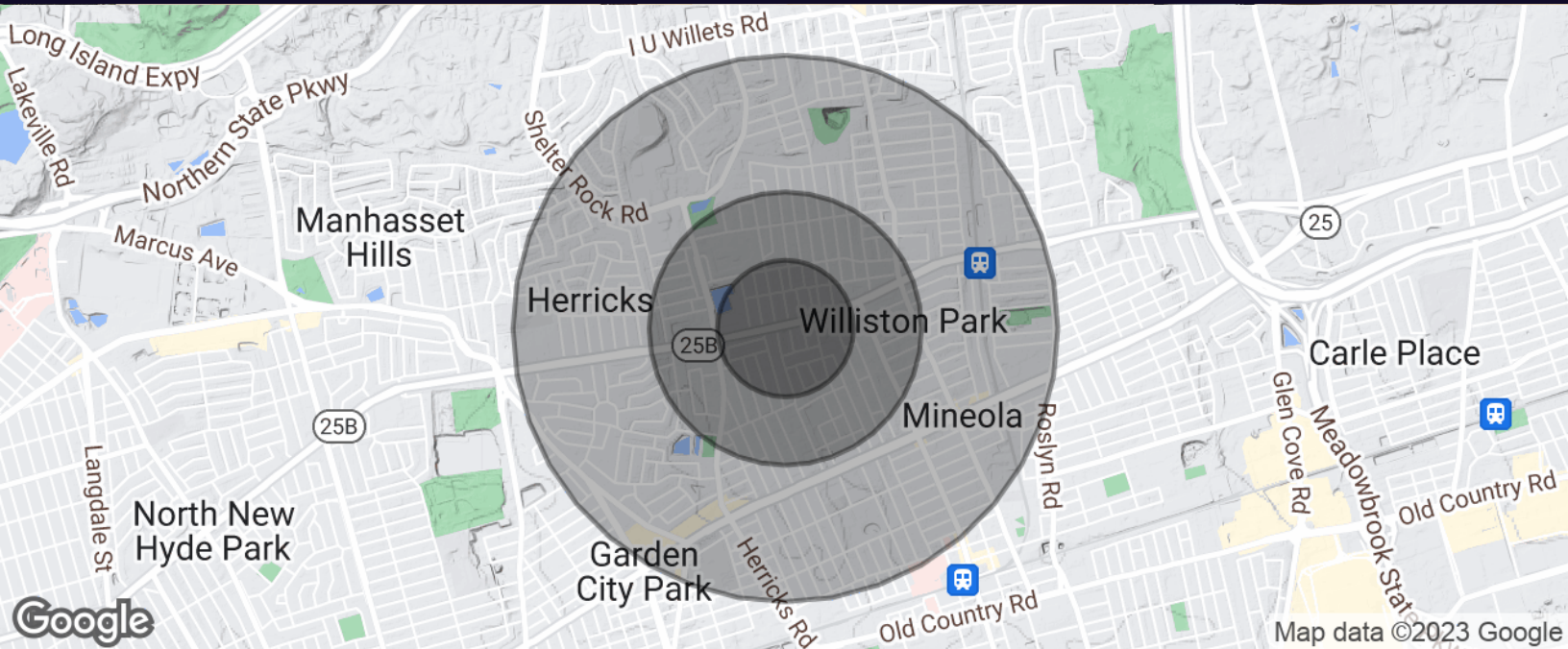
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Office Property For Lease - Demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,013	7,562	27,813
Average Age	43.8	43.3	42.8
Average Age (Male)	43.9	42.9	41.2
Average Age (Female)	43.8	44.2	45.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	633	2,498	10,019
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$173,103	\$165,206	\$149,618
Average House Value	\$663,450	\$646,534	\$640,834

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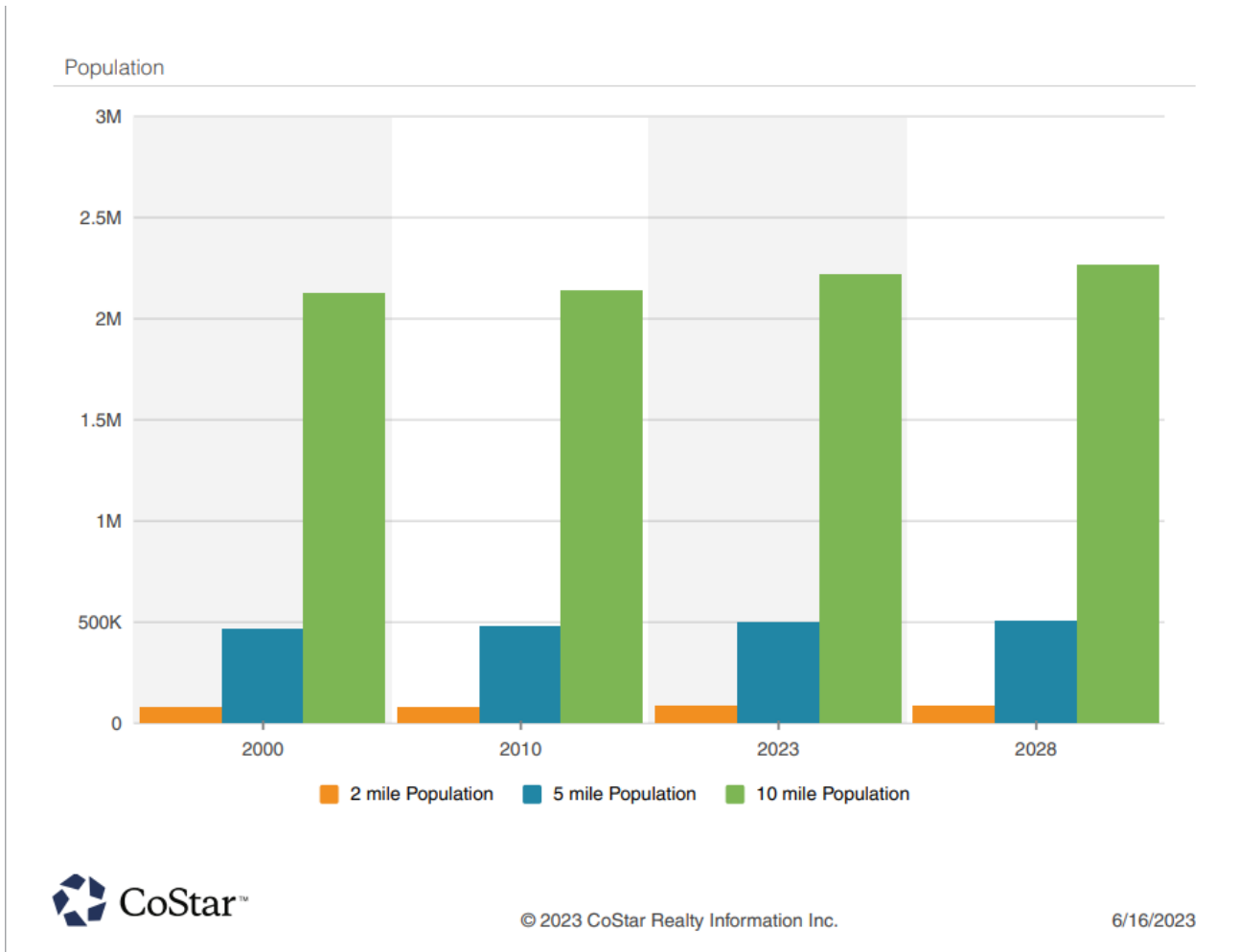
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Income

	2 mile	5 mile	10 mile
Avg Household Income	\$158,871	\$143,042	\$126,930
Median Household Income	\$130,883	\$115,128	\$99,919
< \$25,000	2,126	16,050	89,671
\$25,000 - 50,000	2,724	18,324	101,741
\$50,000 - 75,000	3,059	19,424	96,724
\$75,000 - 100,000	3,182	17,637	83,001
\$100,000 - 125,000	2,986	17,183	79,251
\$125,000 - 150,000	2,337	14,394	63,423
\$150,000 - 200,000	4,396	21,984	92,601
\$200,000+	8,444	38,671	135,332

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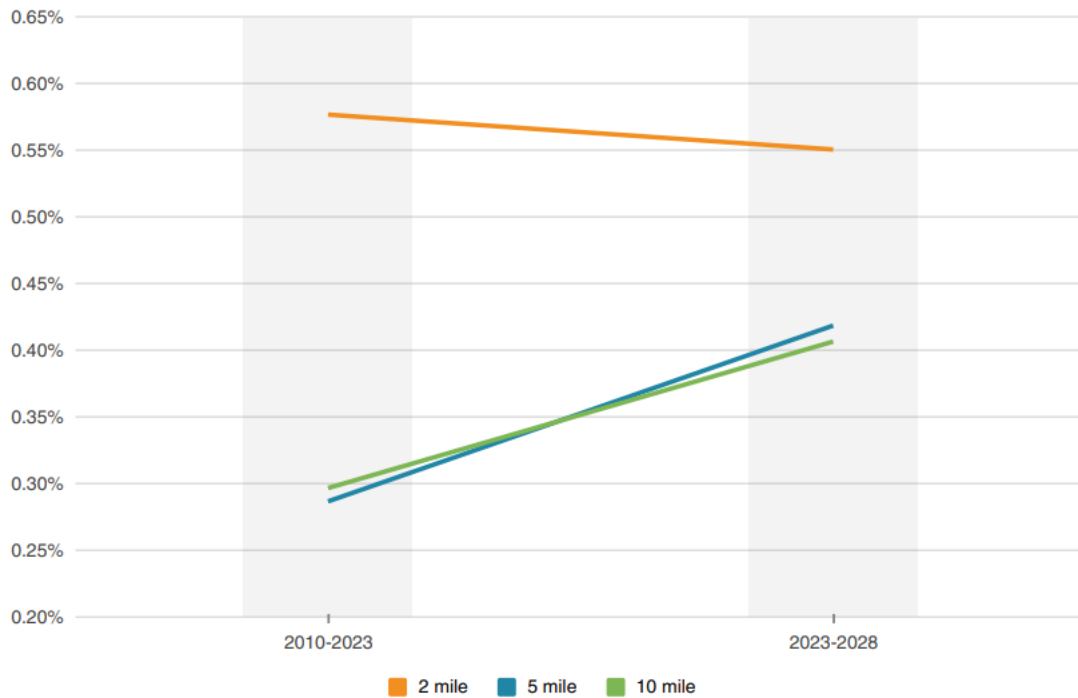
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Annual Population Growth



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6/16/2023

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MAJOR RETAILERS NEAR BY



Long Island Rail Road

Close to:

- Schools, Libraries, Houses of Worship
- Public transportation, LIRR
- Roosevelt Field Mall and other shopping centers



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