

Property For Sale / Lease

249 Old Country Road Carle Place NY 11514

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For More Information:

Ben Indiviglia

Licensed Real Estate Salesperson

Douglas Elliman Commercial - Long Island

516.353.6549

ben.indiviglia@elliman.com

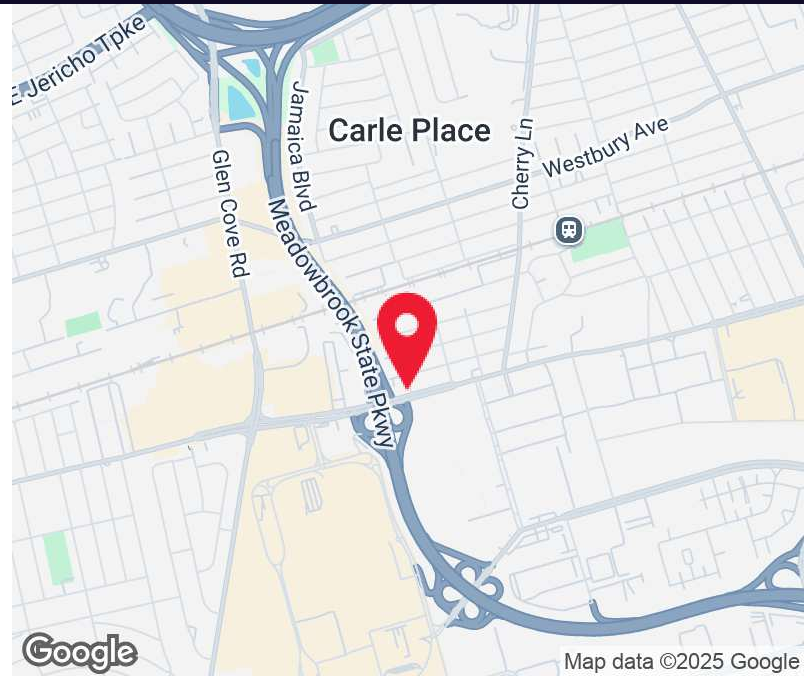
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Offering Summary

Sale Price:	\$850,000
Lease Rate:	\$6,800.00 per month (MG)
Building Size:	2,786 SF
Available SF:	2,786 SF
Lot Size:	3,560 SF
Number of Units:	1
Price / SF:	\$305.10
Year Built:	1954
Market:	Retail

Property Overview

This prime location is ideal for trophy signage, showroom, office, or retail! The traffic light at the Meadowbrook Parkway North exit is directly across the street for visibility. With a vehicle count of 46,546 per day, the exposure is fantastic. Front and rear rest rooms, rear parking, and easy access to the Meadowbrook parkway. Across the street from the Roosevelt Field Mall. 11 Foot Ceilings, 9 Feet to drop ceiling. 230,000 square foot development planned across the street as well. Taxes \$33,228.85. Also for lease at \$7,000/month.

Property Highlights

- This prime location is ideal for trophy signage, showroom, office, or retail! The traffic light at the Meadowbrook Parkway North exit is directly across the street for visibility. With a vehicle count of 46,546 per day, the exposure is fantastic. Front and rear rest rooms, rear parking, and easy access to the Meadowbrook parkway. Across the street from the Roosevelt Field Mall. 11 Foot Ceilings, 9 Feet to drop ceiling. 230,000 square foot development planned across the street as well. Taxes \$33,228.85. Also for lease at \$7,000/month.

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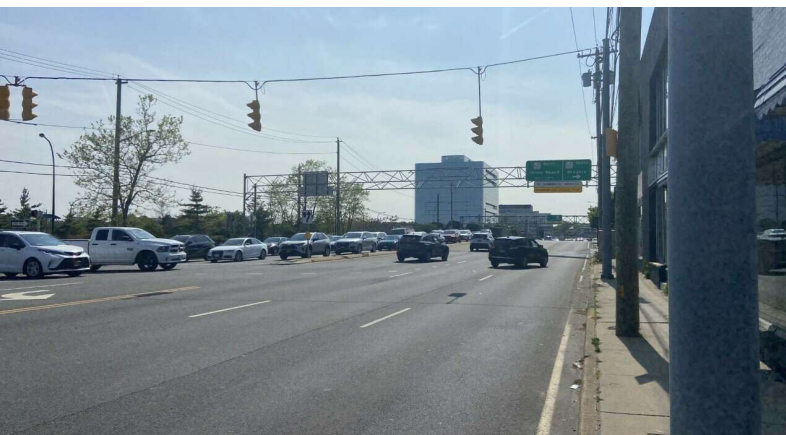
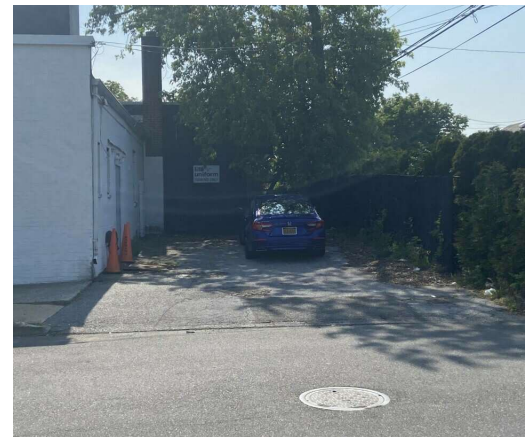
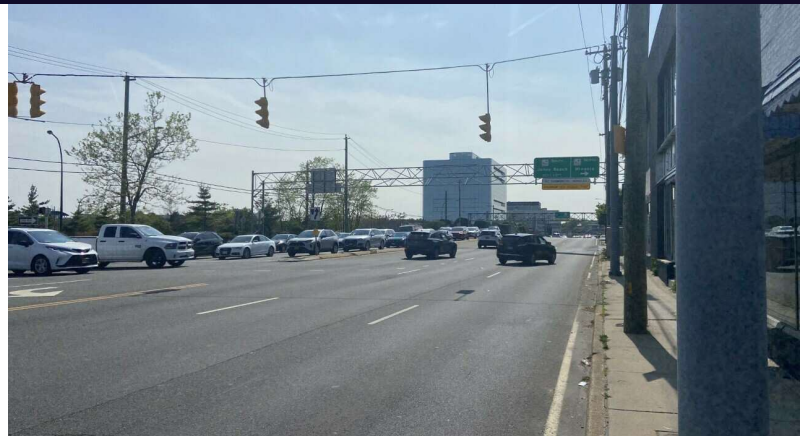
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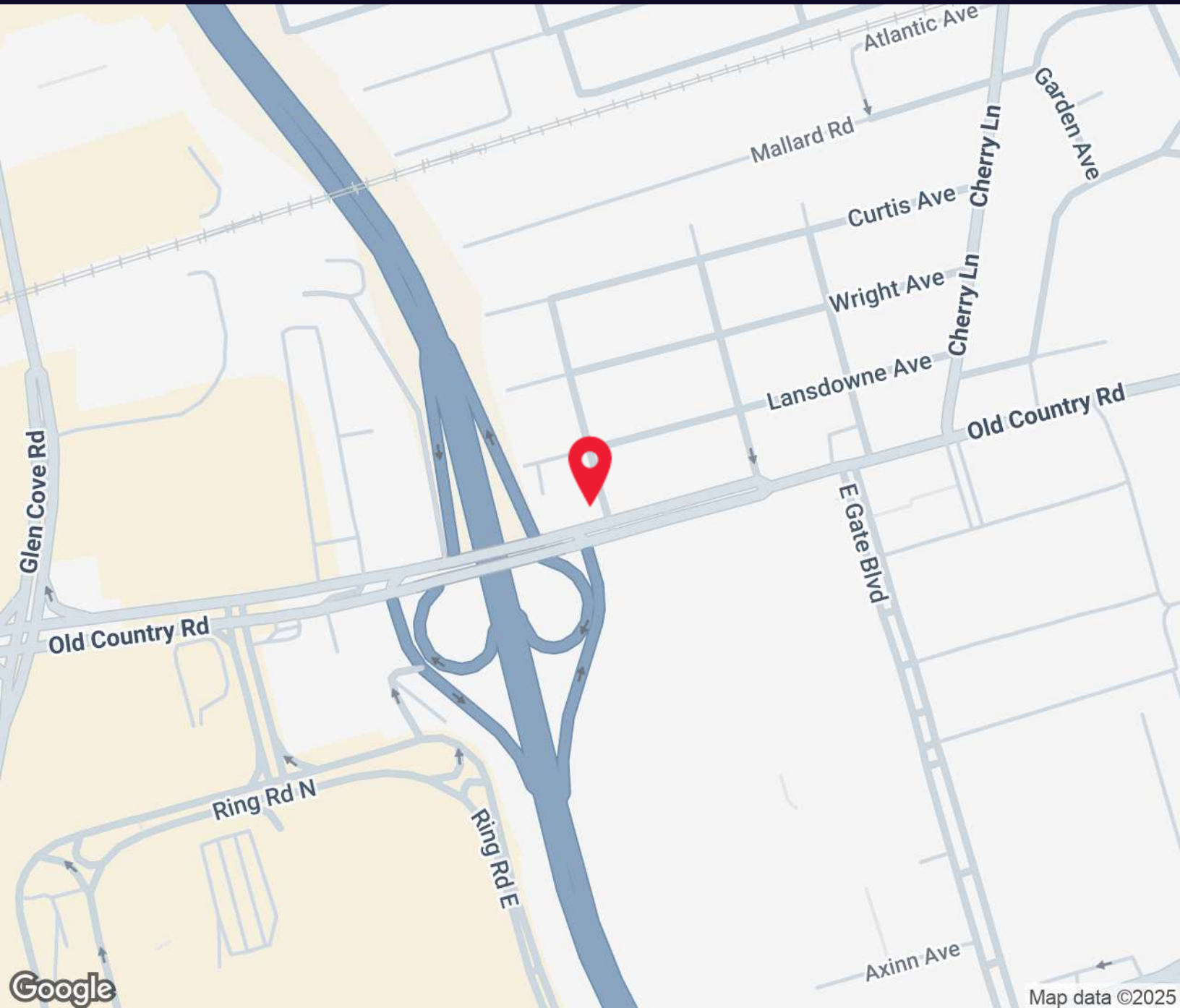
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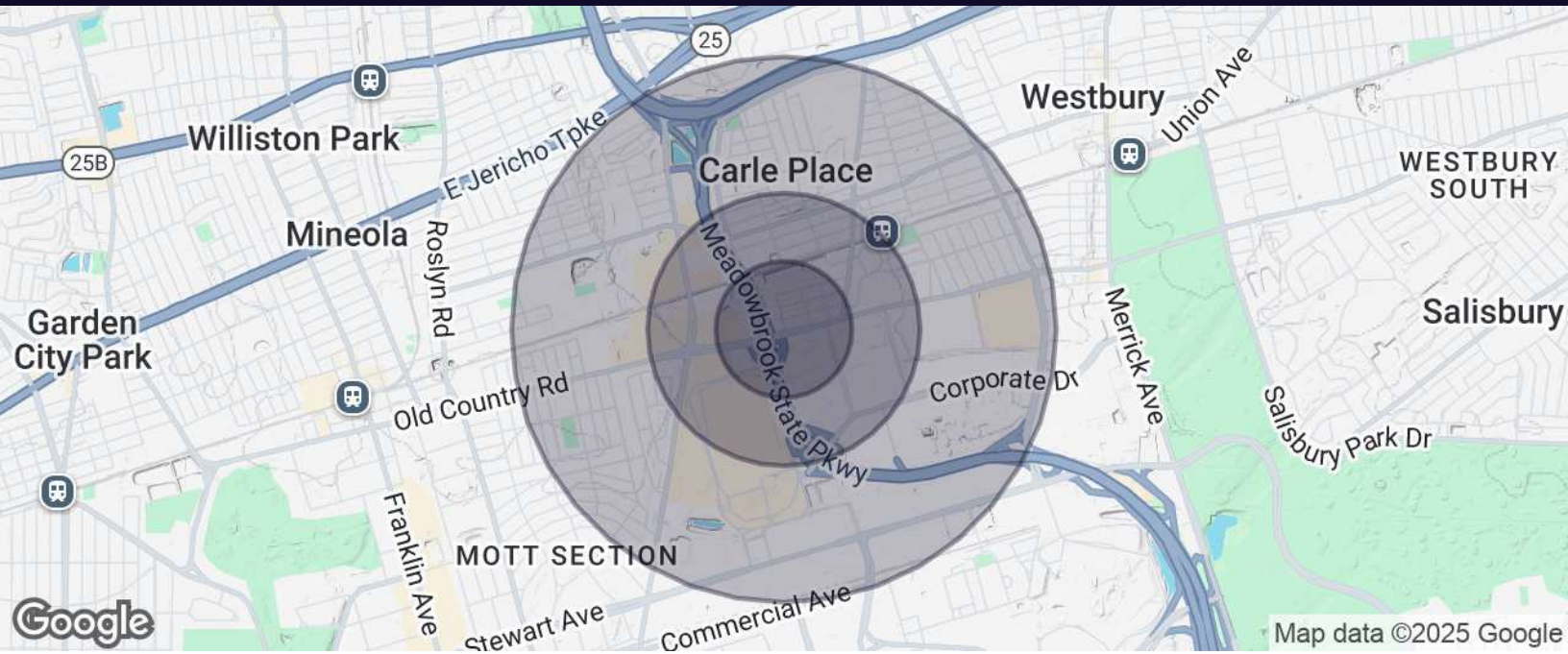
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	629	2,687	13,931
Average Age	53.4	51.2	49.1
Average Age (Male)	48.6	48.9	48.2
Average Age (Female)	53.1	50.2	48.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	298	1,221	6,046
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$122,134	\$125,454	\$132,919
Average House Value	\$614,232	\$605,379	\$596,975

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550 Smithtown Bypass

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