



AVAILABLE SPACE

7 SHIRLEY ST, BOHEMIA, NY
2,500 SQUARE FEET

Marcus & Millichap
THE TUCCILLO GROUP

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SPECIAL COVID-19 NOTICE

All potential tenants are strongly advised to take advantage of their opportunities and diligences to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. (Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.
OFFICES THROUGHOUT THE U.S. AND CANADA

OFFERING OVERVIEW



2,500 SF
Available SF



1
Drive-in Doors



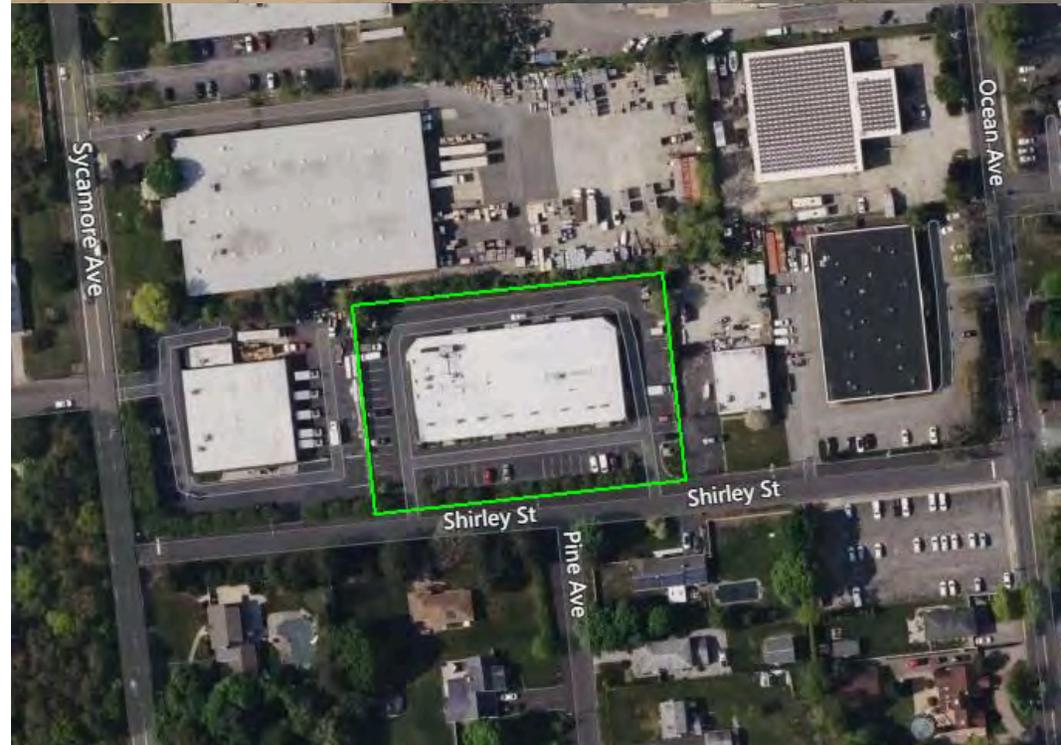
15'
Clear Height

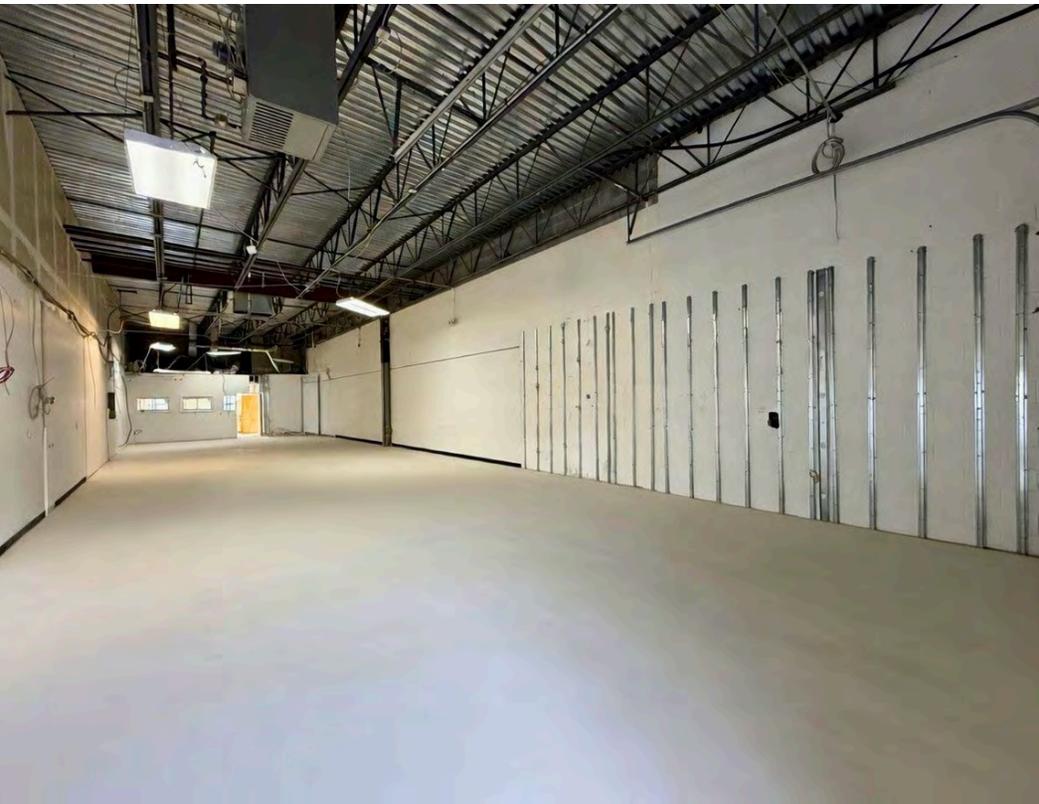


\$4,000
Asking Monthly Rent



Negotiable
Term





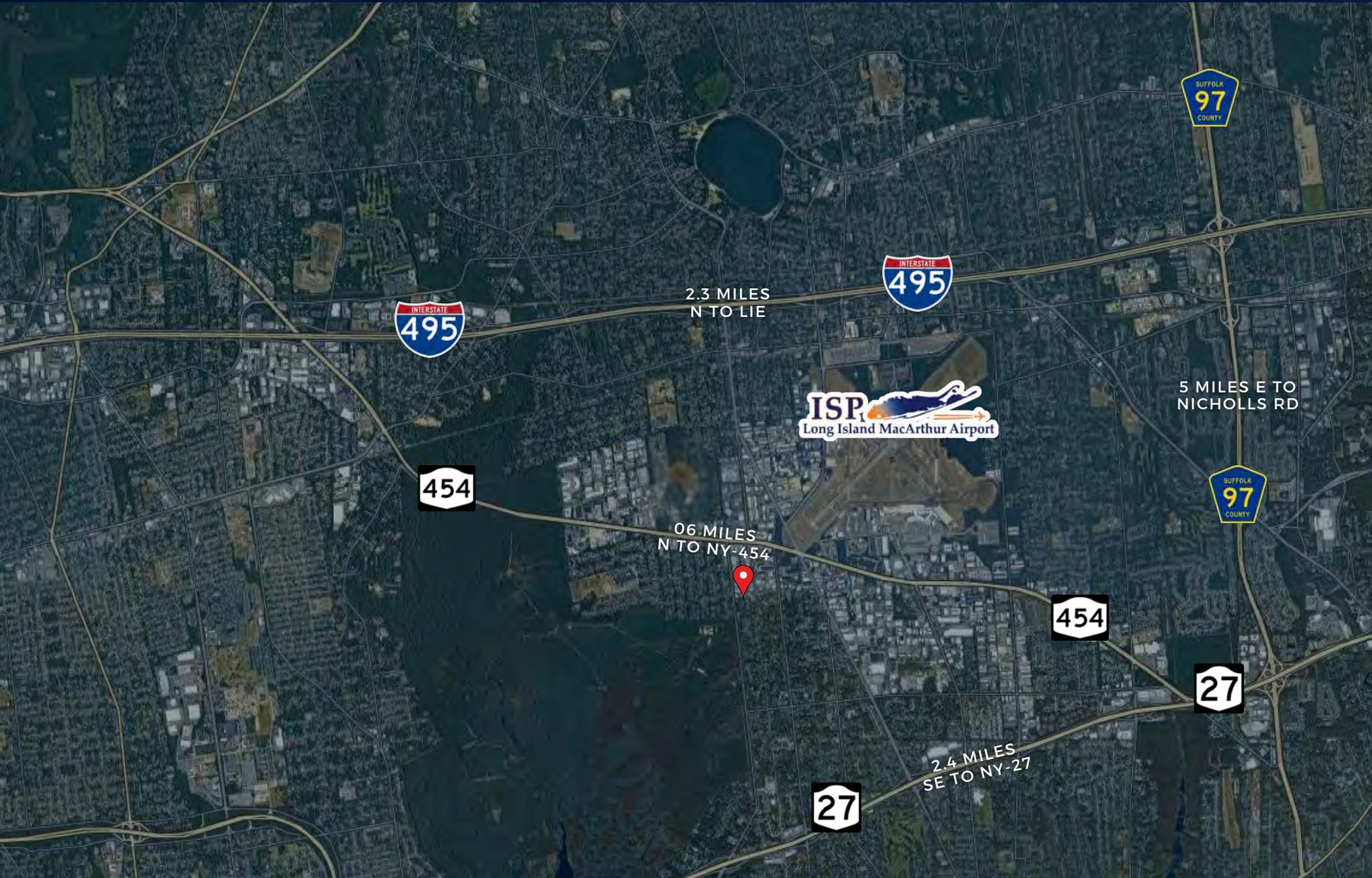
PROXIMITY TO HIGHWAYS

 0.2 MILES

 1.5 MILES

 2.5 MILES

 3.8 MILES





DEMOGRAPHICS OVERVIEW



POPULATION

2025

1-Mile

3,503

3-Miles

59,438

5-Miles

218,169



HH INCOME

2025 AVERAGE

1-Mile

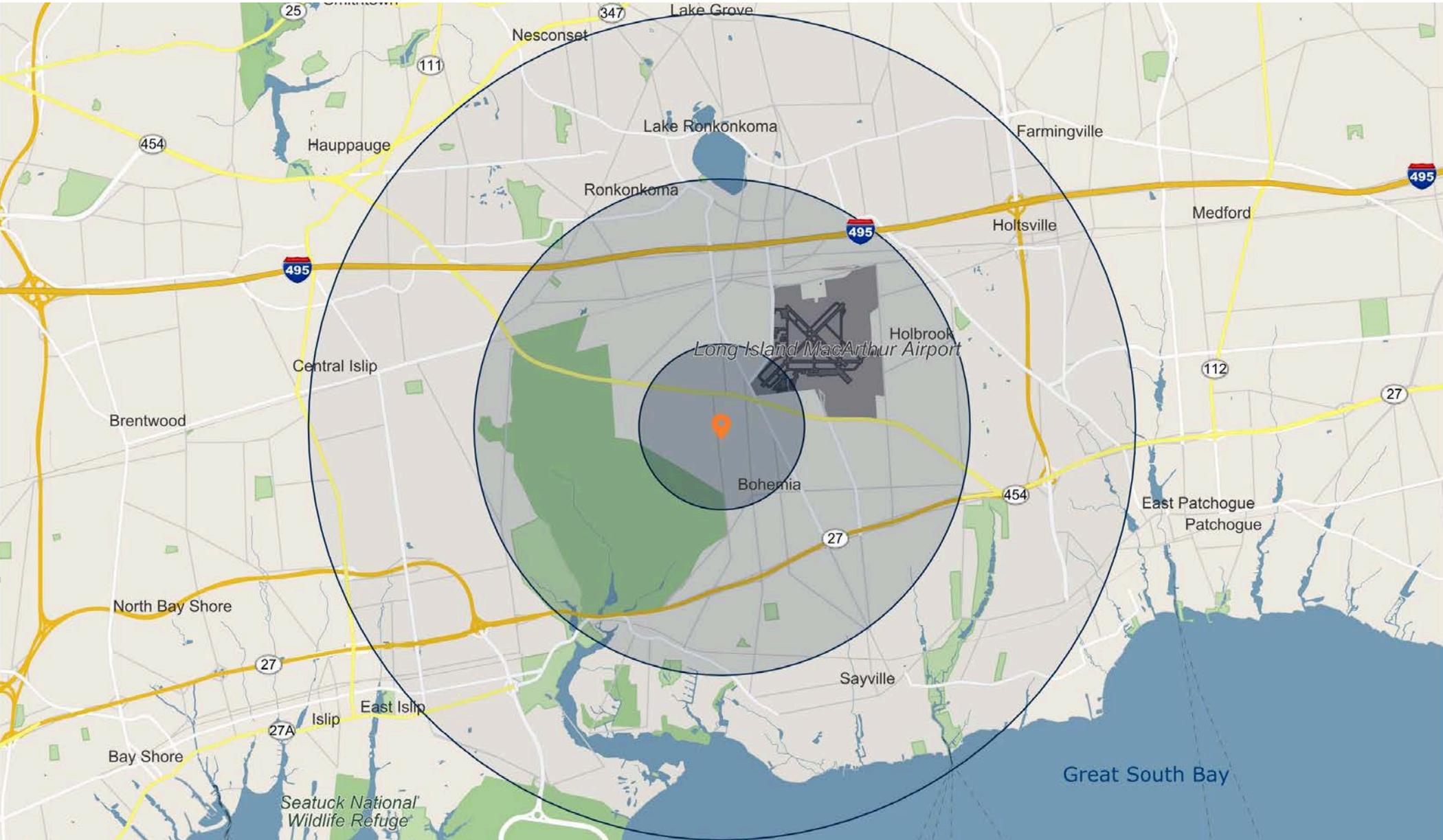
\$151,413

3-Miles

\$150,043

5-Miles

\$150,522





PRESENTED BY:

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