

REDEVELOPMENT OPPORTUNITY

6261-6281 NORTHERN BOULEVARD | EAST NORWICH, NY 11730



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SCHUCKMAN
REALTY INC.

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WWW.SCHUCKMANREALTY.COM

P. 516.496.8888

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PROPERTY INFORMATION

SIZE: 1.34 ACRES

ASKING RENT: UPON REQUEST

CROSS STREET: NORTHERN BLVD NEAR INTERSECTION OF OYSTER BAY ROAD

POSSESSION: ARRANGED

COMMENTS

- CURRENTLY OCCUPIED, DO NOT DISTURB EXISTING TENANT
- LOCATED ON BUSY NORTHERN BLVD, OVER 20K VPD
- EXCELLENT DEMOGRAPHICS
- UPSCALE NORTHERN BOULEVARD TRADE AREA



DEMOGRAPHICS:	.5 MILE	1 MILE	2 MILE
POPULATION	1,770	4,235	15,016
HOUSEHOLDS	629	1,618	5,391
AVERAGE HH INCOME	\$166,121	\$191,364	\$208,549

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Site plan showing property boundaries, easements, and building footprints. Key features include:

- Property Dimensions and Bearings:**
 - Top boundary: S 85°48'51" W 274.75' Rec. & Used
 - Left boundary: S 07°44'16" W 178.24' Rec. & Used
 - Right boundary: N 00°07'00" E 235.00' Rec. & Used
 - Bottom boundary: S 82°15'44" E 300.00' Rec. & Used
- Buildings:**
 - 1-story brick building: 1,805.17 sq. ft.
 - 1-story block building: 5,293.18 sq. ft.
- Parking and Access:**
 - 18 Regular Parking Spaces (top left)
 - 8 Regular Parking Spaces (top right)
 - 25' x 20' Ingress & Egress Easement (bottom center)
 - 25' x 20' Ingress & Egress Easement (bottom right)
 - 25' x 20' Ingress & Egress Easement (bottom left)
- Easements and Encroachments:**
 - 4b) Fence Agreement per Liber 7343, Page 159
 - 4c) 25' Easement per Liber 7343, Page 241
 - 4d) 10' Parking Encroachment per Liber 7539, Page 243
 - 4d) 25' x 20' Ingress & Egress Easement per Liber 7539, Page 243
 - 4d) 25' x 20' Ingress & Egress Easement per Liber 7539, Page 243
- Other Features:**
 - Concrete Wall
 - Wooden Fence
 - Chain-link Fence
 - Underground Fuel Storage
 - Handicap Parking Sign
 - Street Sign
 - Dark Cut
 - Access
 - 2" Square Iron Bar Fd & Used
- Total Land Area:** 88,628.70 sq. ft. (1.3460 acres)

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NORTHERN BOULEVARD  20,800 VPD

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