



# Office Property For Lease

## 1105 Portion Rd Farmingville, NY 11738



Offering Summary	
Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	3,000 SF
Available SF:	2,000 SF
Lot Size:	0.42 Acres
Number of Units:	3
Zoning:	J4

### Property Overview

3,000 SF Office Building with 2,000 SF available for lease (1,000 SF each) with 18 parking space located at the corner of Portion Road and Morris Avenue in Farmingville. Great exposure with over 21,000+ vehicles passing this location per day! Property is fully vacant and perfect for an end user with a total of 3,000 SF available. Minutes from the 495, Route 25 an 97.

### Property Highlights

- Great Exposure with 21,000+ vehicles per day
- Corner Property
- Ample Parking with 18 spots

For More Information:

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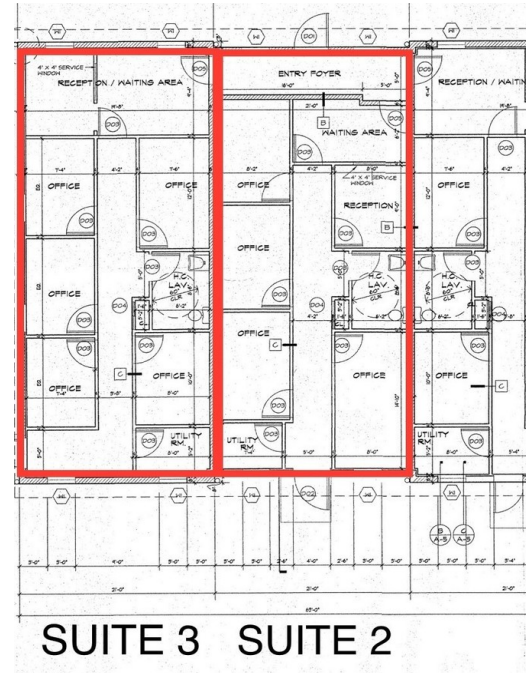


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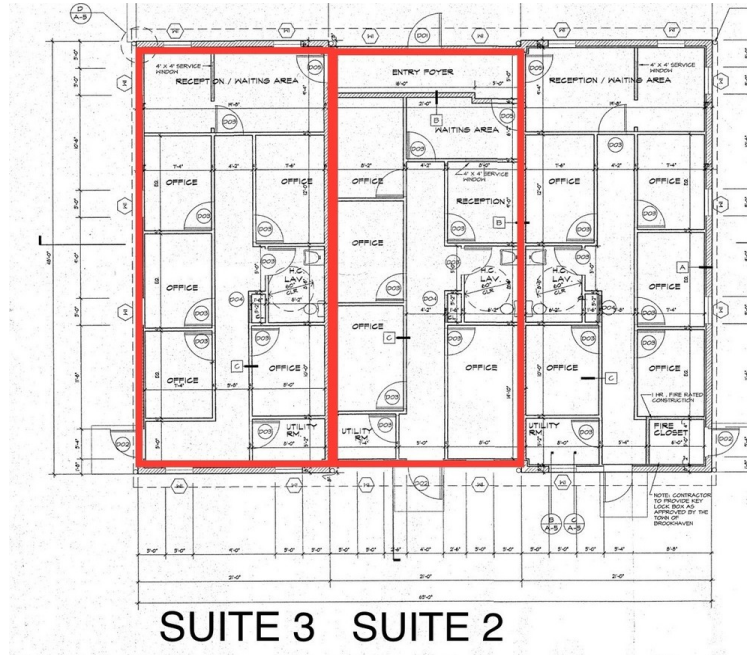
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### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,000 SF	<b>Lease Rate:</b>	\$20.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 2	Available	1,000 SF	NNN	\$20.00 SF/yr	1,000 SF (expandable up to 2,000 SF) available for lease in 3,000 SF Office Building located at the corner of Portion Road and Morris Avenue in Farmingville. Great exposure with over 21,000+ vehicles passing this location per day! Property has 18 parking spaces. Minutes from the 495, Route 25 an 97.
Suite 3	Available	1,000 SF	NNN	\$20.00 SF/yr	1,000 SF (expandable up to 2,000 SF) available for lease in 3,000 SF Office Building located at the corner of Portion Road and Morris Avenue in Farmingville. Great exposure with over 21,000+ vehicles passing this location per day! Property has 18 parking spaces. Minutes from the 495, Route 25 an 97.

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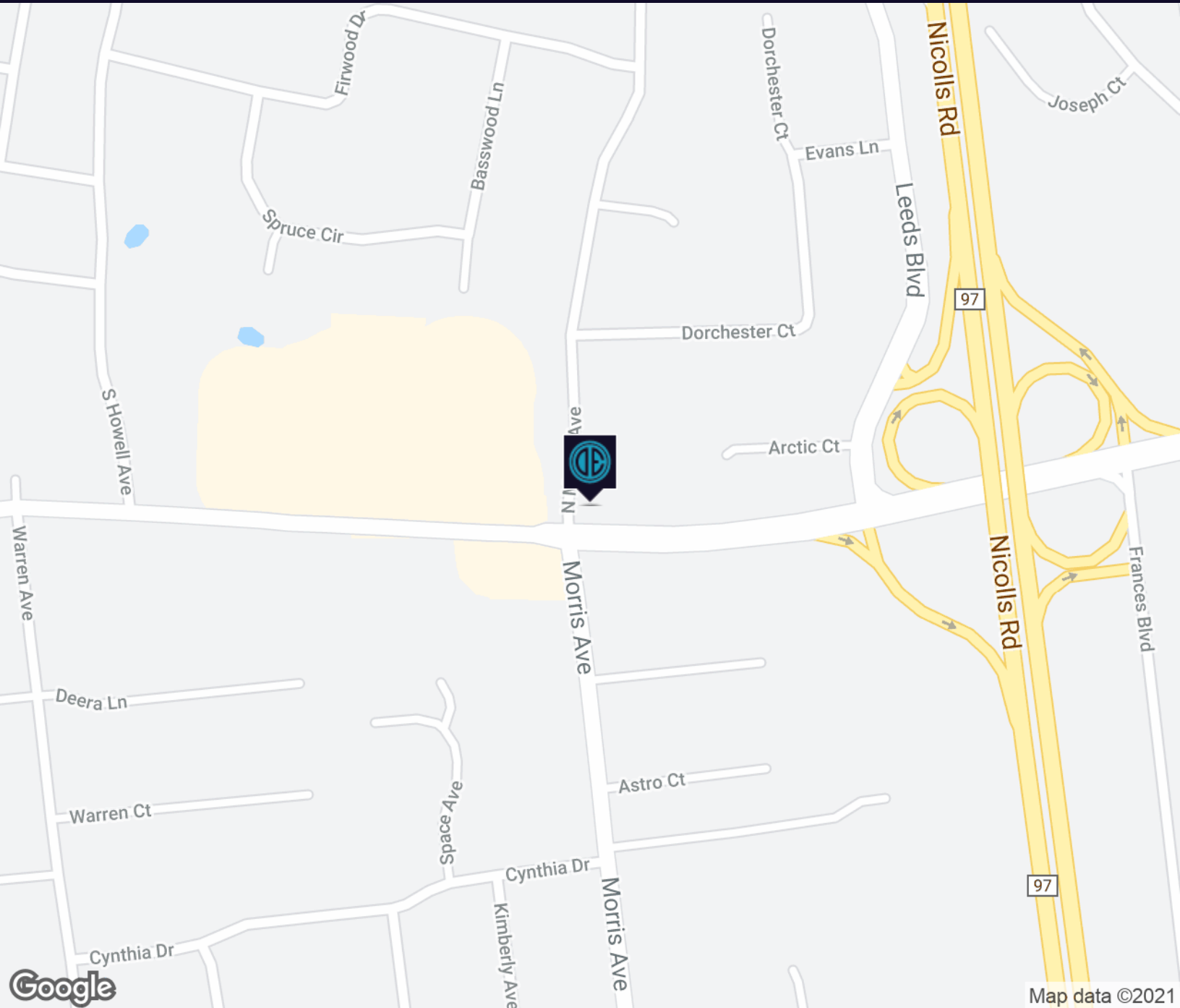
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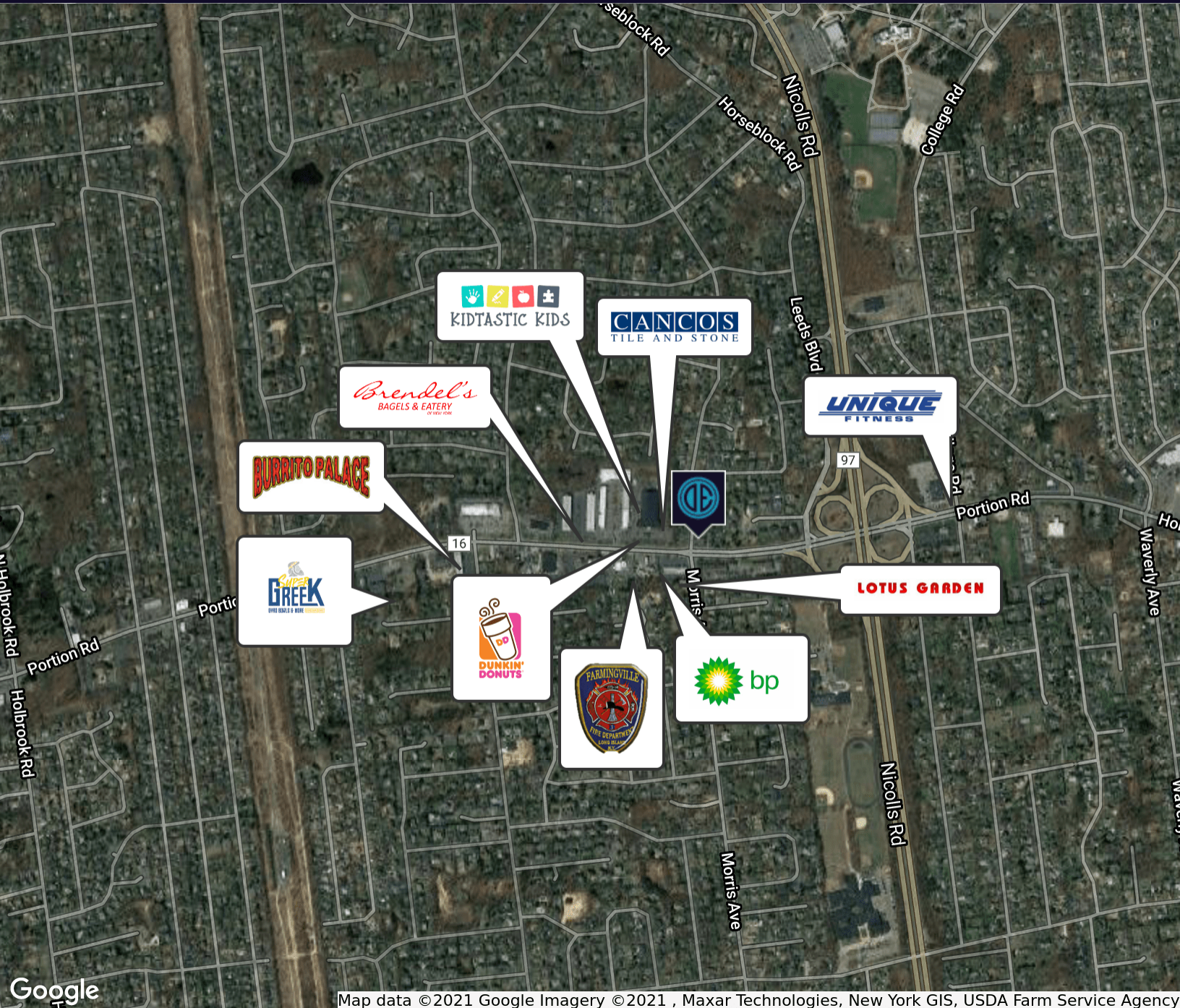
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,697	103,690	256,550
Average Age	38.3	37.3	38.1
Average Age (Male)	36.4	36.2	36.9
Average Age (Female)	40.1	38.5	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,911	33,097	85,552
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$105,851	\$95,599	\$95,718
Average House Value	\$412,192	\$393,305	\$400,145

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