

OCEANSIDE, NEW YORK

Professional Office Space For Lease



LOCATION

3051 Long Beach Road
Oceanside, NY

AVAILABLE

- Suite 1: ± 2,000 Square Feet
- Suite 5: ± 700 Square Feet
- Suite 6: ± 2,300 Square Feet
(Suites 5 & 6 can be combined for a total ± **3,000 Square Feet**)

BUILDING SIZE

9,372 Square Feet

PROPERTY SIZE

0.62 Acre

PARKING

Ample Parking On Site

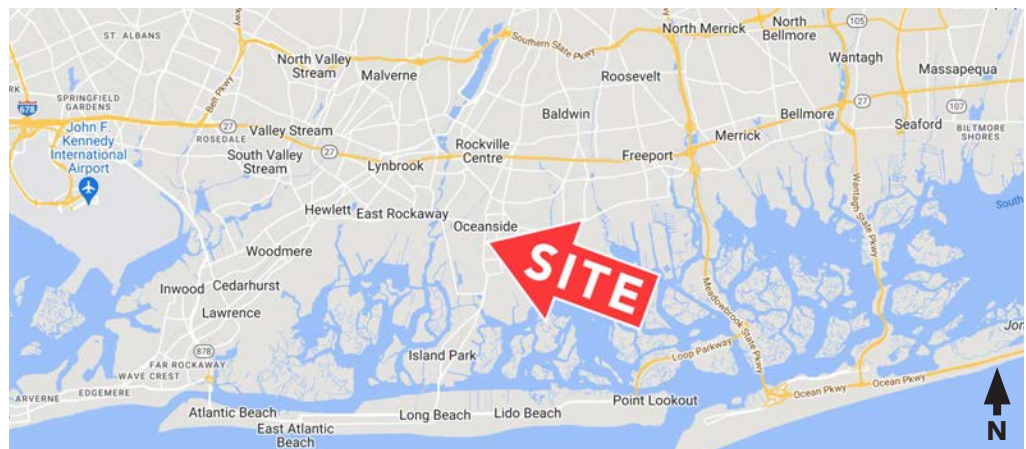
TRAFFIC

35,000 vehicles per day on Long Beach Road

PRICE UPON REQUEST

COMMENTS

- Recently renovated professional building in Oceanside with a new façade, paved parking lot, and upgraded utilities
- Good visibility along the highly trafficked Long Beach Road, and less than 1 mile from the Oceanside LIRR Station



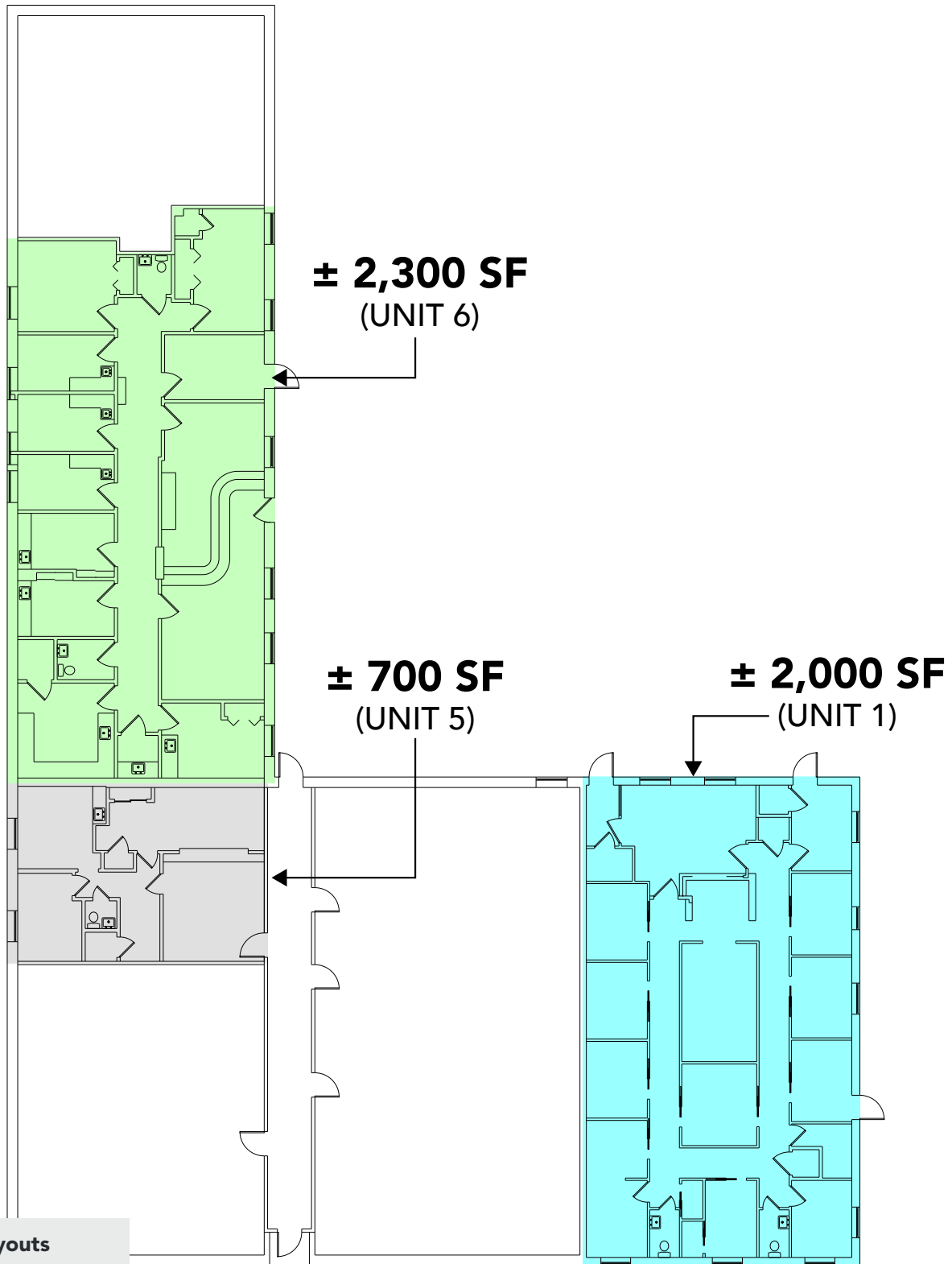
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	24,135	159,697	450,679
HOUSEHOLDS	8,363	55,906	148,543
M.H.H.I.	\$154,849	\$151,728	\$146,653

Breslin Realty
DEVELOPMENT CORP.

Richard MacDougall
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Medical / Office Space Available



Interior



Interior

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500 Old Country Road, Garden City, NY

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Aerial View

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Long Beach Rd Aerial

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