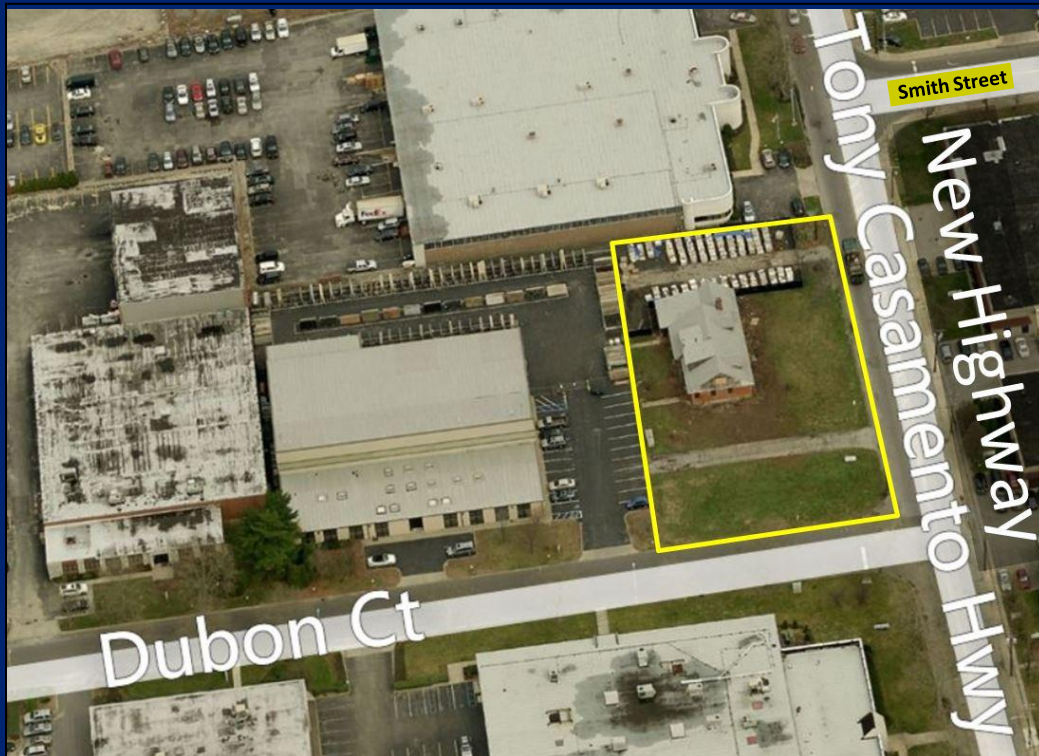


.73 Acres (31,855 sq. ft.) Land Parcel Available For Lease
1920 New Highway, Farmingdale, NY

NW Corner of New Highway & Dubon Court, Town of Babylon, Suffolk County



Lease Price: Build to suit lease or land lease, pricing-flexible

Legal Desc.: Section 3/Block 1/Lot 4.15

Zoning: Ga Industrial district.
Ga zoning permits light industrial, retail and office uses.
Restaurants require a special exception.

Coverage Ratio: In a Ga Industrial District, notwithstanding any other provisions or ordinances, the total building area shall not exceed 45% of the total lot area.
 $31,855 \times .45 = 14,334$ sq. ft. Setbacks and parking requirements will likely reduce this amount.

Structure: The property has an existing house which requires significant renovation. It can be demolished or converted for office use.

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

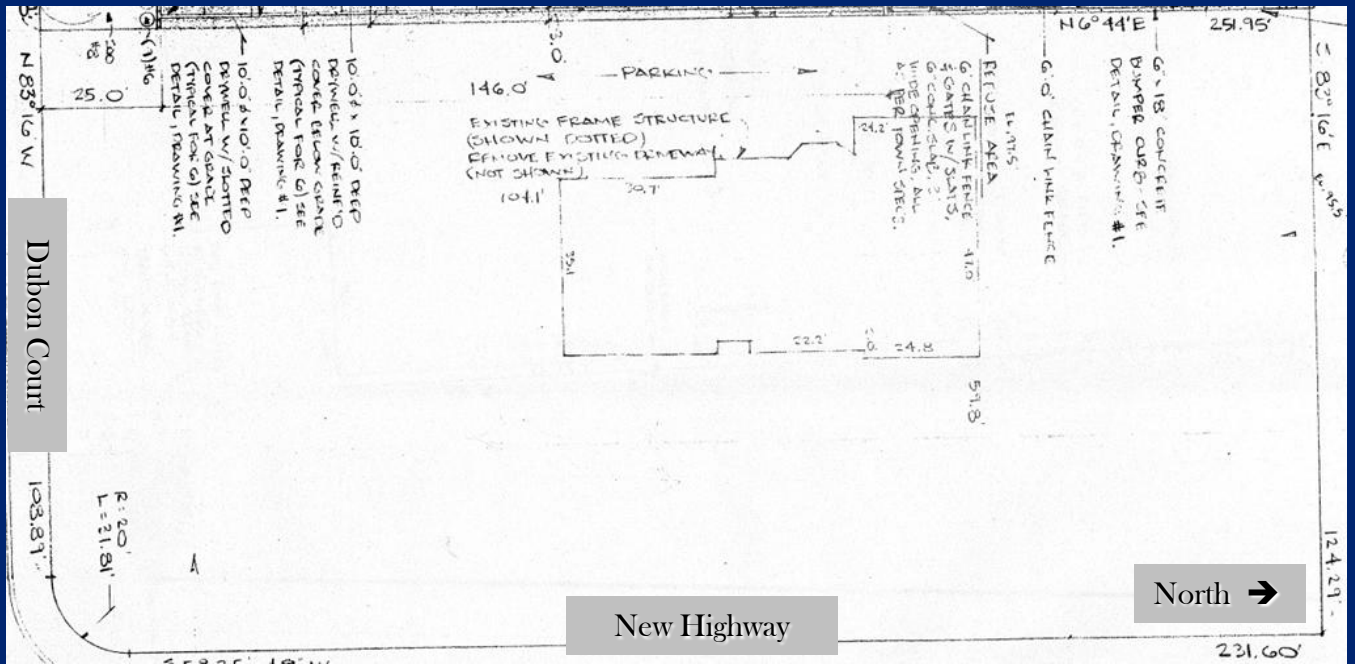
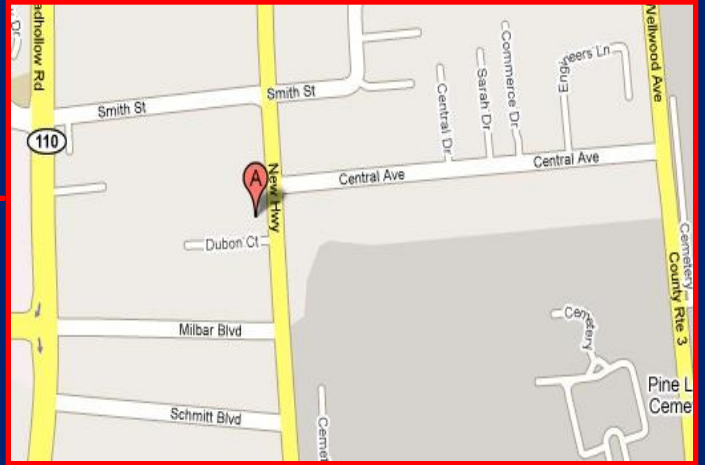
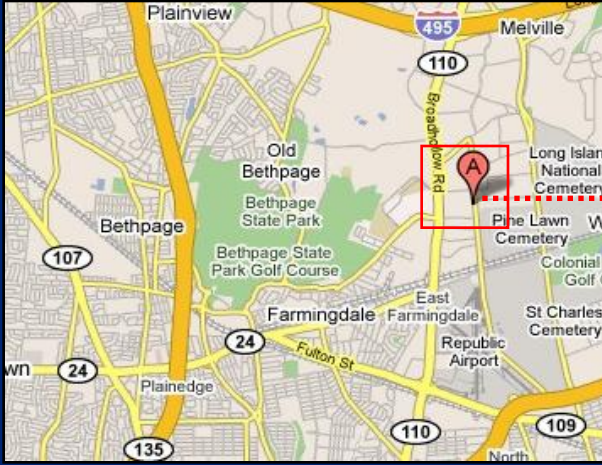
Richard Weissman x40 | RHW@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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1920 New Highway, Farmingdale Demographics

Daytime Employment Report

1920 New Hwy, Farmingdale, NY 11735



Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -

Building Type: Land
Class: -
RBA: -
Typical Floor: -

1 Mile Radius

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,033	16,681	16
Total Retail	246	3,247	13
Home Improvement Stores	26	422	16
General Merchandise Stores	16	383	24
Food Stores	9	120	13
Auto Dealers and Gas Stations	18	178	10
Apparel and Accessory Stores	13	322	25
Furniture and Home Furnishings	79	967	12
Eating and Drinking Places	31	314	10
Miscellaneous Retail Stores	54	541	10
Finance-Insurance-Real Estate	75	978	13
Banks, Saving and Lending Inst.	17	242	14
Security Brokers and Investments	18	160	9
Insurance Carriers and Agencies	12	277	23
Real Estate-Trust-Holding Co.	28	299	11
Services	319	3,595	11
Hotels and Lodging	0	60	0
Motion Picture and Amusement	23	471	20
Health Services	14	284	20
Legal Services	15	145	10
Educational Services	5	208	42
Auto Services	11	28	3
Other Services	251	2,399	10
Agriculture/Minning	8	94	12
Construction	61	927	15
Manufacturing	132	2,607	20
Transportation, Comm./Pub Utl.	44	1,282	29
Wholesale Trade	145	3,934	27
Government	3	17	6
Daytime Population	16,681		
Daytime Population/Business	16		
Residential Population	2,285		
Residential Population/Business	2		

Demographic Summary Report

1920 New Hwy, Farmingdale, NY 11735



Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -

Building Type: Land
Class: -
RBA: -
Typical Floor: -

3 Mile Radius

Radius	1 Mile	3 Mile	5 Mile
Population			
2014 Projection	2,340	59,421	297,332
2009 Estimate	2,285	59,633	299,553
2000 Census	2,383	58,281	295,847
Growth 2009 - 2014	2.40%	-0.40%	-0.70%
Growth 2000 - 2009	-4.10%	2.30%	1.30%
2009 Population by Hispanic Origin			
White	159	6,723	28,565
Black or African American	2,285	59,633	299,553
American Indian and Alaska Native	1,877	38,974	235,522
Asian	115	5,033	34,960
Native Hawaiian and Pacific Islander	2	0.09%	148
Other Race	151	6.61%	2,455
Two or More Races	1	0.04%	21
	64	2.80%	2,431
	76	3.33%	1,822
Households			
2014 Projection	891	18,550	95,877
2009 Estimate	863	18,614	96,572
2000 Census	899	18,243	95,430
Growth 2009 - 2014	3.30%	-0.30%	-0.70%
Growth 2000 - 2009	-4.00%	2.00%	1.20%
Owner Occupied	508	58,86%	14,105
Renter Occupied	355	41.14%	4,509
	864	18,616	17,525
2009 Households by HH Income			
Income Less Than \$15,000	24	2.78%	951
Income: \$15,000 - \$24,999	24	2.78%	861
Income: \$25,000 - \$34,999	27	3.13%	953
Income: \$35,000 - \$49,999	41	4.75%	1,561
Income: \$50,000 - \$74,999	150	17.36%	3,659
Income: \$75,000 - \$99,999	79	9.14%	1,980
Income: \$100,000 - \$149,999	288	33.33%	4,606
Income: \$150,000 - \$249,999	154	17.82%	2,943
Income: \$250,000 - \$499,999	59	6.83%	882
Income: \$500,000 or more	18	2.08%	220
2009 Avg Household Income	\$141,523	\$114,977	\$111,359
2009 Med Household Income	\$113,636	\$90,287	\$91,304
2009 Per Capita Income	\$52,762	\$36,368	\$36,171