

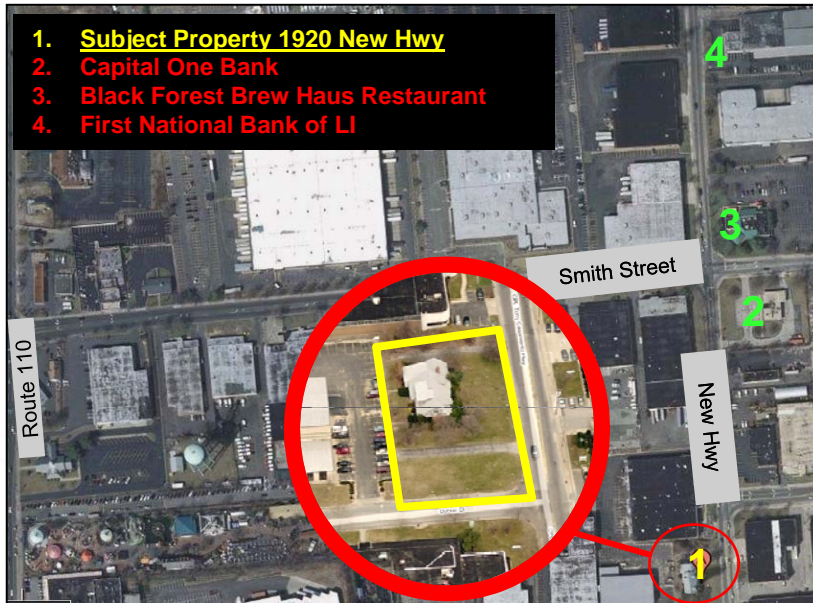


# .73 Acres (31,855 sq. ft.) Land Parcel Available For Lease

1920 New Highway, Farmingdale, NY

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

1. **Subject Property 1920 New Hwy**
2. **Capital One Bank**
3. **Black Forest Brew Haus Restaurant**
4. **First National Bank of LI**

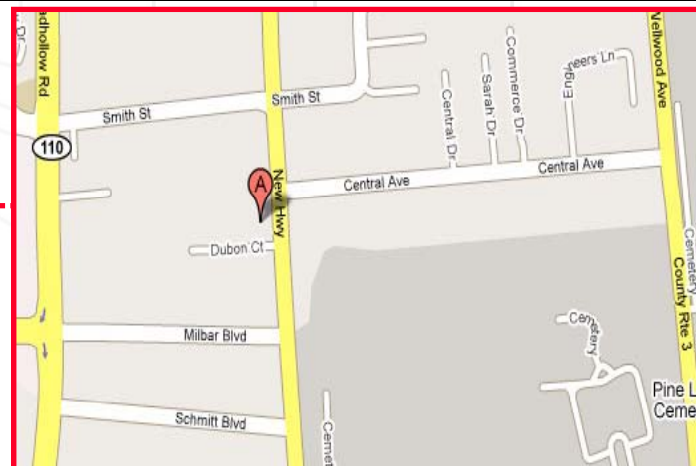
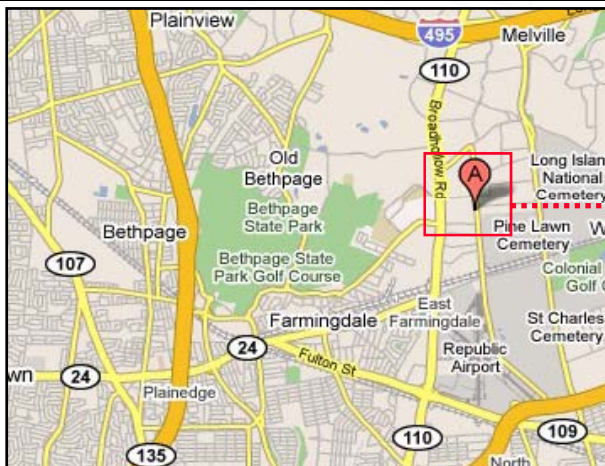


**Lease Price:** Build to suit lease or land lease, pricing-flexible

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

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

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



Contact: 631-293-3700 - Richard Weissman x40

*All information is subject to errors, omissions, changes and withdrawal*

Schacker Real Estate ★ Exclusive ★

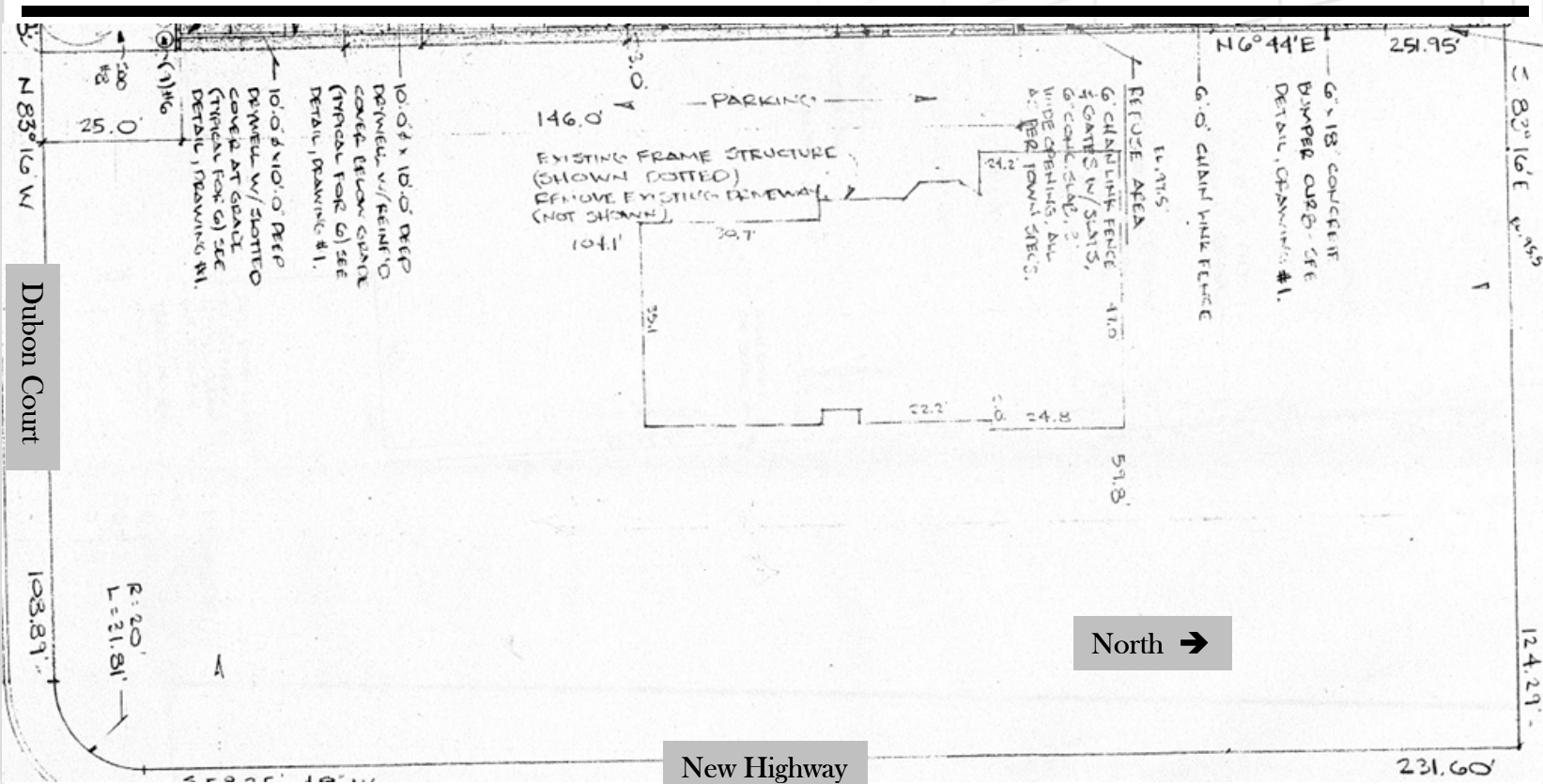
www.schackerrealty.com



Dubon Court

# 1920 New Highway Site Plan and Zoning Info

•**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 \* .45=14,334 sq. ft. Setbacks and parking requirements will likely reduce this amount.



New Highway



# 1920 New Highway Demographic Info

## Daytime Employment Report

1 Mile Radius

| 1920 New Hwy, Farmingdale, NY 11735    |                              |               |           |
|--|------------------------------|---------------|-----------|
| Building Type: <b>Land</b>             | Total Available: <b>0 SF</b> |               |           |
| Class: -                               | % Leased: <b>0%</b>          |               |           |
| RBA: -                                 | Rent/SF/Yr: -                |               |           |
| Typical Floor: -                       |                              |               |           |
| Business Employment by Type            | # of Businesses              | # Employees   | #Emp/Bus  |
| <b>Total Businesses</b>                | <b>1,033</b>                 | <b>16,681</b> | <b>16</b> |
| <b>Total Retail</b>                    | <b>246</b>                   | <b>3,247</b>  | <b>13</b> |
| 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        |
| <b>Finance-Insurance-Real Estate</b>   | <b>75</b>                    | <b>978</b>    | <b>13</b> |
| 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        |
| <b>Services</b>                        | <b>319</b>                   | <b>3,595</b>  | <b>11</b> |
| 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        |
| <b>Agriculture/Mining</b>              | <b>8</b>                     | <b>94</b>     | <b>12</b> |
| <b>Construction</b>                    | <b>61</b>                    | <b>927</b>    | <b>15</b> |
| <b>Manufacturing</b>                   | <b>132</b>                   | <b>2,607</b>  | <b>20</b> |
| <b>Transportation, Comm./Pub Util.</b> | <b>44</b>                    | <b>1,282</b>  | <b>29</b> |
| <b>Wholesale Trade</b>                 | <b>145</b>                   | <b>3,934</b>  | <b>27</b> |
| <b>Government</b>                      | <b>3</b>                     | <b>17</b>     | <b>6</b>  |
| <b>Daytime Population</b>              | <b>16,681</b>                |               |           |
| <b>Daytime Population/Business</b>     | <b>16</b>                    |               |           |
| <b>Residential Population</b>          | <b>2,285</b>                 |               |           |
| <b>Residential Population/Business</b> | <b>2</b>                     |               |           |

## Demographic Summary Report

| 1920 New Hwy, Farmingdale, NY 11735       |                              |                  |                  |
|---|------------------------------|------------------|------------------|
| Building Type: <b>Land</b>                | Total Available: <b>0 SF</b> |                  |                  |
| Class: -                                  | % Leased: <b>0%</b>          |                  |                  |
| RBA: -                                    | Rent/SF/Yr: -                |                  |                  |
| Typical Floor: -                          |                              |                  |                  |
| Radius                                    | 1 Mile                       | 3 Mile           | 5 Mile           |
| <b>Population</b>                         |                              |                  |                  |
| 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%            |
| <b>2009 Population by Hispanic Origin</b> | 159                          | 6,723            | 28,565           |
| <b>2009 Population By Race</b>            | 2,285                        | 59,633           | 299,553          |
| White                                     | 1,877 82.14%                 | 38,974 65.36%    | 235,522 78.62%   |
| Black or African American                 | 115 5.03%                    | 13,784 23.11%    | 34,960 11.67%    |
| American Indian and Alaska Native         | 2 0.09%                      | 148 0.25%        | 531 0.18%        |
| Asian                                     | 151 6.61%                    | 2,455 4.12%      | 12,409 4.14%     |
| Native Hawaiian and Pacific Islander      | 1 0.04%                      | 21 0.04%         | 92 0.03%         |
| Other Race                                | 64 2.80%                     | 2,431 4.08%      | 8,708 2.91%      |
| Two or More Races                         | 76 3.33%                     | 1,822 3.06%      | 7,329 2.45%      |
| <b>Households</b>                         |                              |                  |                  |
| 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 75.78%    | 79,046 81.85%    |
| Renter Occupied                           | 355 41.14%                   | 4,509 24.22%     | 17,525 18.15%    |
| <b>2009 Households by HH Income</b>       | 864                          | 18,616           | 96,570           |
| Income: Less Than \$15,000                | 24 2.78%                     | 951 5.11%        | 4,653 4.82%      |
| Income: \$15,000 - \$24,999               | 24 2.78%                     | 861 4.63%        | 4,382 4.54%      |
| Income: \$25,000 - \$34,999               | 27 3.13%                     | 953 5.12%        | 4,572 4.73%      |
| Income: \$35,000 - \$49,999               | 41 4.75%                     | 1,561 8.39%      | 8,059 8.35%      |
| Income: \$50,000 - \$74,999               | 150 17.36%                   | 3,659 19.66%     | 18,917 19.59%    |
| Income: \$75,000 - \$99,999               | 79 9.14%                     | 1,980 10.64%     | 10,895 11.28%    |
| Income: \$100,000 - \$149,999             | 288 33.33%                   | 4,606 24.74%     | 26,446 27.39%    |
| Income: \$150,000 - \$249,999             | 154 17.82%                   | 2,943 15.81%     | 14,149 14.65%    |
| Income: \$250,000 - \$499,999             | 59 6.83%                     | 882 4.74%        | 3,523 3.65%      |
| Income: \$500,000 or more                 | 18 2.08%                     | 220 1.18%        | 974 1.01%        |
| <b>2009 Avg Household Income</b>          | <b>\$141,523</b>             | <b>\$114,977</b> | <b>\$111,359</b> |
| <b>2009 Med Household Income</b>          | <b>\$113,636</b>             | <b>\$90,287</b>  | <b>\$91,304</b>  |
| <b>2009 Per Capita Income</b>             | <b>\$52,762</b>              | <b>\$36,369</b>  | <b>\$36,171</b>  |

