

781 HORSEBLOCK ROAD

FARMINGVILLE, NY 11738

Eric Schachner

Managing Director, NYS Lic. Real Estate Associate Broker

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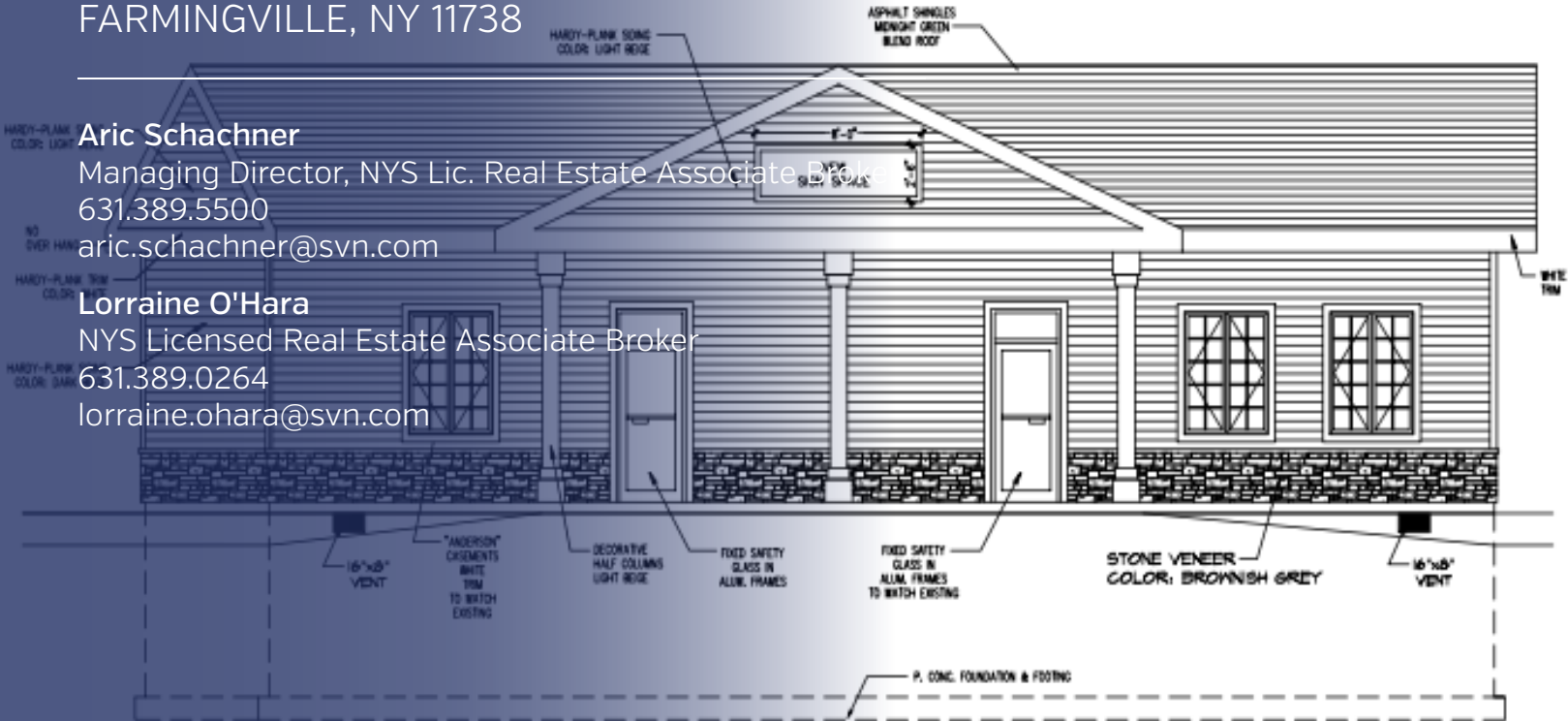
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Lorraine O'Hara

NYS Licensed Real Estate Associate Broker

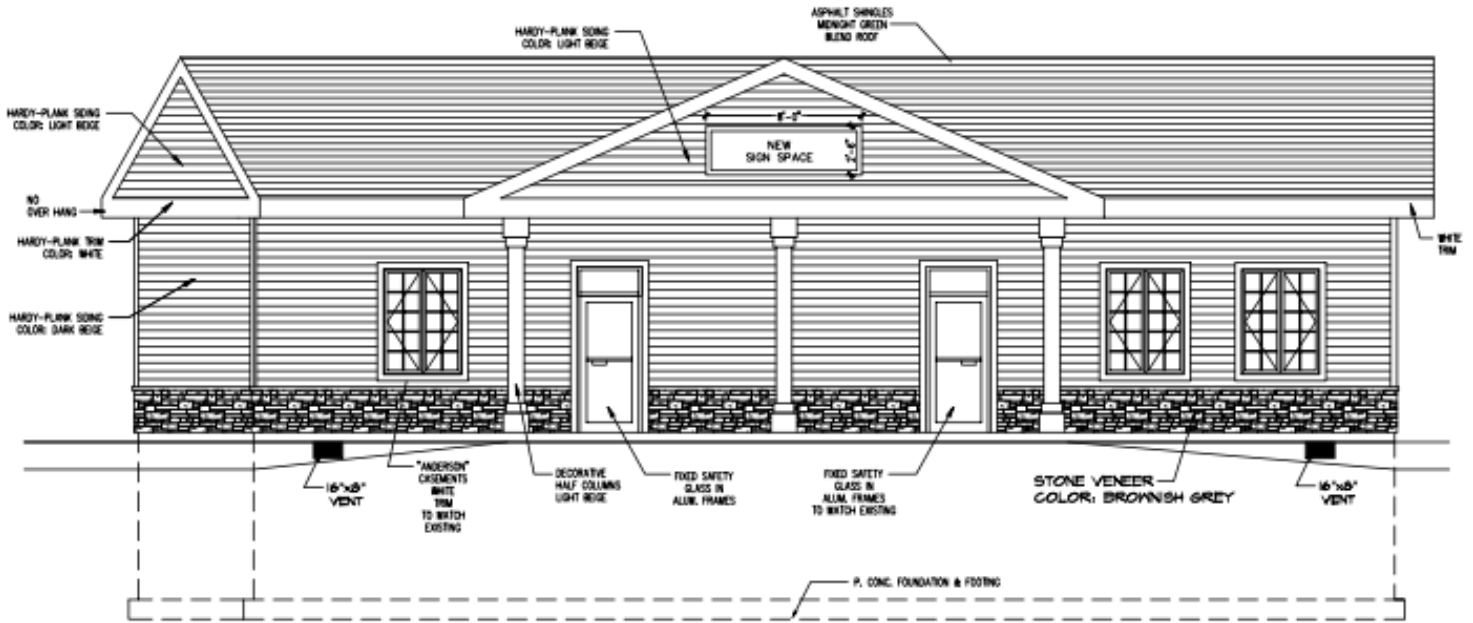
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FRONT ELEVATION
SCALE: 3/16"=1'-0"

781 Horseblock Road, Farmingville, NY 11738



FRONT ELEVATION

OFFERING SUMMARY

Available SF:	660-1,467 SF
Unit A: 660 SF	\$1,375 per month
Unit B: 747 SF	\$1,557 per month
Lease Type:	MG
Year Built:	2020
Zoning:	J6 [Main Street Business]
Power:	100 Amps - Each Unit
Heat:	Gas
CAM:	\$0.75 PSF
Utilities:	Direct Meter

PROPERTY OVERVIEW

New Construction in the heart of the Farmingville Community Redevelopment at the corner of Horseblock Road and Woodmont Place between Bluepoint Road and North Ocean Avenue [CR 83].

Approved for 16 Seat Take Out Restaurant, Office, or Medical Use.

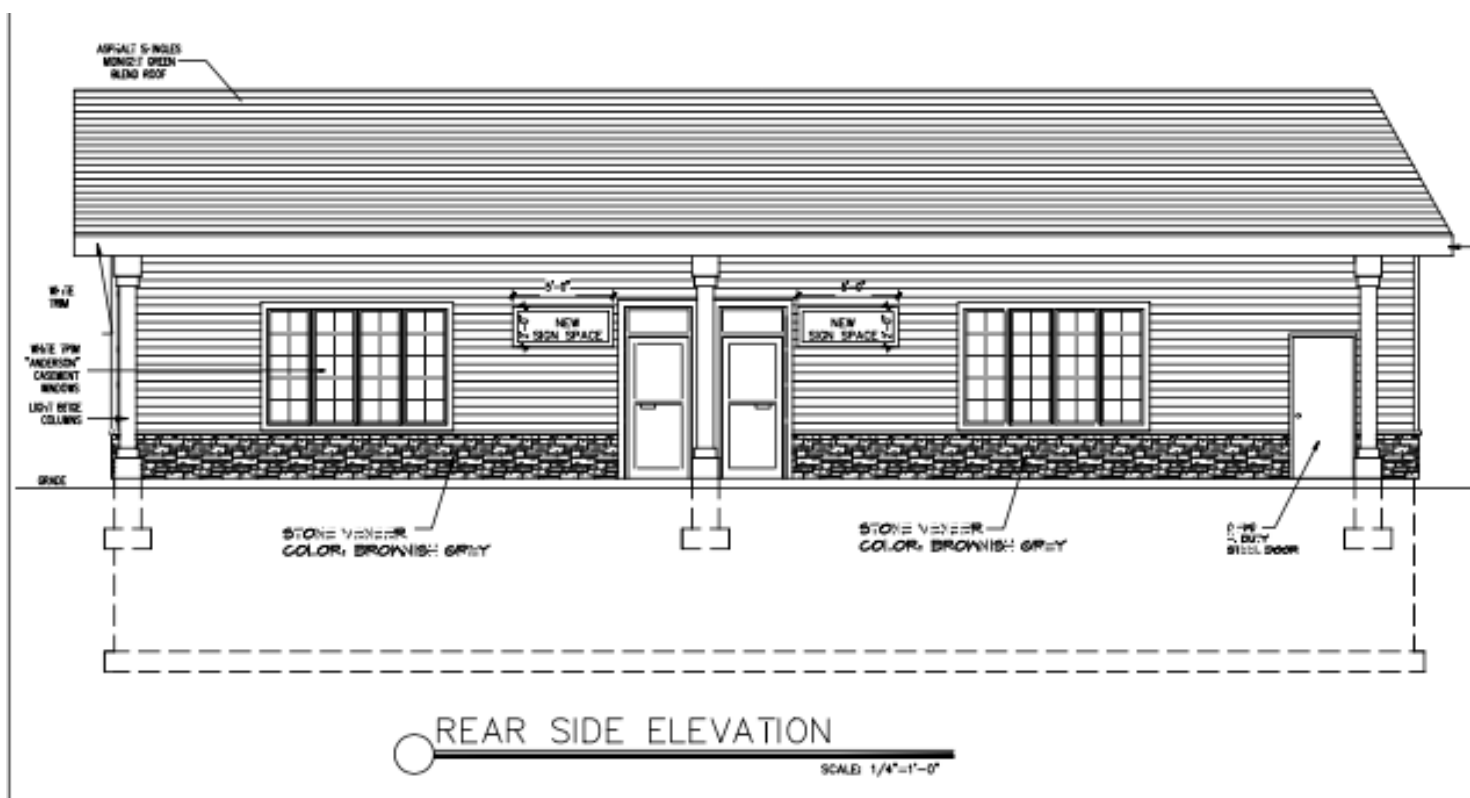
Occupancy Fall of 2020.

4 Way Traffic Signaled Intersection

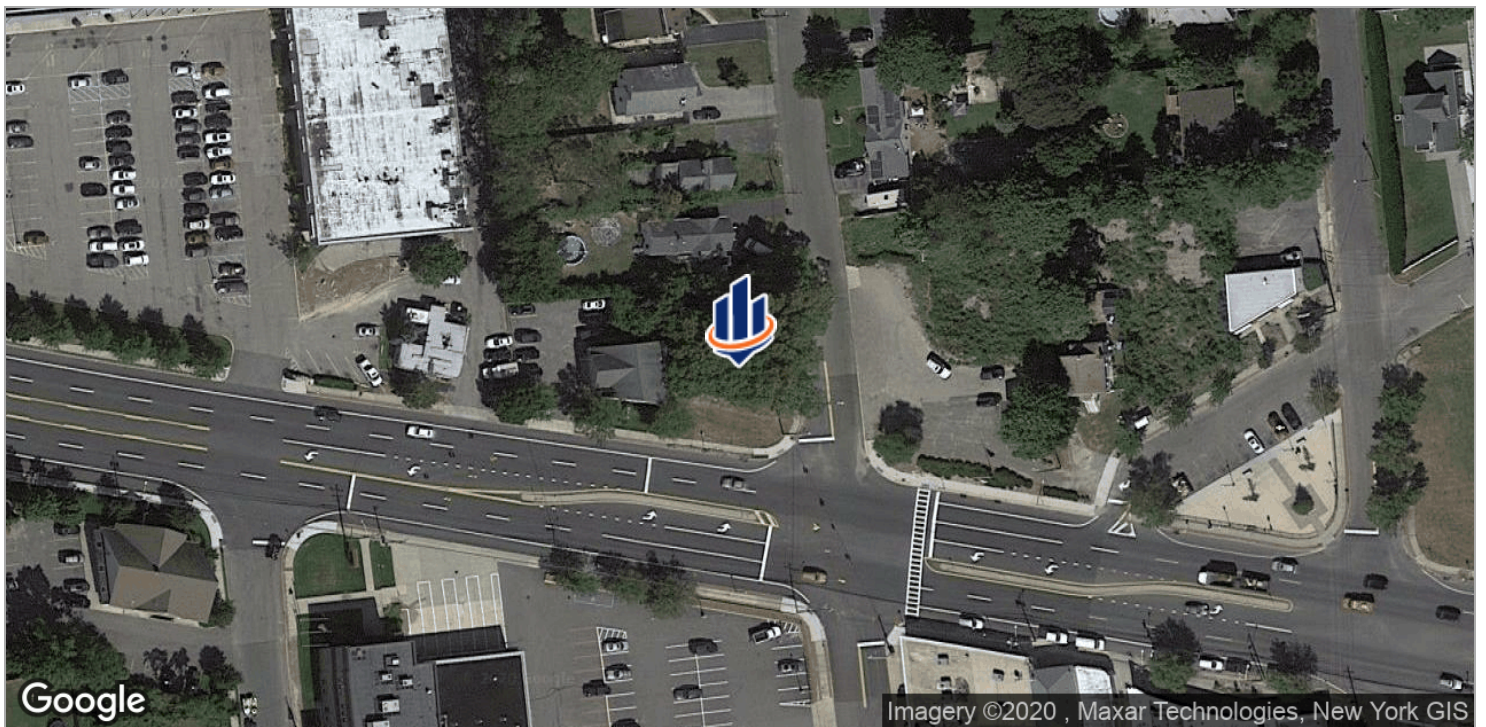
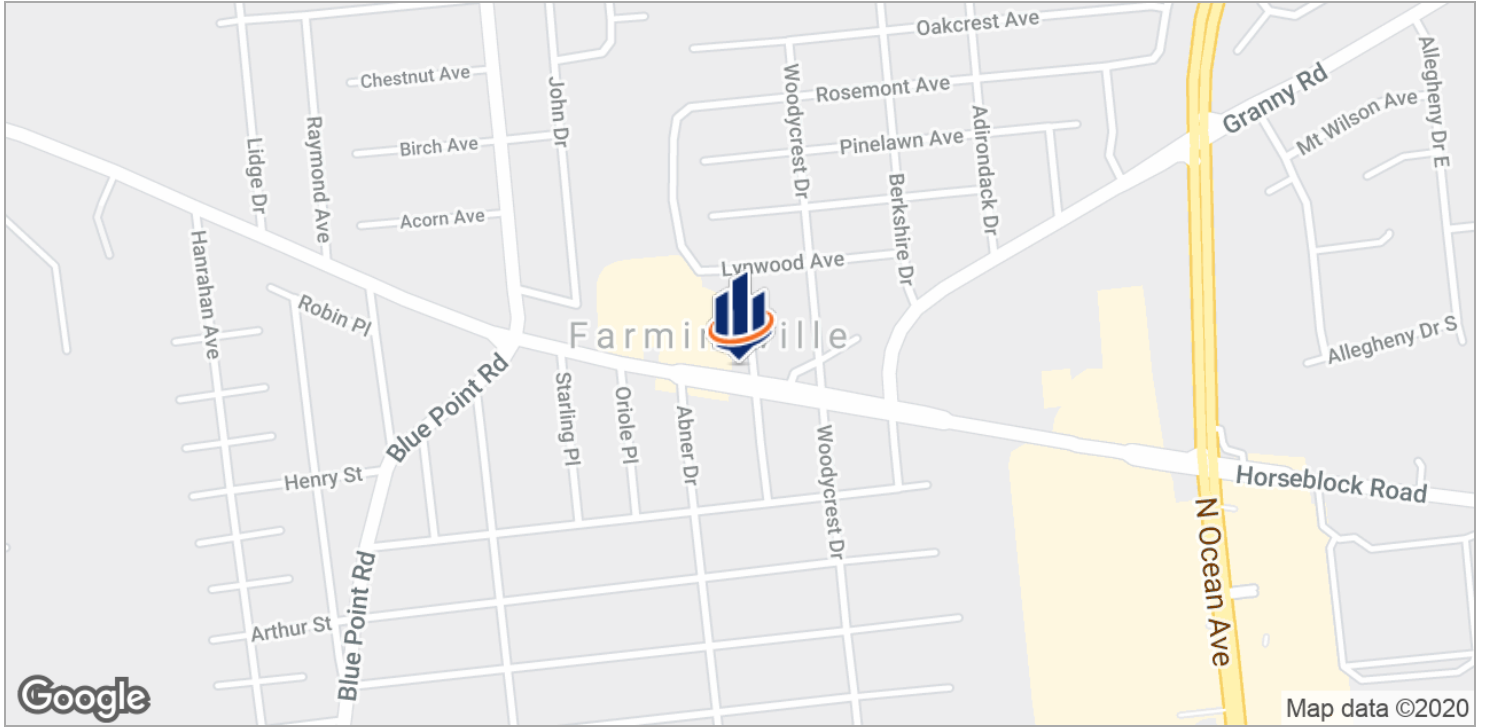
Grease Trap

10 Parking Spaces, Plus on Street Parking

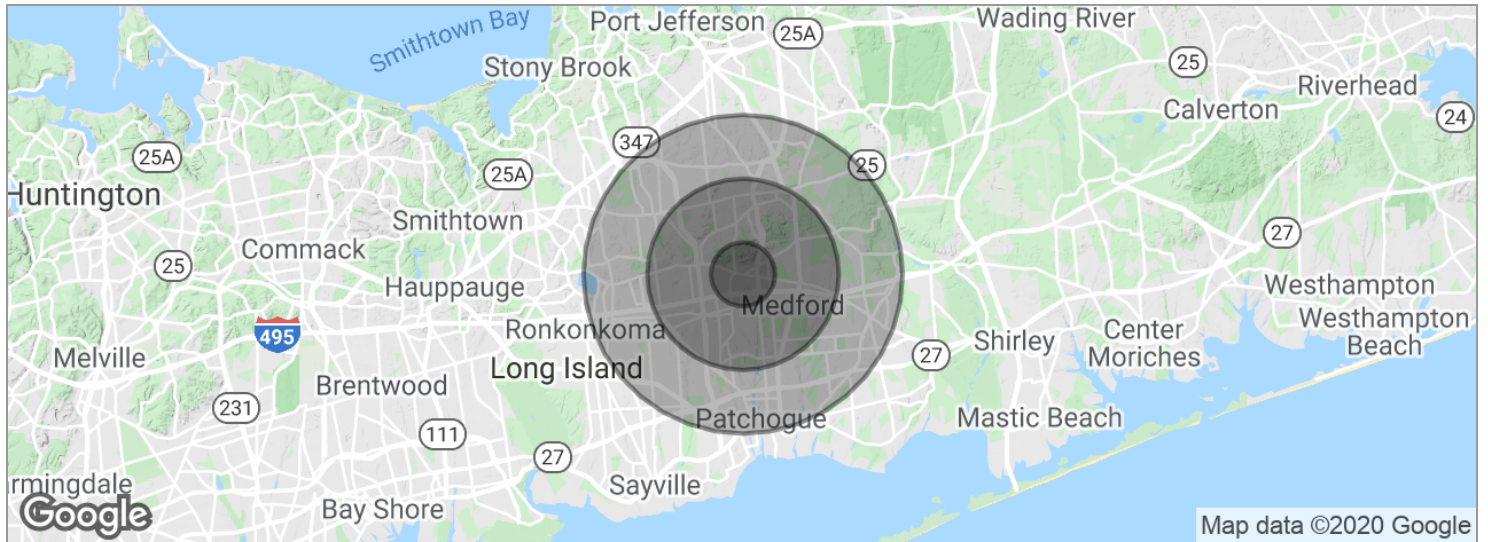
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,740	82,096	249,111
Median age	35.1	37.0	37.7
Median age (Male)	33.1	35.4	36.2
Median age (Female)	37.2	38.3	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,352	27,294	84,891
# of persons per HH	3.2	3.0	2.9
Average HH income	\$86,046	\$90,086	\$90,331
Average house value	\$381,763	\$390,498	\$381,291

* Demographic data derived from 2010 US Census