



Property For Lease

# Oceanside Medical Arts

3051 Long Beach Rd. Oceanside, NY 11572



## Property Description

Medical Office building with two suites available with private parking on site. Landlord will build to suit with long term lease. Located on busy Long Beach Road in Oceanside. Close to many major retailers, restaurants and banks!

## Property Highlights

- Medical Building
- Ample Parking
- Located on Busy Long Beach Road

## Offering Summary

Lease Rate:	\$28.50 SF/yr (MG)
Available SF:	1,100 - 2,200 SF
Building Size:	9,400 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,445	51,629	139,850
Total Population	20,582	145,654	410,801
Average HH Income	\$108,803	\$113,611	\$106,242

For More Information:



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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,100 - 2,200 SF	Lease Rate:	\$28.50 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 1	Available	2,200 SF	Modified Gross	\$28.50 SF/yr	Medical Office Space available for Lease with 12+ rooms plus reception and waiting area, 2 bathrooms. Private Parking. Landlord will build to suit with long term lease. Located on busy Long Beach Road in Oceanside. Close to many major retailers, restaurants and banks!
Suite 3	Available	1,100 SF	Modified Gross	\$28.50 SF/yr	Previously a dental office, this 1,100 SF has a waiting area, reception area, bathroom, 3 dental exam rooms, 2 private offices, lab and kitchenette. This space can be easily converted to any medical or corporate office use. Located on busy Long Beach Road in Oceanside, NY. Close to many major retailers, restaurants and banks!

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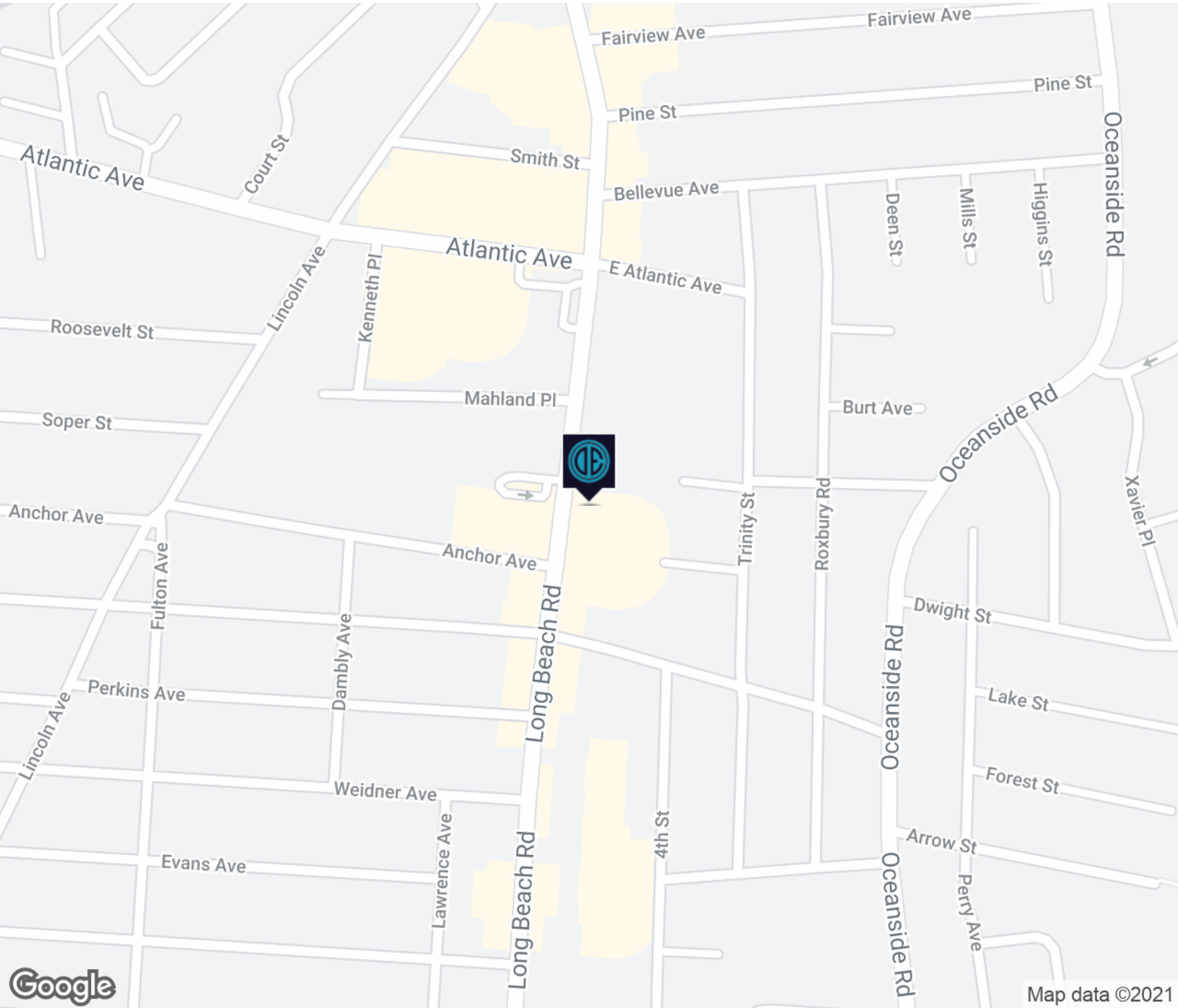
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	20,582	145,654	410,801
Average age	42.9	41.8	40.1
Average age (Male)	41.1	40.0	38.0
Average age (Female)	44.4	43.1	41.7

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	7,445	51,629	139,850
# of persons per HH	2.8	2.8	2.9
Average HH income	\$108,803	\$113,611	\$106,242
Average house value	\$494,438	\$510,326	\$499,208

\* Demographic data derived from 2010 US Census

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