



**LANDMARK**  
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OFFICE SPACE

FOR LEASE

110 Jericho Turnpike, Suite 101  
Floral Park, NY 11001

[WWW.LANDMARKBROCHURES.HOMESTEAD.COM](http://WWW.LANDMARKBROCHURES.HOMESTEAD.COM)



- 1,242 SF Office
- Flexible Terms
- Price \$24/SF Includes All
- On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



- Sect: 32, Block: 57, Lot: 216, 465 - 488
- Lot Size: 32,687 SF, 0.75 AC
- Building Size:
  - Approximately 26,500 SF Offices
  - Approximately 9,000 SF Secure Basement Storage
- Zoning: B2
- Ample Parking
- Full Service Pricing

SPACE AVAILABLE

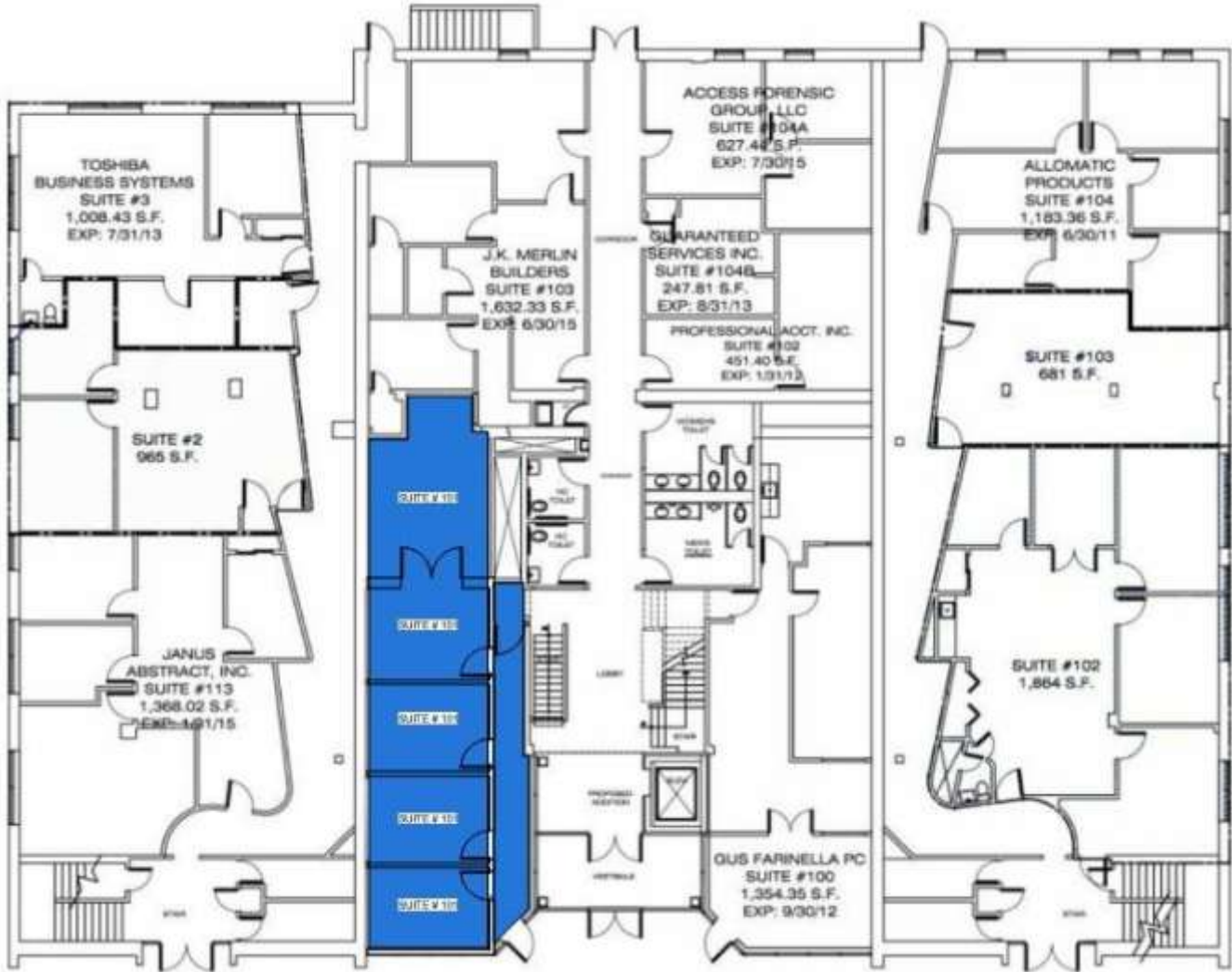
Suite 101: 1,242 SF

Secure Basement Storage Available

- Price: \$24/SF/Yr Includes All
  - Common Area Charges
  - Electric
  - Base Year Tax
  - Base Year Insurance
  - Heating and Air Conditioning
  - Cleaning
  - Parking
  - Build out



Ground Floor







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## PHOTOGRAPHS





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## PHOTOGRAPHS







The property's central location on the Nassau - Queens border, and its close proximity to both Queens and Long Island public transportation makes it an ideal place to move your business to.

Bus lines within walking distance:

- Queens Q36
- Queens Q79
- Long Island N24

LIRR Train Station

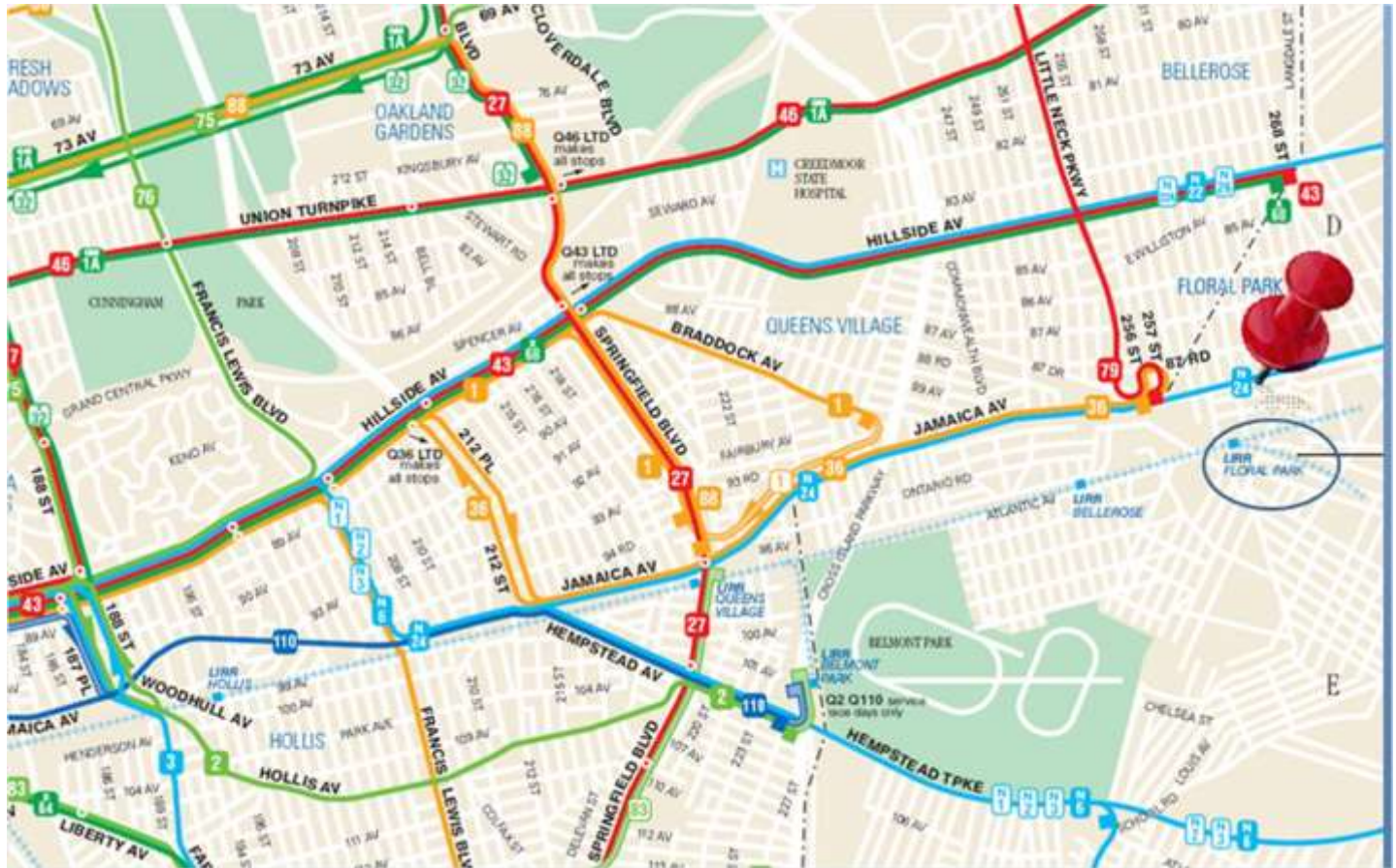


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  - Queens Q79
  - Long Island N24
- LIRR Train Station
- Floral Park





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- Floral Park

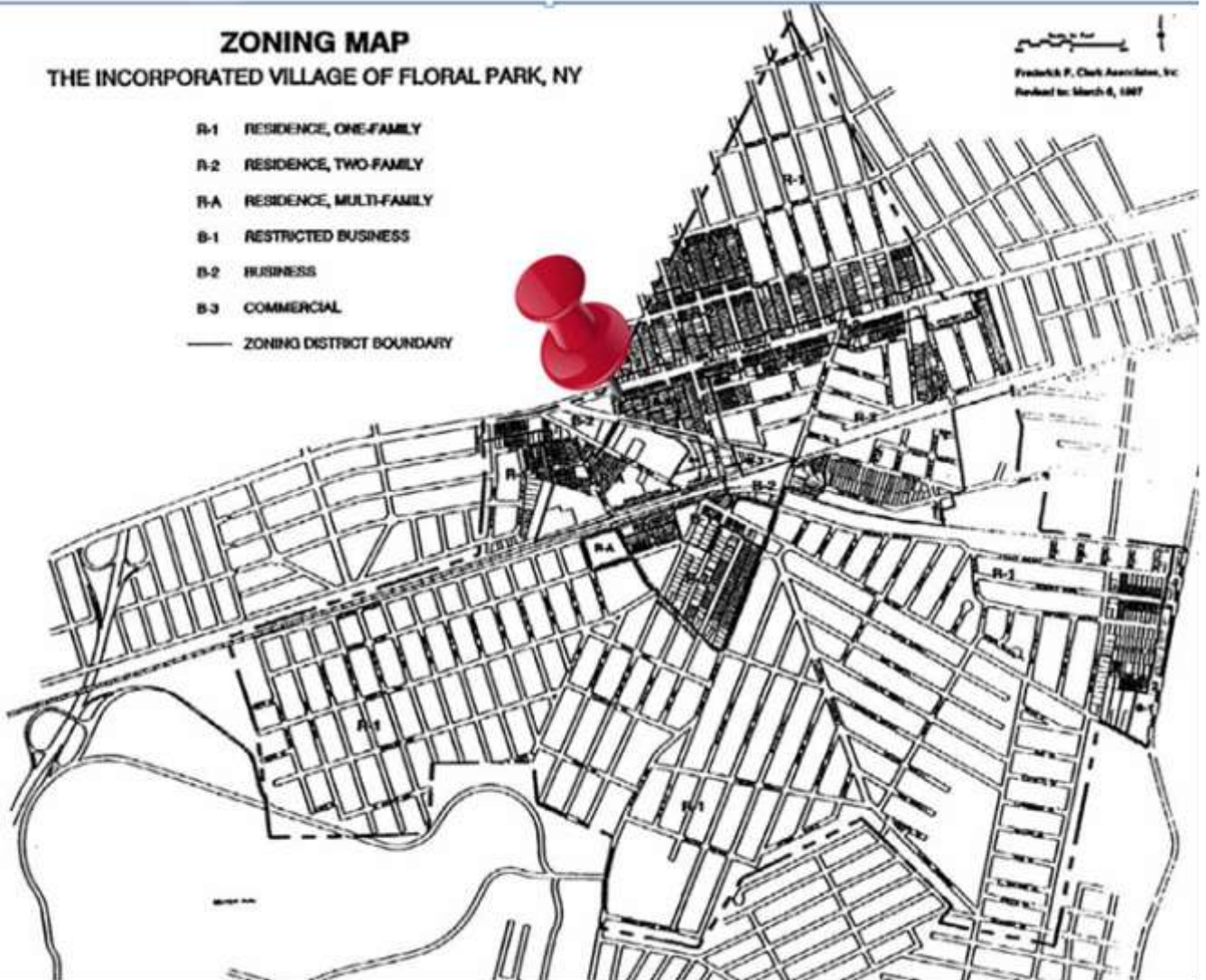




**ZONING MAP**  
THE INCORPORATED VILLAGE OF FLORAL PARK, NY

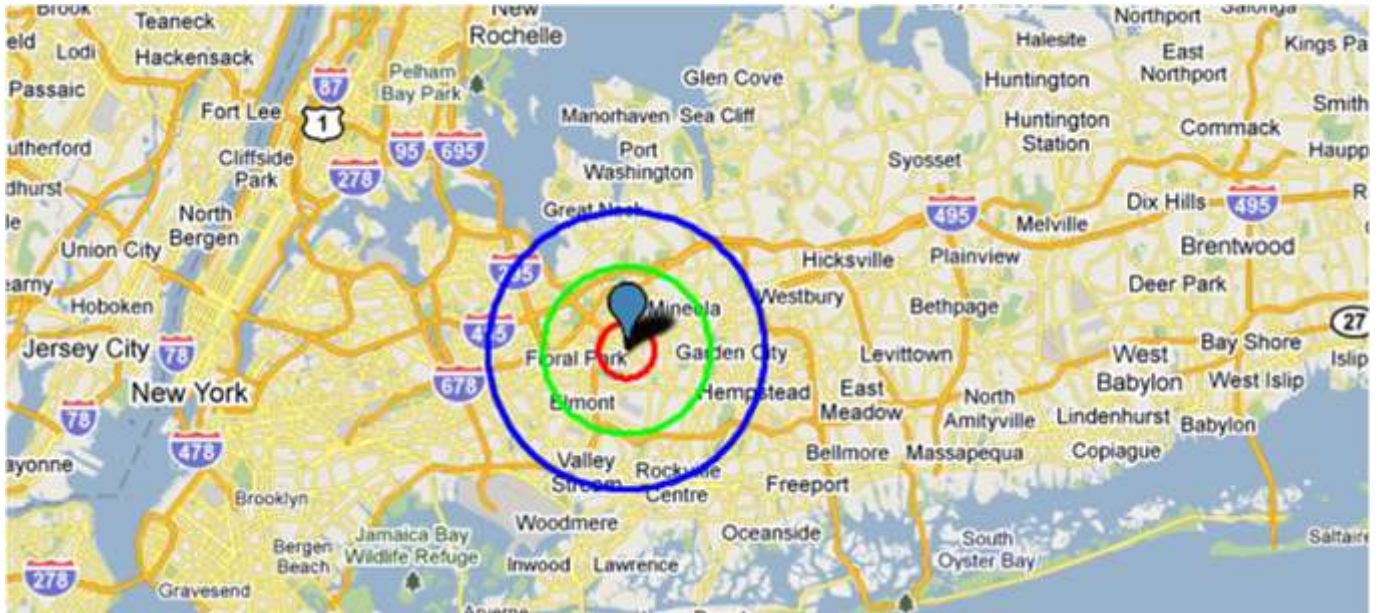
Frederick P. Clark Associates, Inc.  
Revised to March 8, 1997

- R-1 RESIDENCE, ONE-FAMILY
- R-2 RESIDENCE, TWO-FAMILY
- R-A RESIDENCE, MULTI-FAMILY
- B-1 RESTRICTED BUSINESS
- B-2 BUSINESS
- B-3 COMMERCIAL
- ZONING DISTRICT BOUNDARY



**B-2 District (Business)**

**Permitted uses:** Retail store (no food), Office, Bank, Financial Institution , Repair Shop (jewelry, watches, clocks, optical, musical and scientific instruments), Travel Agency, Real Estate Office, Retail Insurance Office, Hairdresser, Beauty Salon, Barbershop, Nail Salon



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	38,485	13,054	\$38,087	\$112,154
3 MILES	327,447	108,435	\$33,871	\$100,809
5 MILES	835,406	279,150	\$33,483	\$98,693

SAMPLE DRIVING DISTANCES

Long Island Bus N24	0.00 Miles
Queens Bus Q36 and Q79	0.43 Miles
Long Island Railroad Floral Park Sta.	0.45 Miles
John F. Kennedy Airport	10.56 Miles
LaGuardia Airport	12.43 Miles
Manhattan	18.20 Miles





# LANDMARK

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## DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	18,755	155,271	395,103
2012 Female Population	19,730	172,176	440,303
% 2012 Male Population	48.73%	47.42%	47.29%
% 2012 Female Population	51.27%	52.58%	52.71%
2012 Total Population: Adult	30,234	258,077	653,524
2012 Total Daytime Population	29,890	281,455	780,968
2012 Total Employees	9,451	106,292	328,845
2012 Total Population: Median Age	42	41	40
2012 Total Population: Adult Median Age	50	49	49
2012 Total population: Under 5 years	1,939	16,651	45,272
2012 Total population: 5 to 9 years	2,200	18,162	48,163
2012 Total population: 10 to 14 years	2,485	20,722	52,870
2012 Total population: 15 to 19 years	2,558	22,370	58,249
2012 Total population: 20 to 24 years	2,347	20,967	54,168
2012 Total population: 25 to 29 years	2,219	19,693	51,262
2012 Total population: 30 to 34 years	2,050	19,172	50,203
2012 Total population: 35 to 39 years	2,226	20,064	52,392
2012 Total population: 40 to 44 years	2,723	23,015	59,029
2012 Total population: 45 to 49 years	3,158	26,140	65,730
2012 Total population: 50 to 54 years	3,320	26,202	65,319
2012 Total population: 55 to 59 years	3,000	23,358	57,184
2012 Total population: 60 to 64 years	2,487	19,982	49,330
2012 Total population: 65 to 69 years	1,615	14,357	35,830
2012 Total population: 70 to 74 years	1,141	10,794	27,305
2012 Total population: 75 to 79 years	1,036	8,776	22,318
2012 Total population: 80 to 84 years	938	8,028	19,579
2012 Total population: 85 years and over	1,043	8,994	21,203
% 2012 Total population: Under 5 years	5.04%	5.09%	5.42%
% 2012 Total population: 5 to 9 years	5.72%	5.55%	5.77%
% 2012 Total population: 10 to 14 years	6.46%	6.33%	6.33%
% 2012 Total population: 15 to 19 years	6.65%	6.83%	6.97%
% 2012 Total population: 20 to 24 years	6.10%	6.40%	6.48%
% 2012 Total population: 25 to 29 years	5.77%	6.01%	6.14%
% 2012 Total population: 30 to 34 years	5.33%	5.85%	6.01%
% 2012 Total population: 35 to 39 years	5.78%	6.13%	6.27%
% 2012 Total population: 40 to 44 years	7.08%	7.03%	7.07%
% 2012 Total population: 45 to 49 years	8.21%	7.98%	7.87%
% 2012 Total population: 50 to 54 years	8.63%	8.00%	7.82%



## DEMOGRAPHIC DATA

% 2012 Total population: 55 to 59 years	7.80%	7.13%	6.85%
% 2012 Total population: 60 to 64 years	6.46%	6.10%	5.90%
% 2012 Total population: 65 to 69 years	4.20%	4.38%	4.29%
% 2012 Total population: 70 to 74 years	2.96%	3.30%	3.27%
% 2012 Total population: 75 to 79 years	2.69%	2.68%	2.67%
% 2012 Total population: 80 to 84 years	2.44%	2.45%	2.34%
% 2012 Total population: 85 years and over	2.71%	2.75%	2.54%
2012 White alone	25,465	145,389	345,398
2012 Black or African American alone	934	80,322	252,172
2012 American Indian and Alaska Native alone	132	1,311	3,366
2012 Asian alone	9,070	69,995	154,378
2012 Native Hawaiian and OPI alone	12	206	434
2012 Some Other Race alone	1,509	18,455	51,021
2012 Two or More Races alone	1,363	11,769	28,637
2012 Hispanic	4,390	42,209	114,223
2012 Not Hispanic	34,095	285,238	721,183
% 2012 White alone	66.17%	44.40%	41.34%
% 2012 Black or African American alone	2.43%	24.53%	30.19%
% 2012 American Indian and Alaska Native alone	0.34%	0.40%	0.40%
% 2012 Asian alone	23.57%	21.38%	18.48%
% 2012 Native Hawaiian and OPI alone	0.03%	0.06%	0.05%
% 2012 Some Other Race alone	3.92%	5.64%	6.11%
% 2012 Two or More Races alone	3.54%	3.59%	3.43%
% 2012 Hispanic	11.41%	12.89%	13.67%
% 2012 Not Hispanic	88.59%	87.11%	86.33%
2000 Not Hispanic: White alone	27,997	155,252	356,875
2000 Not Hispanic: Black or African American alone	312	76,621	237,760
2000 Not Hispanic: American Indian and Alaska Native alone	55	778	1,898
2000 Not Hispanic: Asian alone	5,443	44,750	98,864
2000 Not Hispanic: Native Hawaiian and OPI alone	13	123	311
2000 Not Hispanic: Some Other Race alone	229	3,385	7,446
2000 Not Hispanic: Two or More Races	594	9,717	23,802
% 2000 Not Hispanic: White alone	74.21%	48.13%	43.83%
% 2000 Not Hispanic: Black or African American alone	0.83%	23.75%	29.20%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.15%	0.24%	0.23%
% 2000 Not Hispanic: Asian alone	14.43%	13.87%	12.14%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.04%	0.04%
% 2000 Not Hispanic: Some Other Race alone	0.61%	1.05%	0.91%





## DEMOGRAPHIC DATA

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	38,485	327,447	835,406
2012 Households	13,054	108,435	279,150
Population Change 2010-2012	592	9,956	20,085
Household Change 2010-2012	150	2,884	5,660
% Population Change 2010-2012	1.56%	3.14%	2.46%
% Household Change 2010-2012	1.16%	2.73%	2.07%
Population Change 2000-2012	758	4,899	21,089
Household Change 2000-2012	-237	-221	2,364
% Population Change 2000 to 2012	2.01%	1.52%	2.59%
% Household Change 2000 to 2012	-1.78%	-0.20%	0.85%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	13,626	112,231	286,792
2000 Occupied Housing Units	13,293	108,653	276,785
2000 Owner Occupied Housing Units	10,690	82,900	193,473
2000 Renter Occupied Housing Units	2,603	25,753	83,312
2000 Vacant Housings Units	335	3,574	10,006
% 2000 Occupied Housing Units	97.56%	96.81%	96.51%
% 2000 Owner occupied housing units	80.42%	76.30%	69.90%
% 2000 Renter occupied housing units	19.58%	23.70%	30.10%
% 2000 Vacant housing units	2.46%	3.18%	3.49%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	\$90,331	\$80,678	\$75,771
2012 Household Income: Average	\$112,154	\$100,809	\$98,693
2012 Per Capita Income	\$38,087	\$33,871	\$33,483
2012 Household income: Less than \$10,000	266	3,244	11,396
2012 Household income: \$10,000 to \$14,999	193	3,166	10,112
2012 Household income: \$15,000 to \$19,999	338	3,595	9,964
2012 Household income: \$20,000 to \$24,999	544	3,963	10,015
2012 Household income: \$25,000 to \$29,999	574	4,067	10,800
2012 Household income: \$30,000 to \$34,999	431	4,006	11,130
2012 Household income: \$35,000 to \$39,999	520	4,033	10,895
2012 Household income: \$40,000 to \$44,999	293	3,540	10,588
2012 Household income: \$45,000 to \$49,999	335	3,546	9,116
2012 Household income: \$50,000 to \$59,999	933	7,230	18,333



## DEMOGRAPHIC DATA

2012 Household income: \$60,000 to \$74,999	1,177	10,463	26,086
2012 Household income: \$75,000 to \$99,999	1,505	14,810	36,934
2012 Household income: \$100,000 to \$124,999	1,858	14,710	34,043
2012 Household income: \$125,000 to \$149,999	1,022	10,238	23,724
2012 Household income: \$150,000 to \$199,999	1,830	9,655	23,890
2012 Household income: \$200,000 or more	1,235	8,169	22,124
% 2012 Household income: Less than \$10,000	2.04%	2.99%	4.08%
% 2012 Household income: \$10,000 to \$14,999	1.48%	2.92%	3.62%
% 2012 Household income: \$15,000 to \$19,999	2.59%	3.32%	3.57%
% 2012 Household income: \$20,000 to \$24,999	4.17%	3.65%	3.59%
% 2012 Household income: \$25,000 to \$29,999	4.40%	3.75%	3.87%
% 2012 Household income: \$30,000 to \$34,999	3.30%	3.69%	3.99%
% 2012 Household income: \$35,000 to \$39,999	3.98%	3.72%	3.90%
% 2012 Household income: \$40,000 to \$44,999	2.24%	3.26%	3.79%
% 2012 Household income: \$45,000 to \$49,999	2.57%	3.27%	3.27%
% 2012 Household income: \$50,000 to \$59,999	7.15%	6.67%	6.57%
% 2012 Household income: \$60,000 to \$74,999	9.02%	9.65%	9.34%
% 2012 Household income: \$75,000 to \$99,999	11.53%	13.66%	13.23%
% 2012 Household income: \$100,000 to \$124,999	14.23%	13.57%	12.20%
% 2012 Household income: \$125,000 to \$149,999	7.83%	9.44%	8.50%
% 2012 Household income: \$150,000 to \$199,999	14.02%	8.90%	8.56%
% 2012 Household income: \$200,000 or more	9.46%	7.53%	7.93%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Childrens/Infants clothing stores	\$4,408,699	\$36,891,333	\$91,353,031
2012 Jewelry stores	\$2,352,205	\$25,402,212	\$61,334,150
2012 Mens clothing stores	\$4,814,001	\$37,345,178	\$94,047,564
2012 Shoe stores	\$5,362,379	\$41,992,421	\$103,347,475
2012 Womens clothing stores	\$8,241,793	\$64,060,332	\$160,257,569
2012 Automobile dealers	\$46,761,093	\$351,965,264	\$938,885,929
2012 Automotive parts and accessories stores	\$10,288,287	\$82,522,883	\$214,514,364
2012 Other motor vehicle dealers	\$1,991,113	\$19,140,329	\$50,004,179
2012 Tire dealers	\$4,992,104	\$39,819,171	\$102,019,462
2012 Hardware stores	\$73,188	\$564,061	\$1,519,822
2012 Home centers	\$1,096,341	\$8,064,584	\$20,070,763
2012 Nursery and garden centers	\$1,359,058	\$10,330,905	\$25,937,972
2012 Outdoor power equipment stores	\$1,314,949	\$12,479,148	\$31,782,080
2012 Paint andwallpaper stores	\$65,885	\$598,767	\$1,634,223
2012 Appliance, television, and other electronics stores	\$7,489,510	\$63,132,790	\$161,848,063





## DEMOGRAPHIC DATA

2012 Camera and photographic supplies stores	\$659,651	\$6,172,593	\$16,013,073
2012 Computer and software stores	\$17,096,827	\$142,994,233	\$369,517,315
2012 Beer, wine, and liquor stores	\$2,932,167	\$26,983,066	\$67,798,888
2012 Convenience stores	\$14,467,625	\$122,547,065	\$310,724,565
2012 Restaurant Expenditures	\$15,510,353	\$133,198,641	\$332,231,044
2012 Supermarkets and other grocery (except convenience) stores	\$50,772,441	\$427,134,176	\$1,092,074,006
2012 Furniture stores	\$4,808,700	\$41,935,119	\$106,926,641
2012 Home furnishings stores	\$12,654,861	\$109,475,309	\$277,831,530
2012 General merchandise stores	\$83,482,255	\$699,887,822	\$1,777,261,219
2012 Gasoline stations with convenience stores	\$43,612,087	\$360,646,235	\$922,263,868
2012 Other gasoline stations	\$30,648,154	\$251,213,198	\$644,756,254
2012 Department stores (excl leased depts)	\$67,822,067	\$565,507,653	\$1,434,085,247
2012 General merchandise stores	\$83,482,255	\$699,887,822	\$1,777,261,219
2012 Other health and personal care stores	\$4,395,792	\$36,608,688	\$94,529,864
2012 Pharmacies and drug stores	\$13,670,930	\$116,726,173	\$299,184,038
2012 Pet and pet supplies stores	\$3,541,764	\$31,711,658	\$82,761,329
2012 Book, periodical, and music stores	\$1,108,590	\$9,099,794	\$23,359,759
2012 Hobby, toy, and game stores	\$1,727,758	\$15,031,050	\$36,413,357
2012 Musical instrument and supplies stores	\$313,760	\$2,288,973	\$6,928,456
2012 Sewing, needlework, and piece goods stores	\$651,531	\$4,999,196	\$12,413,027
2012 Sporting goods stores	\$1,401,379	\$11,550,584	\$28,503,967

## BROKER PROFILE

### **Gabor Karsai**

Broker / Owner  
Landmark Realtors, Inc.



Email: [Karsai@aol.com](mailto:Karsai@aol.com)

Web: [www.Landmark-Realtor.com](http://www.Landmark-Realtor.com)

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

#### **Profile:**

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Besides being a broker he is also an investor with a portfolio of properties in three states. Gabor is currently the Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

#### **Memberships:**

Gabor is member of the Board of the  
Long Island Commercial Network (LICN)  
New York State Commercial Association of Realtors (NYSCAR)  
National Association of Realtors (NAR),  
Long Island Board of Realtors (LIBOR )  
Mid-Florida MLS.

#### **Associations:**

Gabor is the immediate Past President of the **Glen Cove Chamber of Commerce**.  
He is the Charter President of the **Gold Coast Business Network** .  
He is Past District Governor of Brooklyn, Queens and Nassau Counties for **Rotary International**.



## BROKER PROFILE

### **Gabor Karsai**

Broker / Owner



#### **Recent Transactions:**

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



Samples of Other Available Properties by Gabor Karsai



**LANDMARK REALTORS** **Investment Property**  
**FOR SALE**

**58-60 Landing Road  
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Approx. 2,640 SF Restaurant Bar Plus Full Basement
- Plus Approx. 640 SF Retail Store
- Sale price \$489,000
- Lot Size Approx. 48' x 90'
- Bldg. Size: Approx. 3,680 SF + Basement
- Zoning: B1 Business
- Neighborhood Location
- Great Visibility
- Traffic light corner
- Newly renovated

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**LANDMARK REALTORS** **FOR LEASE**

**18-38 Garvies Point Road  
Glen Cove, NY 11542**

- Industrial Space + Offices
- Price: Only \$8.25/SF Gross
- Total Available: 37,000SF
- Lot Size: 8.48 Acres
- Bldg. Size: 185,044 SF
- Zoning: MWD
- Within an Empire Zone
- Major Development Area

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**LANDMARK REALTORS** **FOR LEASE**  
**OFFICE SPACES**

**480 Forest Avenue  
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at 524-SF GROSS
- 3,200 SF at 520-SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: 5061 - \$2,000/Mo
- Building Size: 25,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

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**LANDMARK REALTORS** **FOR LEASE**

**1 Garvies Point Road  
Glen Cove, NY 11542**

- 88,000 SF Industrial Space
- Includes 7,200 SF Offices
- Sub-Dividable
- Price: Only \$8.25/SF Modified Gross
- Lot Size: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MWD
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

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**LANDMARK REALTORS** **LAND LEASE**

**159 Glen Street  
Glen Cove, NY 11542**

- 99 Year Land Lease
- Asking Only \$7,300/mo NNN
- Lot Size Approx. 1/2 Acres
- Bldg. Size: 3,678 SF
- Zoning: B1 Business
- Within an Empire Zone
- Central Location
- Great Visibility
- Traffic Light Corner

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**LANDMARK REALTORS** **Investment Property**  
**FOR SALE**

**149 Glen Street  
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Restaurant, Approx. 4,300 SF
- Hot Nitelub
- 88 indoor, 55 outdoor seats
- Retail Space, Approx. 2,500 SF
- Sale price \$1,800,000
- Lot Size Approx. 1/2 Acres
- Bldg. Size: Approx. 6,800 SF
- Zoning: B1 Business
- Central Location
- Great Visibility
- Traffic light corner

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## CONTACT INFORMATION



**LANDMARK**  
www.Landmark-Realtor.com  
**REALTORS®**



**GABOR KARSAI**  
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Locust Valley, NY 11560

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Fax: 516.671.8157  
Email: karsai@aol.com

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