



3111 New Hyde Park Road

North Hills, New York 11042

Property Highlights

- Second Generation Medical Office Space
- Immediate Proximity to Four Major Hospitals, including Northwell, CHS-St Francis & NYU Langone-Long Island
- Exceptional Location at Northern State Pkwy & LIE Exits
- High traffic & visibility location at lighted intersection
- Spacious parking lot for patients and employees
- Modern and attractive exterior
- Professional and well-maintained property
- Ample signage opportunities for branding
- Zoned C-1 (medical office permitted use)

Offering Summary

Lease Rate:	\$35 SF/yr (NNN)
Building Size:	26,690 SF
Available SF:	3,159 SF
Lot Size:	1.75 Acres
Zoning:	C-1 (Medical Office Permitted)
Municipality	Village of North Hills

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,684	66,936	199,122
Total Population	7,776	190,433	586,307
Average HH Income	\$219,460	\$189,723	\$166,775

For More Information

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Spaces	Lease Rate	Space Size
1st Fl North	\$35.00 SF/yr	3,159 SF

BROCHURE

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Property Description

3,159 RSF Space: Second generation medical space (dermatology practice). 5 exam rms, 1 large consult rm, nurses station, large waiting rm, surgical waiting rm, admin office, reception, billing area, employee break area, 4 bathrooms and more.

Location Description

The subject property is located the east side of New Hyde Park Road between Hollow Lane and Dakota Drive in a prime location in North New Hyde Park, NY. The subject is exceptionally well located as it abuts both the LIE and Northern State Parkway New Hyde Park Road exits and is within close proximity to the Northwell Health's world renowned North Shore University Hospital, LIJ, & Cohen Children's Medical Center, NYU Langone-Long Island and St. Francis Hospitals.



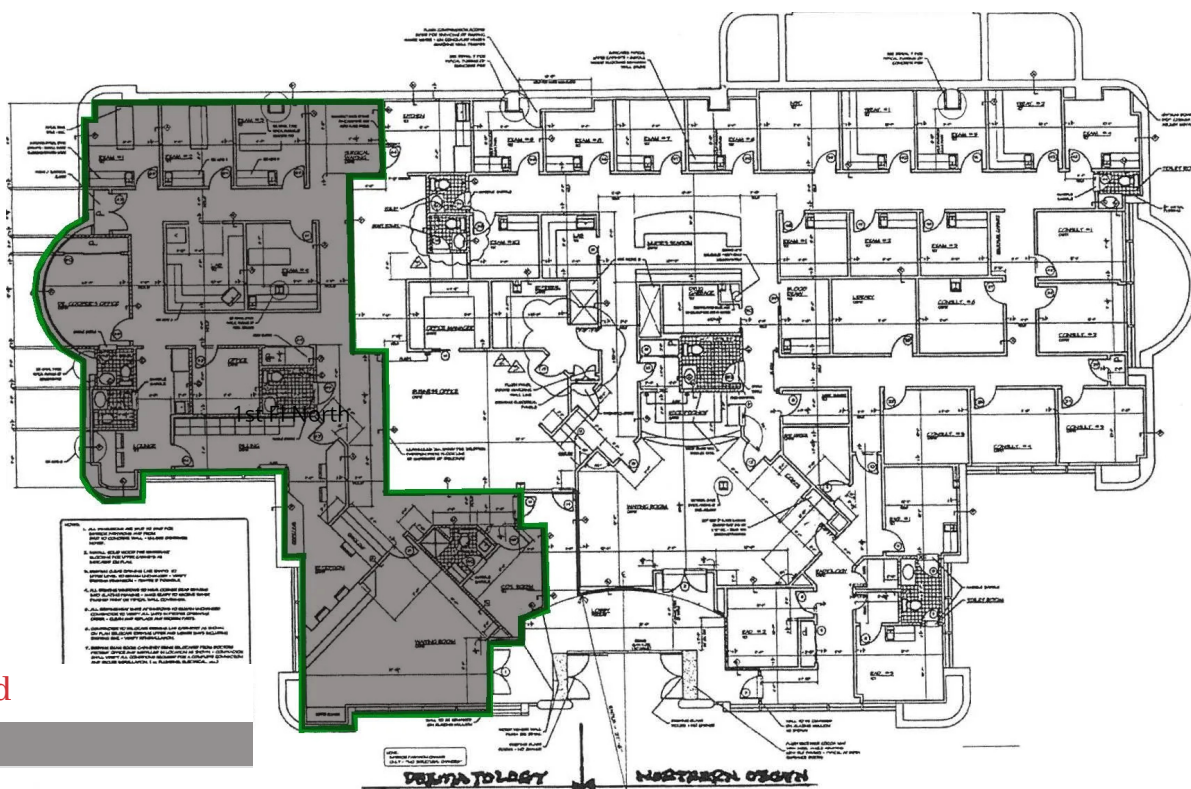
Property Type	Medical Office
Property Subtype	Medical
APN	8 / G / 922
Building Size	26,690 SF
Lot Size	1.75 Acres
Building Class	B
Year Built	1983
Number of Floors	2
Parking Spaces	115
Number of Buildings	1

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,159 SF	Lease Rate:	\$35 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1st Fl North	Available	3,159 SF	NNN	\$35.00 SF/yr	Second generation medical space (dermatology practice). 5 exam rms, 1 large consult rm, nurses station, large waiting rm, surgical waiting rm, admin office, reception, billing area, employee break area, 4 bathrooms and more.



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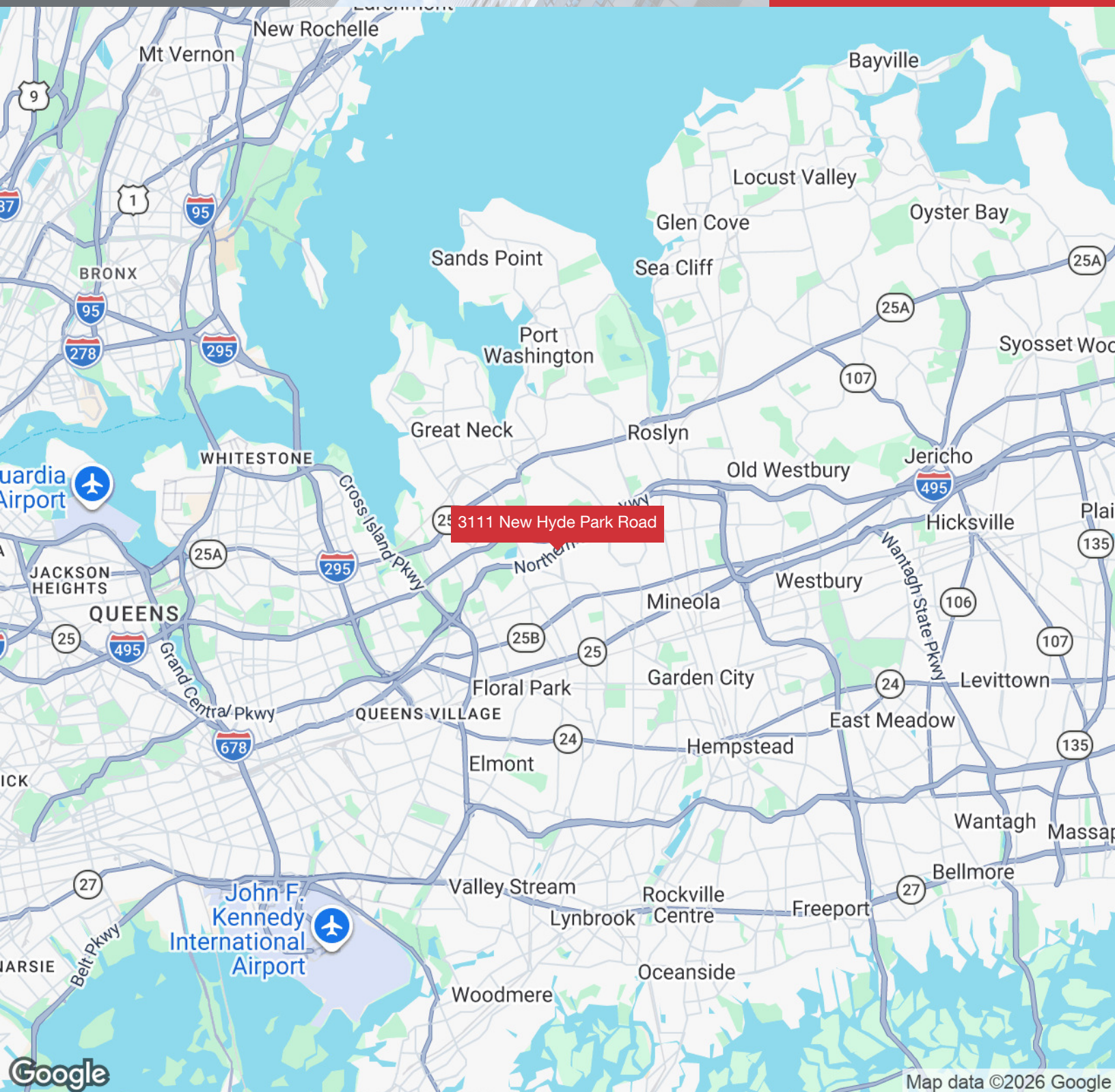
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For Lease

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Medical Office
Space



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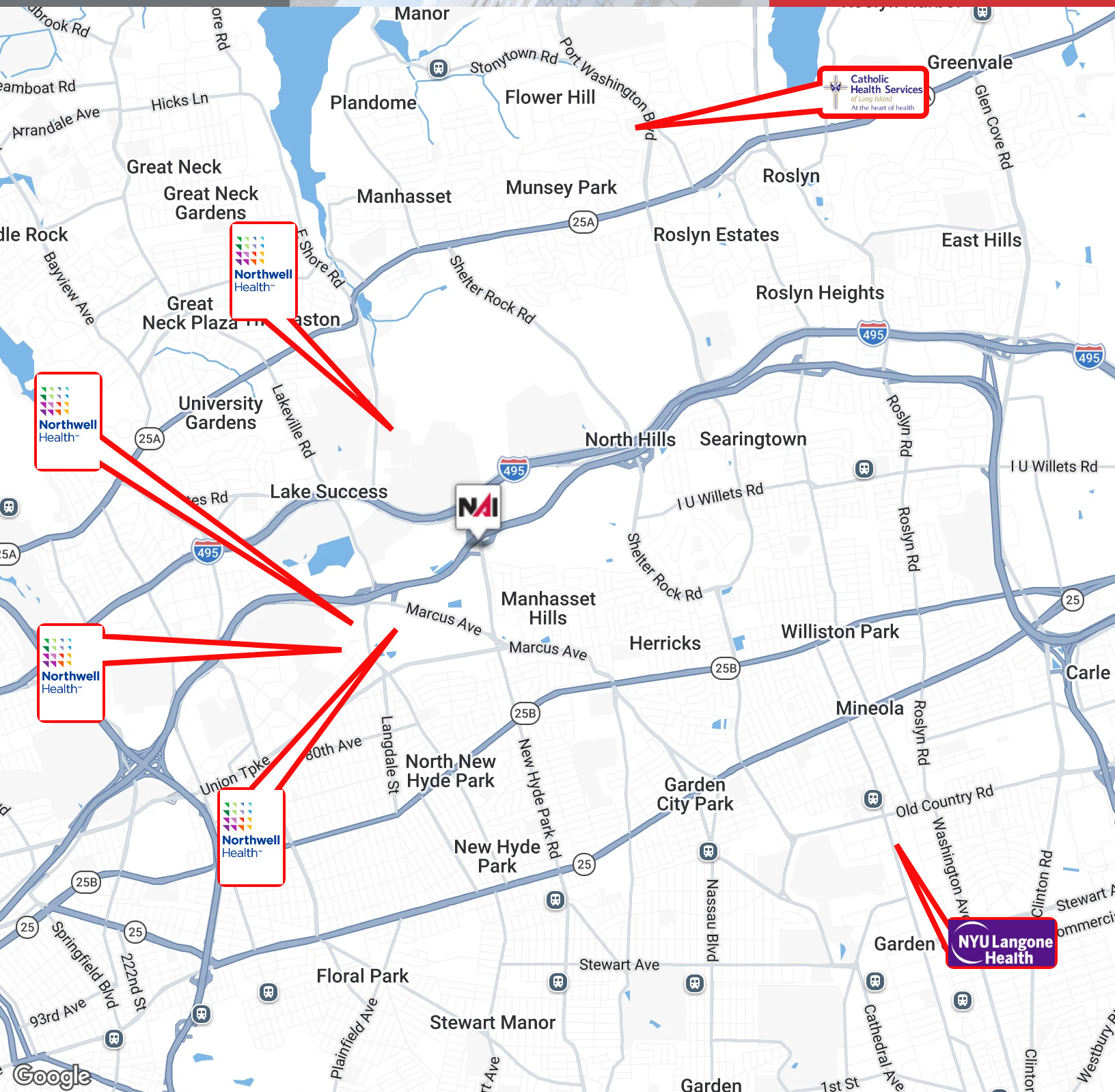
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NAI Long Island

For Lease

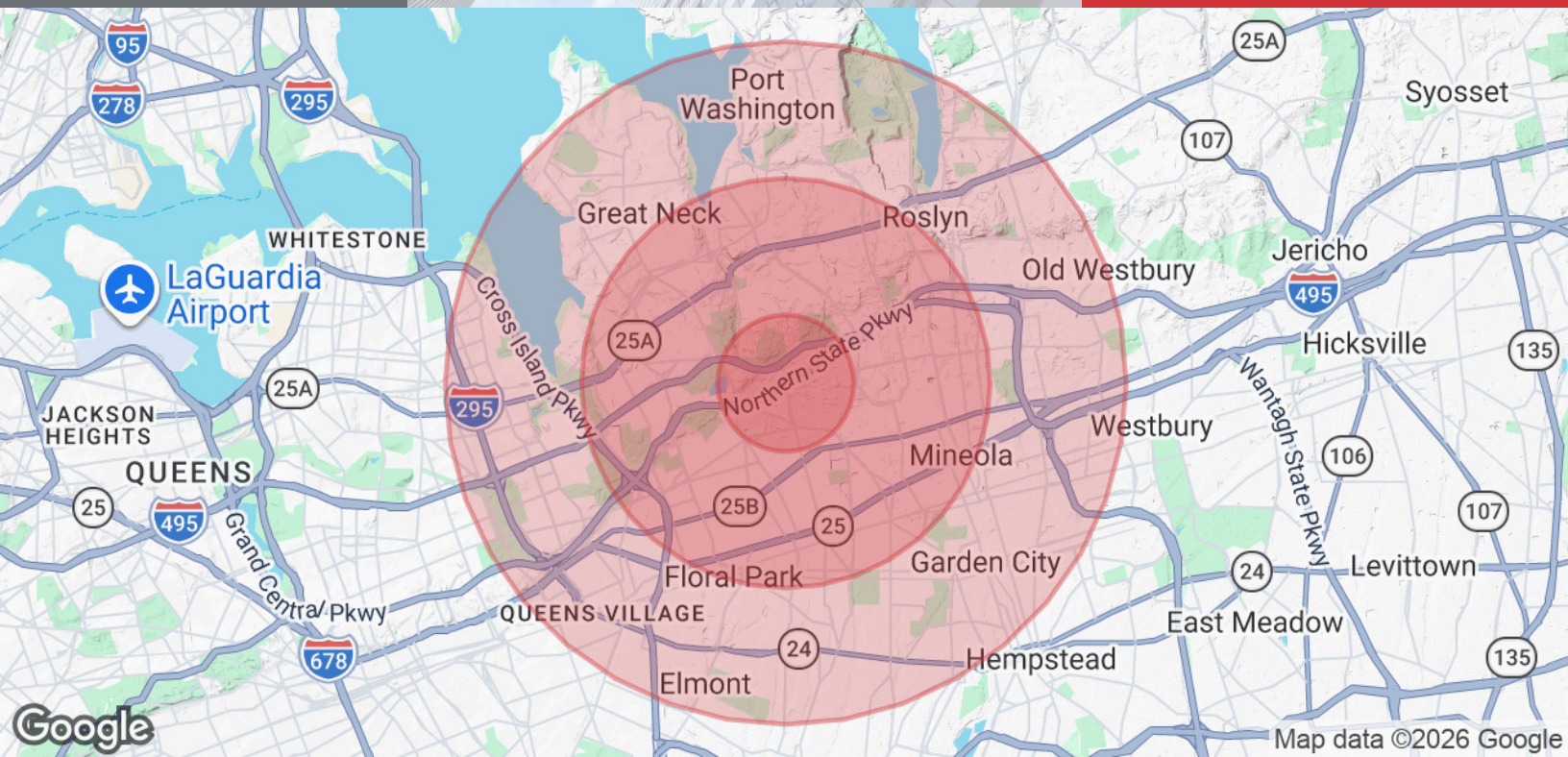
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,776	190,433	586,307
Average Age	48	45	43
Average Age (Male)	46	43	42
Average Age (Female)	49	46	45

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,684	66,936	199,122
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$219,460	\$189,723	\$166,775
Average House Value	\$1,158,116	\$971,157	\$892,367

2020 American Community Survey (ACS)

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