

NEWLY CONSTRUCTED PROFESSIONAL OFFICE BUILDING



FOR LEASE

51 CHARLES STREET

MINEOLA, NY 11501



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EXECUTIVE SUMMARY



OFFERING SUMMARY:

Type:	Office Building
Available Space:	3,900 RSF
Occupancy:	June 2022
Parking:	On-Site
Asking Rent:	\$28.50 + Utilities

LOCATION OVERVIEW

Between Hillside Avenue & Jericho Turnpike, off Roslyn Road

PROPERTY OVERVIEW

Well-appointed and recently renovated professional Office suite with great natural light. This suite is currently built as a medical lab and can be reconfigured for certain medical uses and any administrative office use. Building offers on-site parking and is located only 0.5 miles from East Williston Station Commuter Rail (Oyster Bay Branch) LIRR. Unique opportunity to occupy space in a central location.

BUILDING AMENITIES

- ADA Compliant Elevator
- Recently Renovated
- 24 Hour Access
- Park Like Setting
- Close to LIE, Meadowbrook and Northern State Parkways & LIRR Williston Park Station



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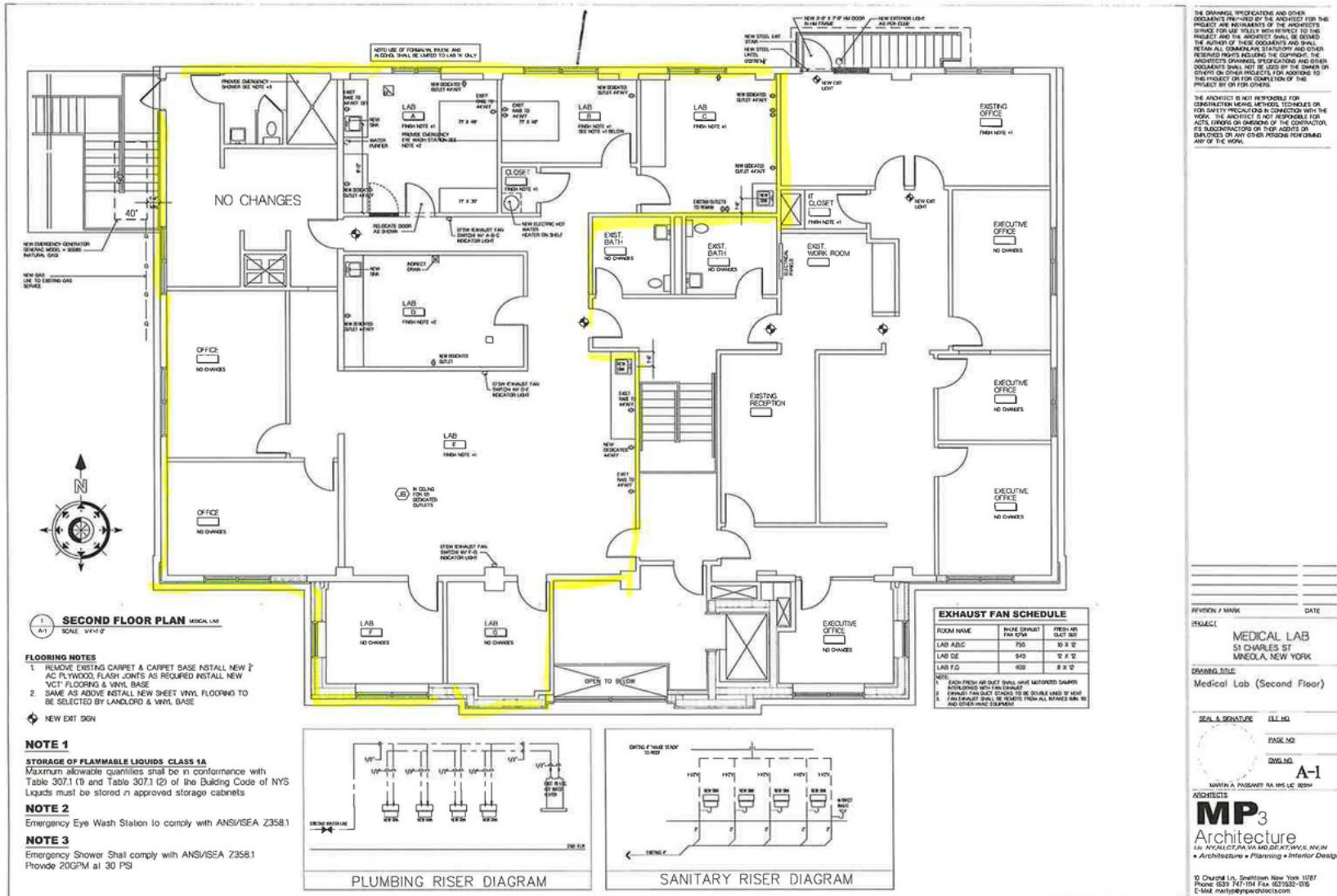
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FLOOR PLAN



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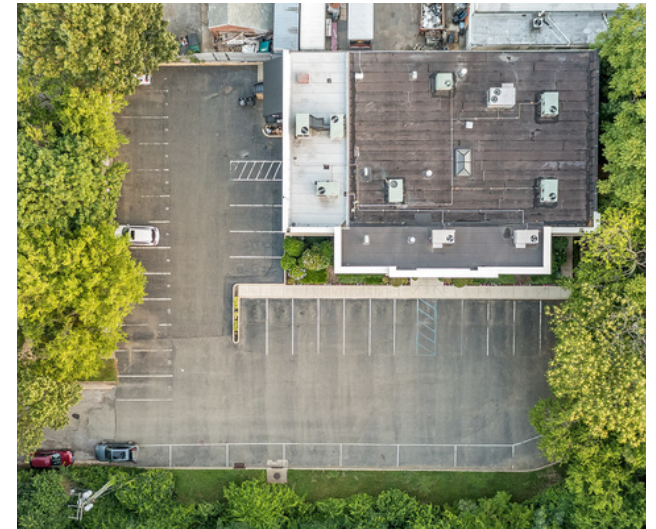
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PHOTOS



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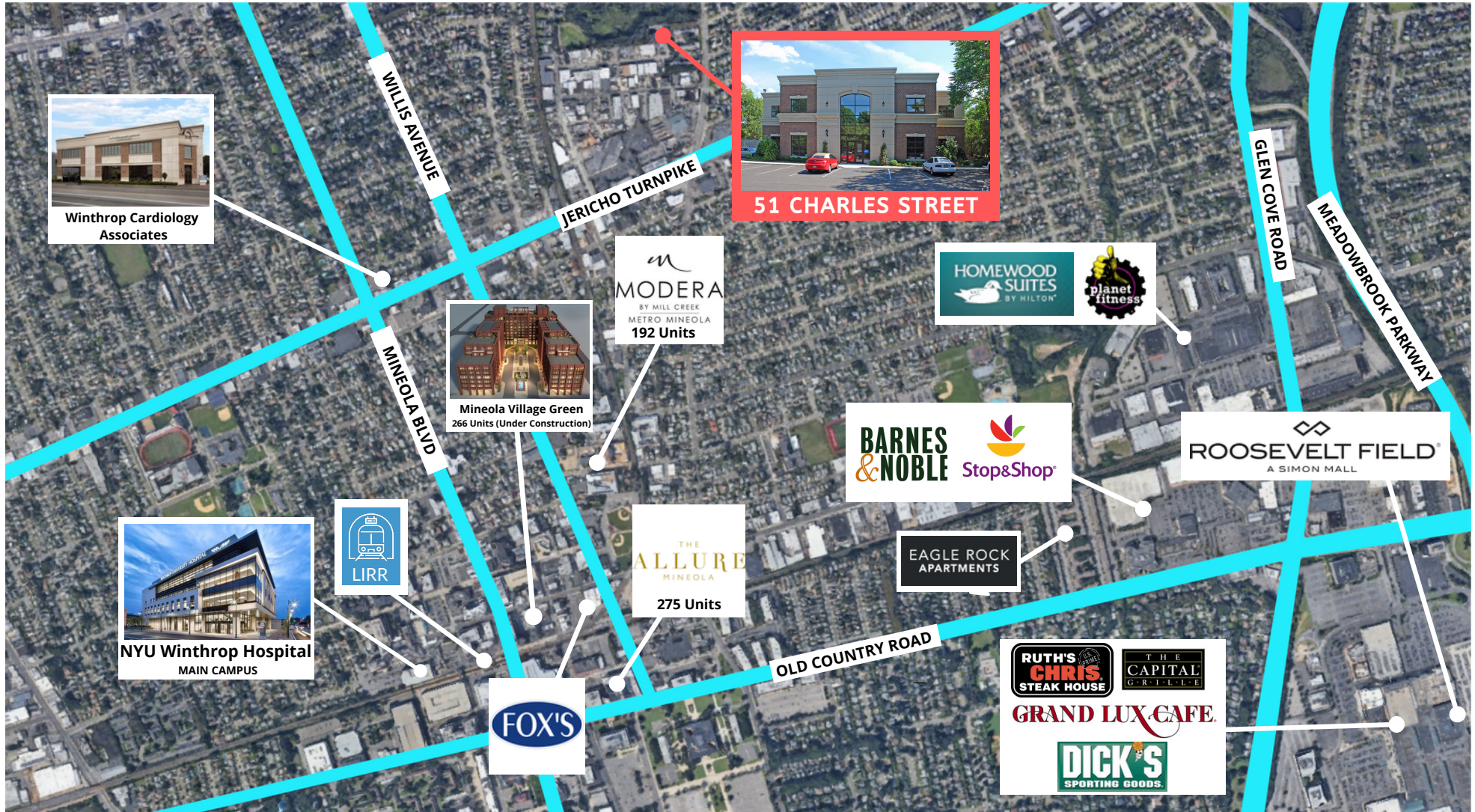
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LOCAL POINTS OF INTEREST



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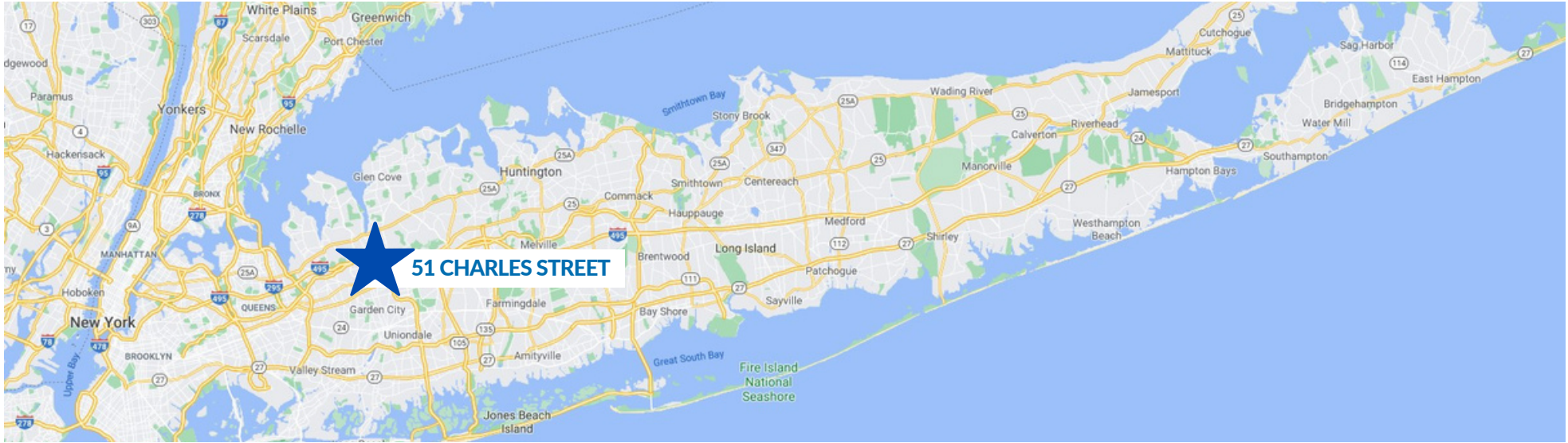
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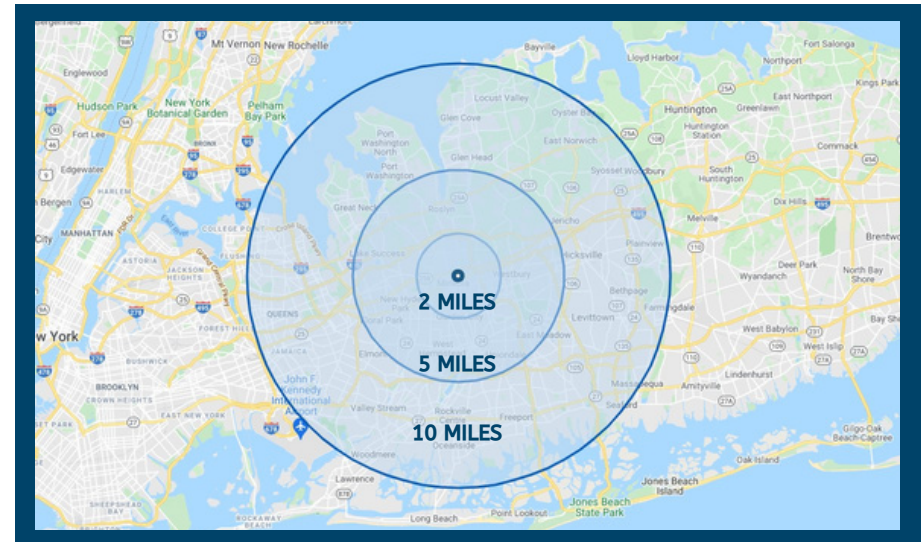
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DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
2021 Total Population:	70,358	448,872	2,012,038
2026 Population:	70,624	448,396	1,994,169
Pop Growth 2021-2026:	0.1%	0%	-0.2%
Average Age:	43.4	40.9	41.5
Households	2 Miles	5 Miles	10 Miles
2021 Total Households:	25,177	145,545	671,103
HH Growth 2021-2026:	0.1%	0%	-0.2%
Median Household Inc:	\$125,978	\$112,913	\$101,642
Avg Household Size:	2.8	3	2.9
2021 Avg HH Vehicles:	2	2	2



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