

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$13 SF/yr (NNN)
<b>Building Size:</b>	40,000 SF
<b>Available SF:</b>	2,276 SF
<b>Lot Size:</b>	5.5 Acres

### PROPERTY OVERVIEW

Introducing 90 Colin Drive, a prime commercial property available for lease in Holbrook, NY. This versatile space is equipped with essential amenities, including sewers and sprinklers, offering a seamless experience for any business.

With various layout options available, this property provides the flexibility to tailor the space to your specific needs. Whether you're an established enterprise or a burgeoning start-up, 90 Colin Drive offers a solid foundation for your business to thrive. Don't miss out on the opportunity to make this remarkable property your next business location.

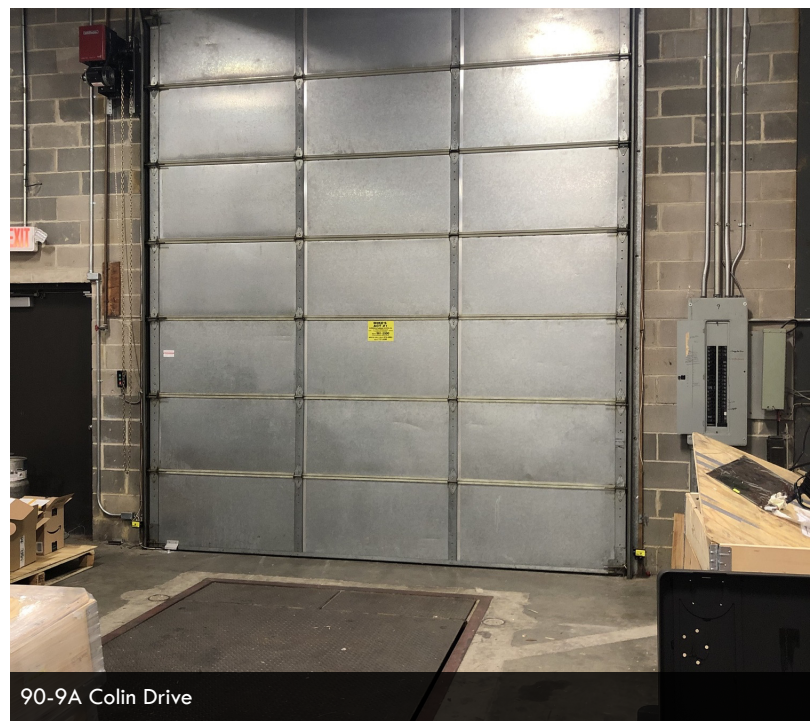
### PROPERTY HIGHLIGHTS

- - Sewers
- - Sprinklers
- - Multiple layout options
- - Modern, well-maintained interior for a professional setting

### ARIC SCHACHNER

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

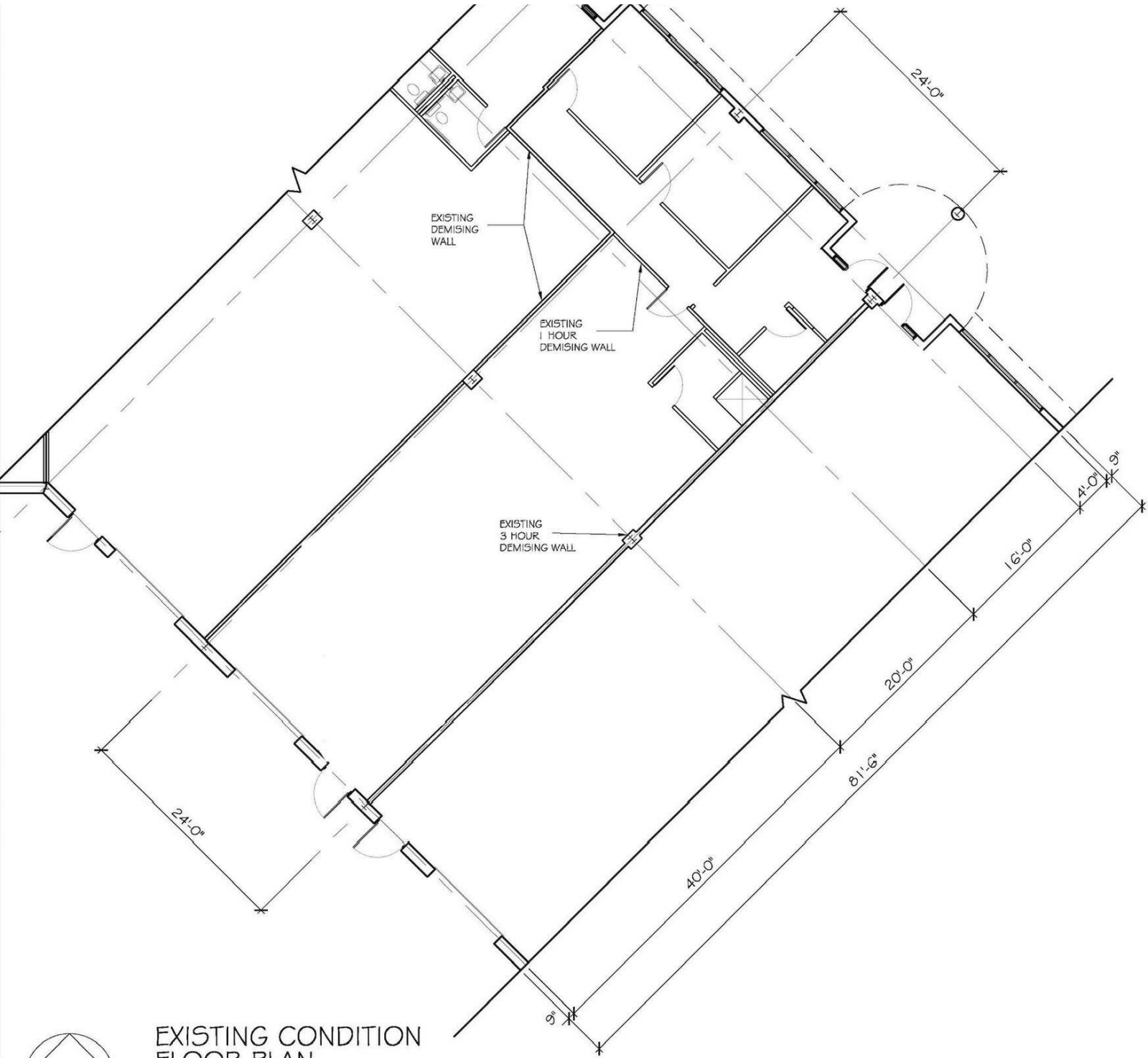


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**FOR LEASE**

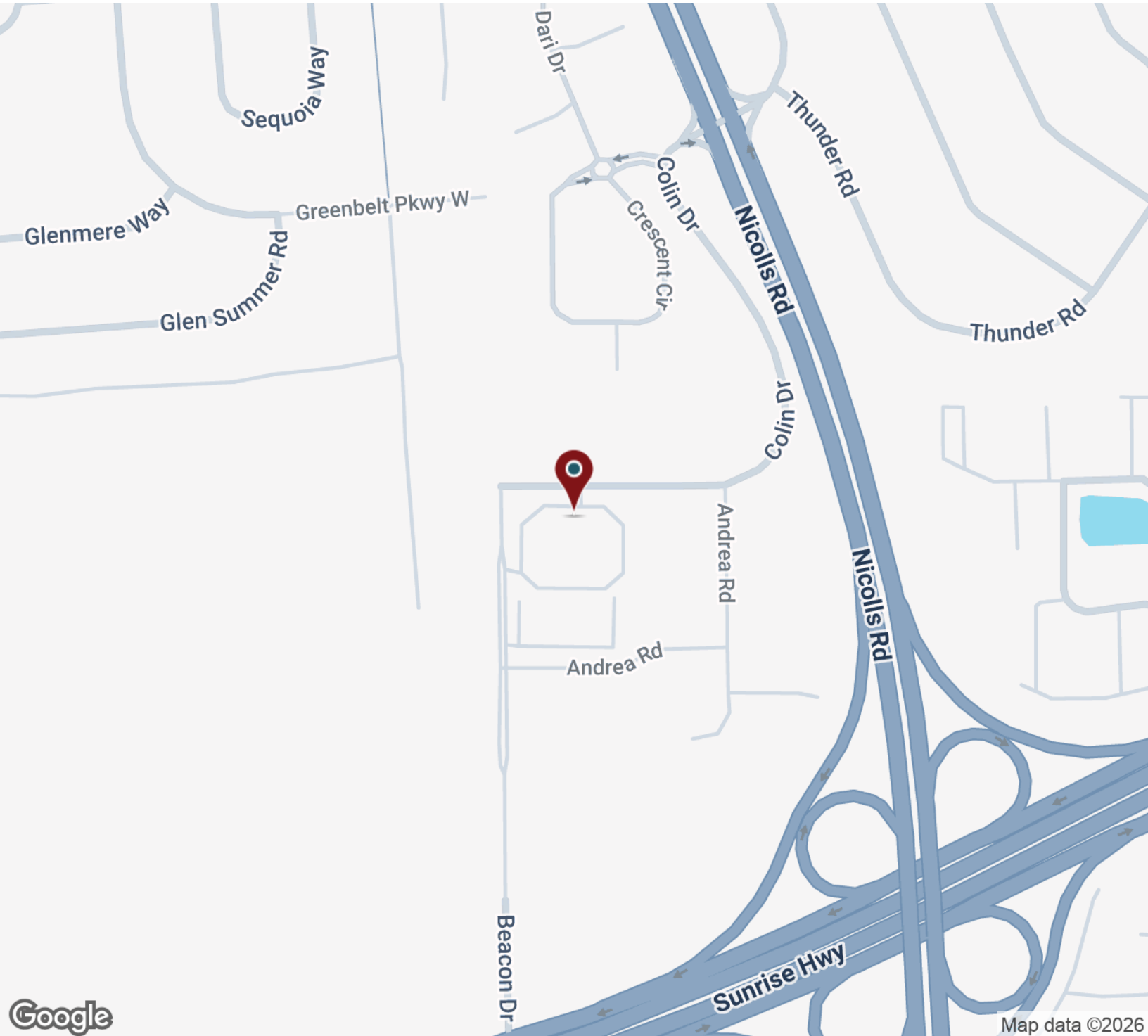


**EXISTING CONDITION FLOOR PLAN**

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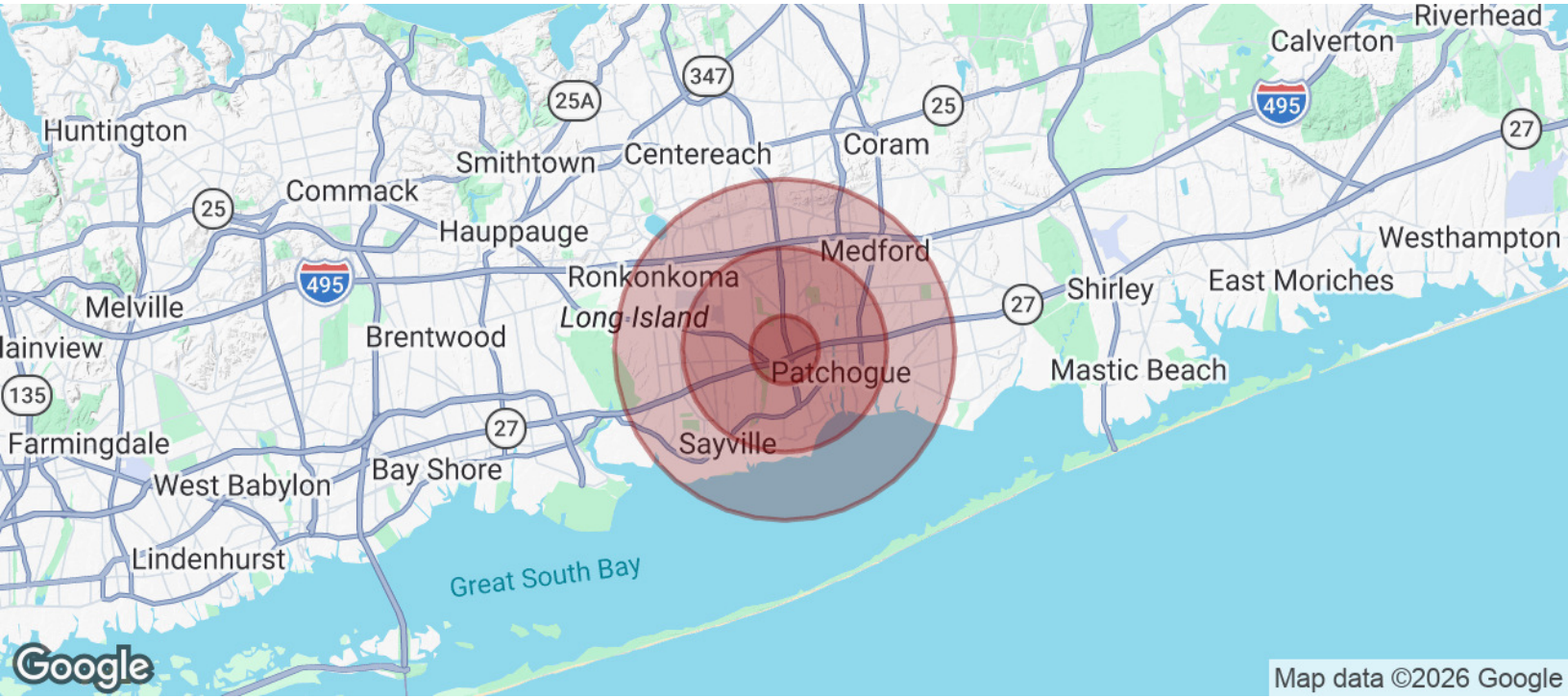
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,472	89,224	189,553
Average Age	40.2	38.9	38.7
Average Age (Male)	40.3	38.2	37.6
Average Age (Female)	39.9	39.6	39.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,056	32,338	66,246
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$94,137	\$92,240	\$93,263
Average House Value	\$425,549	\$418,215	\$418,792

2020 American Community Survey (ACS)

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