

For Lease

2 BAYVIEW AVENUE

OYSTER BAY, NEW YORK

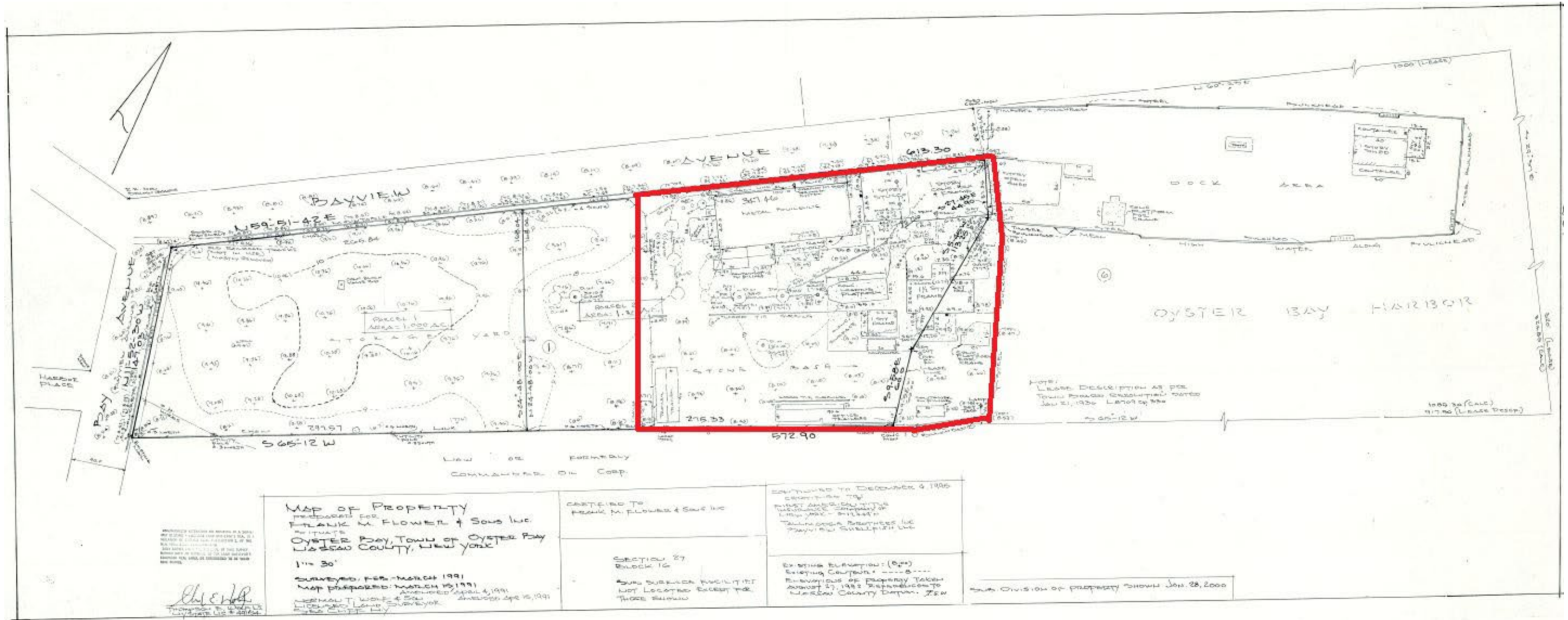




Property Specifications

- ADDRESS:** 2 Bayview Avenue, Oyster Bay
Town of Oyster Bay, Nassau County, New York
- BUILDING SIZE:** 4,000 SF Butler building
Office space measures 10' x 15' w/ private bathroom
- ASKING PRICE:** \$22.00 PSF MG
- ZONING:** Light Industry - LI District
- CEILING HEIGHT:** 18' to roof deck
16'-3" clear under joist
- OVERHEAD DOOR:** 1 - 14' x 14'
2 - 10' x 10'
- HEAT:** Gas blower in warehouse with separate thermostats for each section of the structure
- TAILBOARD:** 3 separate tailboard locations
- POWER:** 400-amps 3-phase
- AIR COMPRESSOR:** Existing compressor on site that has multiple connection points positioned throughout the building
- BATHROOMS:** 3 separate
- PARKING:** Ample
- COMMENTS:** Former machine shop used by ownership for their oyster farming business. The building is continuous space but is demised into three sections with passthroughs. Outdoor storage is available, as well as dock access if needed. Not included in offering.

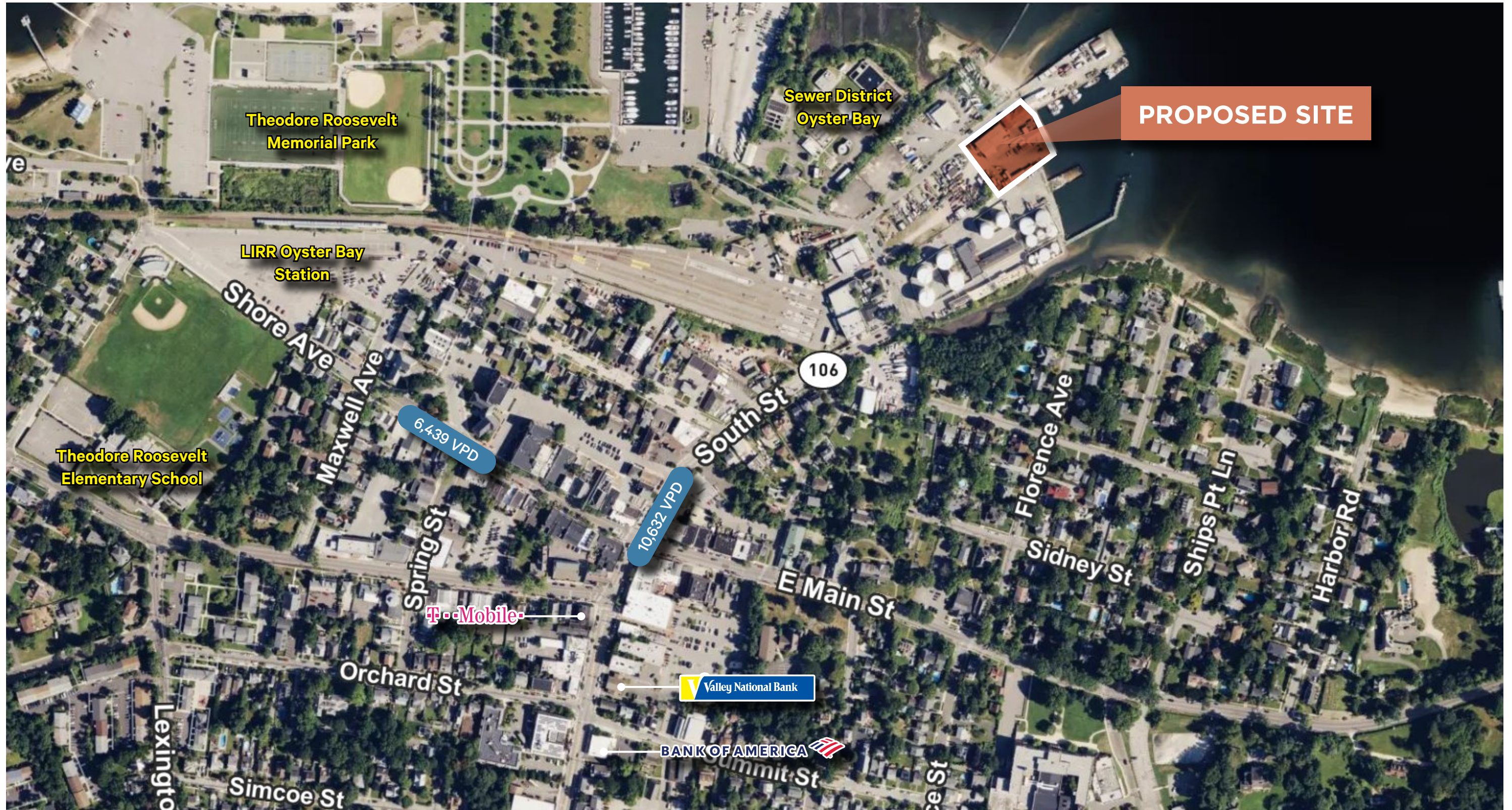
Survey



Micro Aerial



Market Aerial



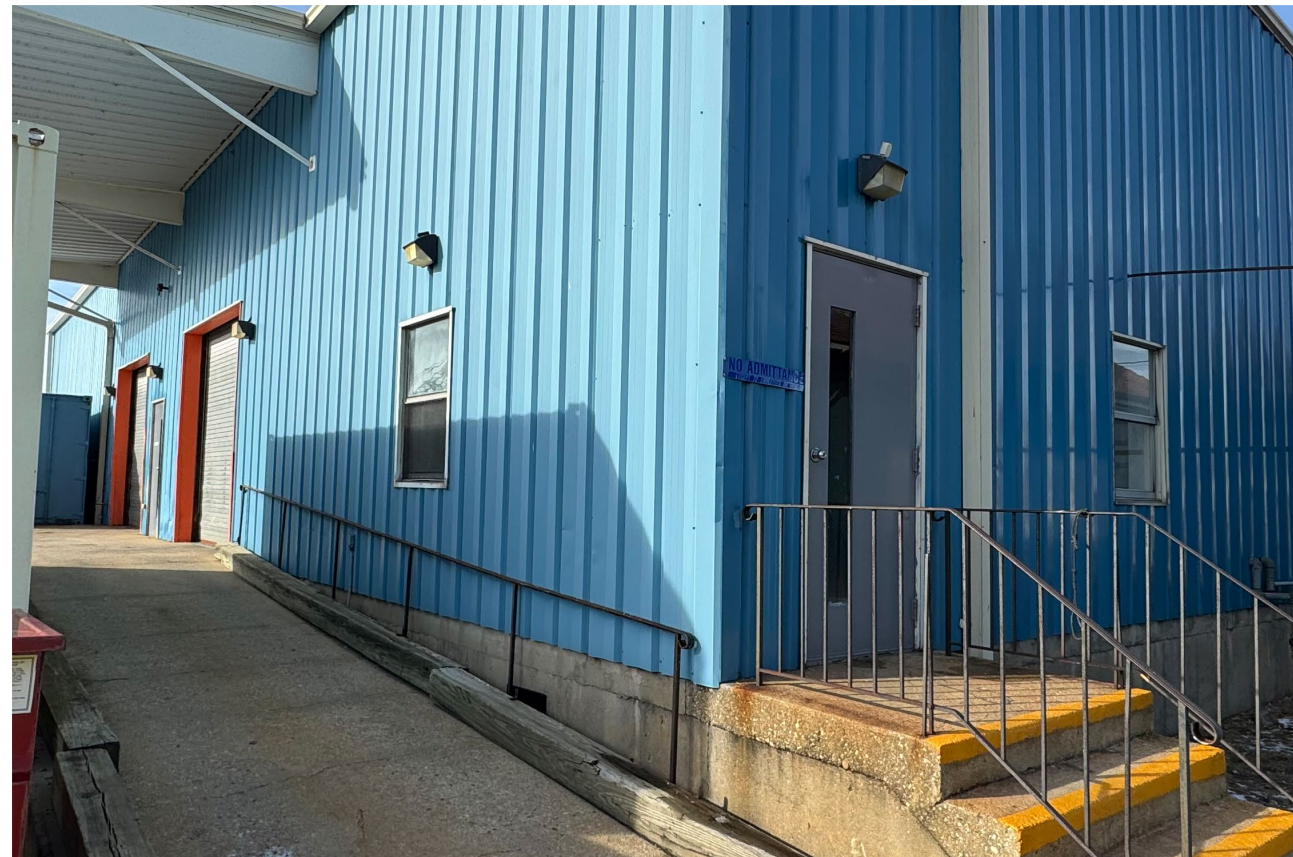
Building Photos



Building Photos

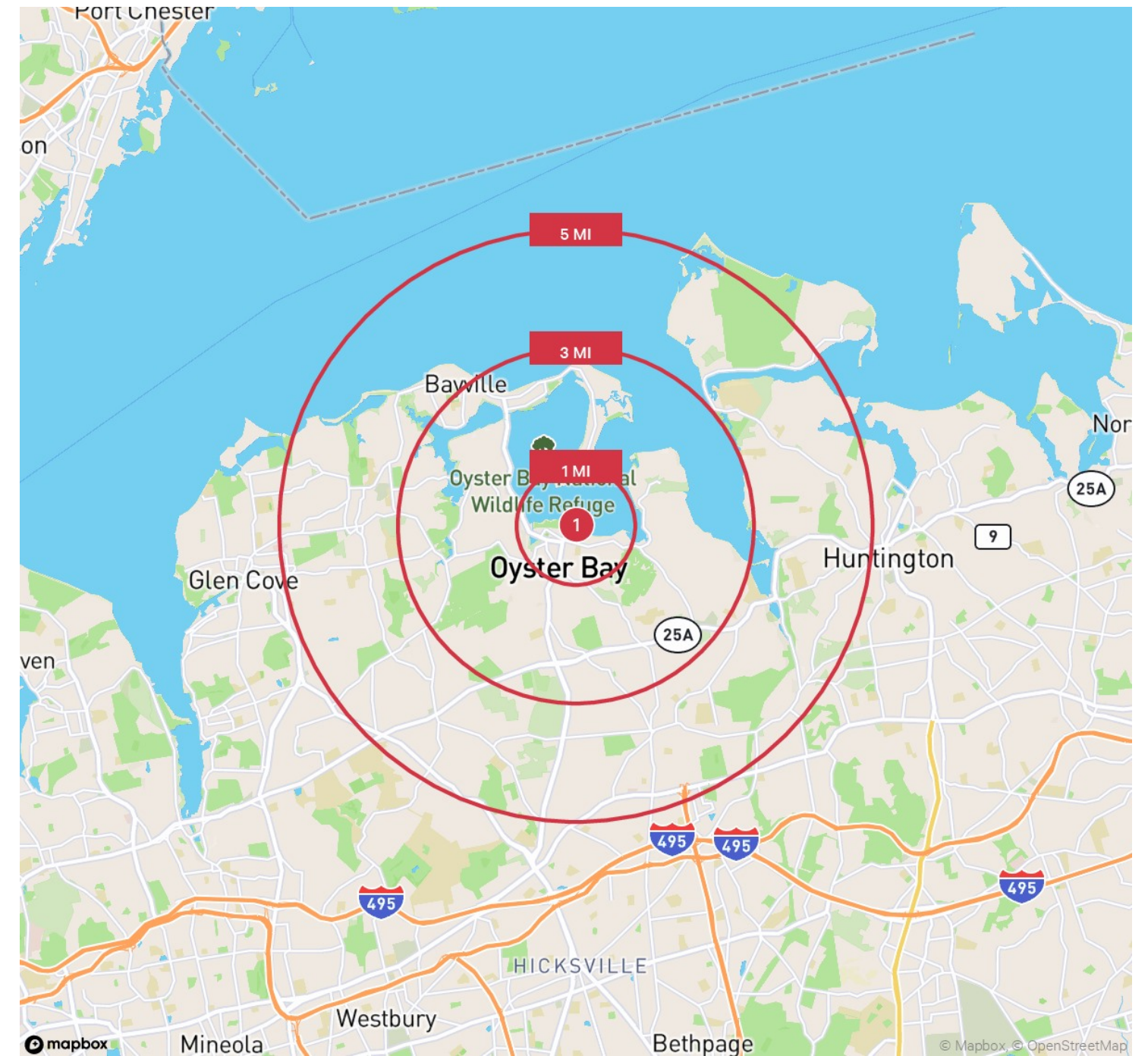


Building Photos



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	5,364	21,655	70,871
2029 Population - Five Year Projection	5,348	21,615	70,791
2020 Population - Census	5,405	21,803	71,379
2010 Population - Census	5,126	21,143	69,533
2020-2024 Annual Population Growth Rate	-0.18%	-0.16%	-0.17%
2024-2029 Annual Population Growth Rate	-0.06%	-0.04%	-0.02%
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,091	7,812	24,453
2029 Households - Five Year Projection	2,074	7,764	24,377
2020 Households - Census	2,126	7,924	24,677
2010 Households - Census	2,063	7,819	24,427
2020-2024 Compound Annual Household Growth Rate	-0.39%	-0.33%	-0.21%
2024-2029 Annual Household Growth Rate	-0.16%	-0.12%	-0.06%
2024 Average Household Size	2.54	2.75	2.85
HOUSEHOLD INCOME			
2024 Average Household Income	\$158,052	\$216,895	\$228,590
2029 Average Household Income	\$178,116	\$239,427	\$252,344
2024 Median Household Income	\$108,521	\$158,868	\$168,805
2029 Median Household Income	\$122,207	\$177,647	\$188,423
2024 Per Capita Income	\$60,957	\$78,213	\$78,800
2029 Per Capita Income	\$68,337	\$85,962	\$86,820
HOUSING UNITS			
2024 Housing Units	2,250	8,469	26,350
2024 Vacant Housing Units	159 7.1%	657 7.8%	1,897 7.2%
2024 Occupied Housing Units	2,091 92.9%	7,812 92.2%	24,453 92.8%
2024 Owner Occupied Housing Units	1,243 55.2%	5,882 69.5%	19,350 73.4%
2024 Renter Occupied Housing Units	848 37.7%	1,930 22.8%	5,103 19.4%
EDUCATION			
2024 Population 25 and Over	3,935	15,697	50,866
HS and Associates Degrees	1,650 41.9%	5,302 33.8%	15,996 31.4%
Bachelor's Degree or Higher	1,953 49.6%	9,701 61.8%	32,249 63.4%
PLACE OF WORK			
2024 Businesses	416	842	2,934
2024 Employees	3,514	7,985	33,186



Name	Latitude	Longitude
1 2 Bayview Ave	40.876080	-73.526394

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