

EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS

MEDICAL / PROFESSIONAL OFFICE BUILDING

152 EAST MAIN STREET HUNTINGTON, NEW YORK

PROPERTY DESCRIPTION

LOCATION:	152 East Main Street, Huntington, NY, located in close proximity to Huntington Hospital/Northwell Health and Huntington Village
IMPROVEMENTS:	± 13,759 sf in (3) two story medical office structures
LAND SIZE:	± .99 acre
MUNICIPALITY:	Town of Huntington
ZONING:	C3
PARKING:	56 spaces
INCOME:	\$516,410
EXPENSES:	\$117,266
PROFORMA NOI:	\$399,143
PRICE:	\$6,395,000

INVESTMENT HIGHLIGHTS

- Ideal owner-user opportunity
- Less than one - mile from Huntington Hospital Northwell Health
- Recently installed new signage to increase the visibility on highly trafficked East Main Street (18,200 VPD)
- Most suites have been recently renovated with new HVAC systems
- Conveniently located 1.5 miles from Huntington Village
- Strong area demographics
- Appx. \$2,000,000 in extensive interior and exterior renovations recently completed



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,501	68,631	142,574
AVG HH INCOME	\$233,176	\$212,216	\$210,891

QUICK FACTS

MEDICAL/PROFESSIONAL OFFICE

Location: 152 East Main St (Route 25A), Huntington, NY 11743

Improvements: ± 13,759 SF Total in 3 two story structures

Lot Size: ± .99 acres

Municipality: Town of Huntington

Use: Medical/Professional Office

Zoning: C3

Septic: Cesspools

Parking: ± 56 Spots

RE Taxes 25/26: \$51,660



INCOME & EXPENSE OVERVIEW - PROJECTED

<u>Income</u>		PSF
Gross Rent	\$ 530,726	\$ 38.57
R.E Tax Contributions	\$ 1,605	\$ 0.12
Less 3% Vacancy	\$ (15,922)	\$ (1.13)
Effective Gross Income	\$ 516,410	\$ 37.53

<u>Operating Expenses</u>		PSF
Real Estate Taxes	\$ 51,660	\$ 3.75
Insurance	\$ 21,891	\$ 1.59
Management 3%	\$ 15,444	\$ 1.12
Repairs & Maintenance	\$ 3,500	\$ 0.25
Landscaping & Snow Removal	\$ 12,700	\$ 0.92
Trash	\$ 7,371	\$ 0.54
Cesspool	\$ 1,200	\$ 0.09
Utilities	\$ 3,500	\$ 0.25
Total Operating Expenses	\$ 117,266	\$ 8.52

Net Operating Income	\$ 399,143	\$ 29.01
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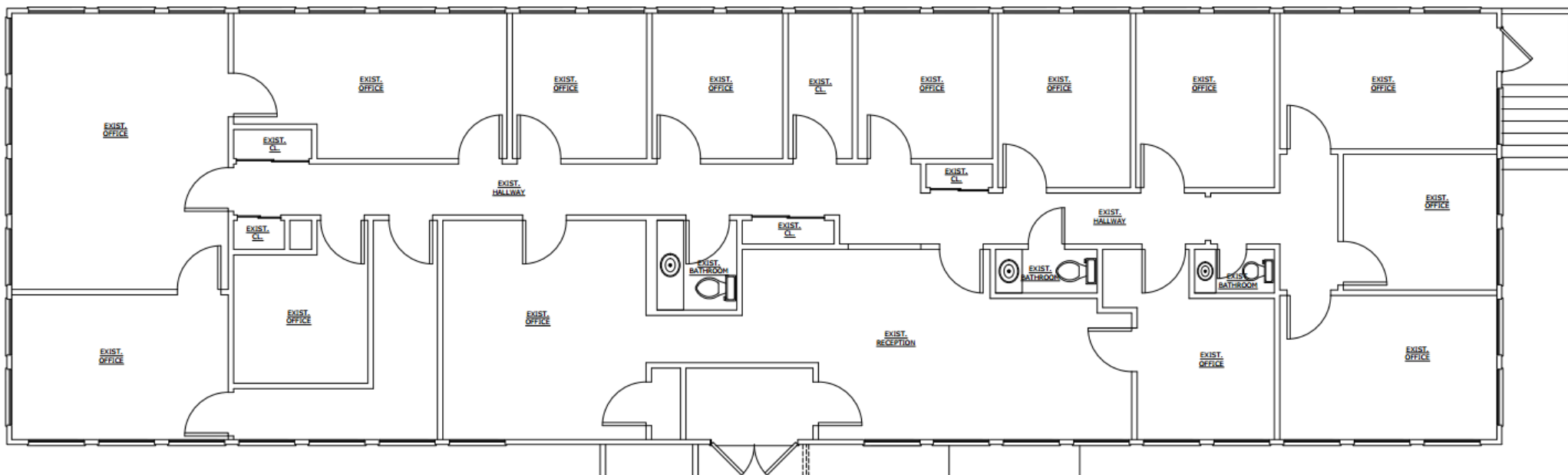
Property Highlights:

- 1) Newly renovated exterior - white façade and new steel ramps & stairs to safely access the 2nd floor
- 2) Recently installed new signage to increase visibility on highly trafficked East Main Street (18,200 VPD)
- 3) Most suites have been recently renovated with new HVAC systems
- 4) Less than one-mile from Northwell's Huntington Hospital and 1.5 miles from Huntington Village
- 5) ± \$2,000,000 spent in property upgrades in recent years including, replacing windows & siding, new ramps, walkways & dumpster enclosure, replaced awning system, new signage on the entire property, tenant buildouts and parking lot
- 6) Some tenants (29%) have been in occupancy for many years - Reiser 1991 & Serendipity 2012

Owner User Opportunity—Suite C

Ideal Owner User Opportunity in Suite C of 152 E Main Street, Huntington, NY

- Suite C comprises 3,056 square feet of ground-level medical office space currently configured as a former surgical suite with 14 private offices or exam rooms, an operating/recovery room, a dedicated waiting room, reception and administration area, and three half bathrooms — offering a highly functional existing layout as a starting point for an incoming occupant.
- A rare opportunity to own and occupy a dedicated medical/professional office suite within an established, income-producing medical office asset, allowing an incoming owner/user to eliminate lease exposure, build long-term equity, and establish a permanent practice presence in one of Long Island's most affluent healthcare submarkets.
- An owner/user acquisition of Suite C presents a compelling dual advantage — the ability to occupy a premium clinical space customized to their practice needs while simultaneously benefiting from the income generated by six additional occupied suites, effectively allowing the building's existing tenancy to offset carrying costs and support long-term investment returns.



TENANT PROFILES

Dr. Marie Lee:

Dr. Marie Lee is a Family Medicine physician who embraces a holistic approach to health. Dr. Lee completed her medical school training at the University of Southern California and Family Medicine residency at the University of California, Los Angeles and also trained with Dr. Thomas Szulc at the New York Center for Innovative Medicine.

Long Island Counseling Services:

Long Island Counseling Services is a group counseling center with 6 locations on Long Island, New York. They have experienced therapists that provide guidance and support for patients with anxiety, depression, ADHD, childhood behavioral disorders, eating disorders, relationship issues, and other mental health challenges.

Serendipity Electronics:

Established in 1991, Serendipity Electronics stands as a premier authorized distributor of a wide range of electronic components, including active and passive elements, wires, interconnect and MRO products, as well as electromechanical, hardware, and industrial items. Headquartered in Long Island, NY, they also maintain a strong presence in Shenzhen, China, with global distribution centers strategically located in El Paso and Laredo, Texas, as well as Hong Kong and Mexico.

Manolarakis Dentistry:

Dr. George Manolarakis graduated from the NYU College of Dentistry in 1993. After graduation, he received additional training through the Woodhull Medical Center General Practice Residency and completed the Fellowship in Community Oral Health at Wyckoff Heights Medical Center as Chief Resident. He then served as an Attending at the Red Hook Dental Clinic in Brooklyn, NY. Dr. George has been practicing in Huntington and Brooklyn for over the past 30 years. He is proficient in all aspects of restorative dentistry, esthetic protocols, and surgical techniques.

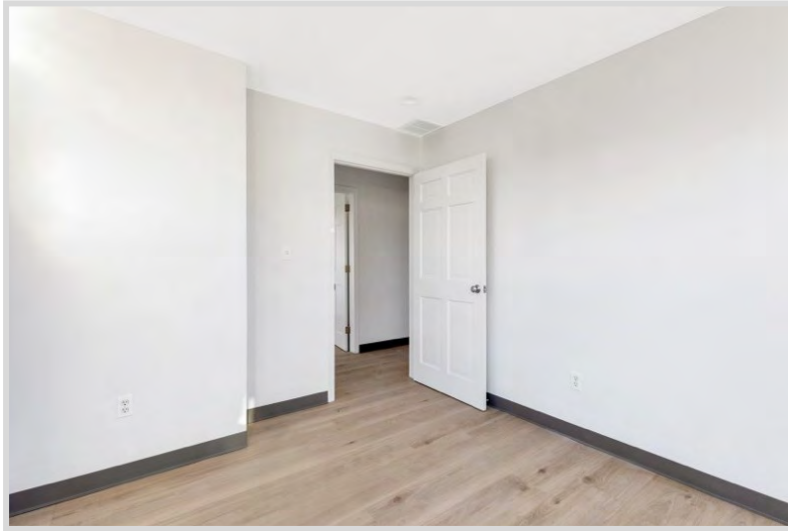
Dr. Howard Reiser:

Dr. Howard Reiser is a neurologist with many years of experience treating conditions affecting the brain, spinal cord, and nervous system. His extensive expertise helps patients with neurological disorders receive comprehensive care and treatment. Dr. Reiser practices at Huntington Hospital in Huntington, New York. Dr. Reiser completed his medical education at Hahnemann University School of Medicine and went on to complete his residency training at New York Presbyterian Hospital. He is affiliated with Huntington Hospital and sees patients at two convenient locations in Huntington, New York.

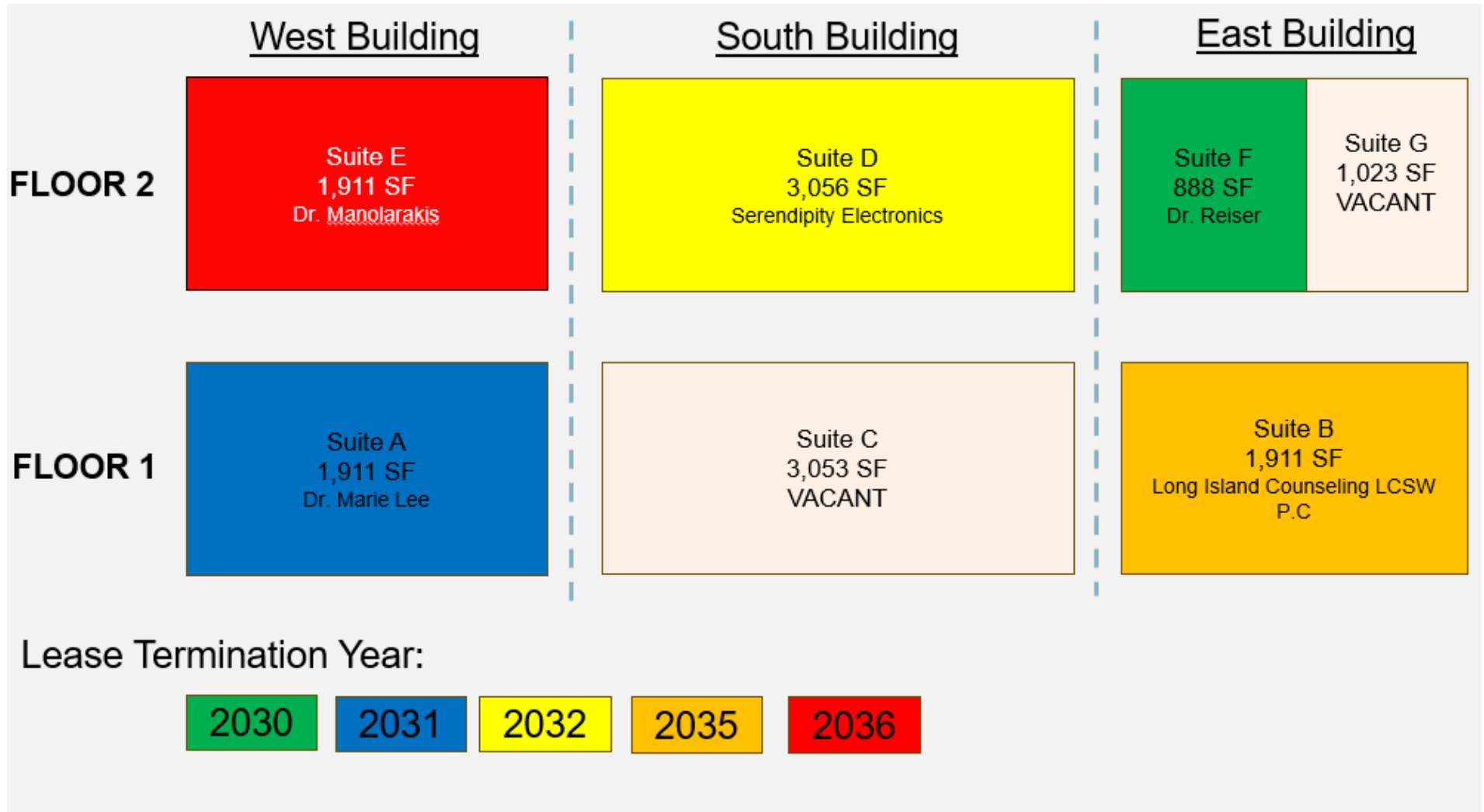
Exterior Photos



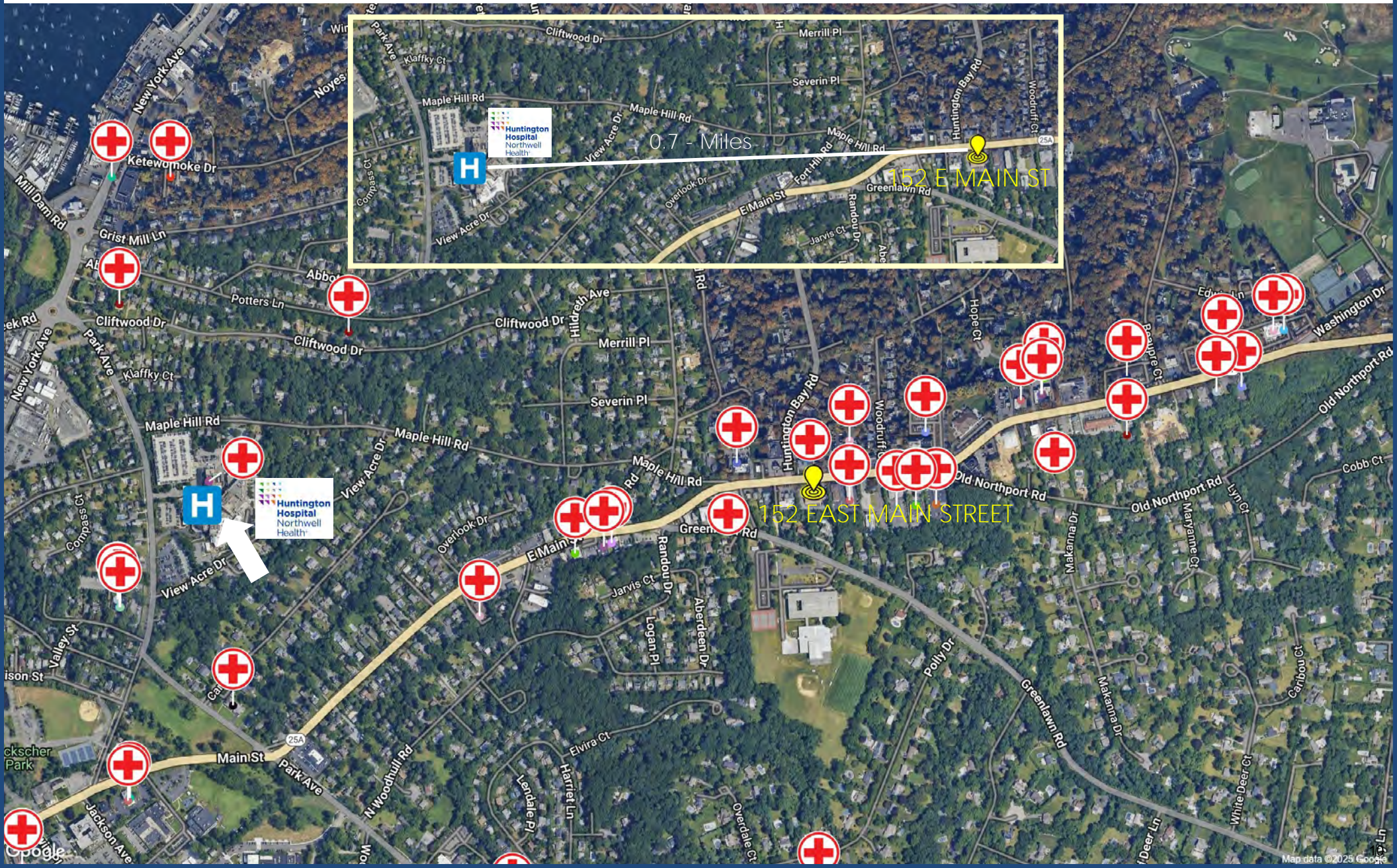
Interior Photos



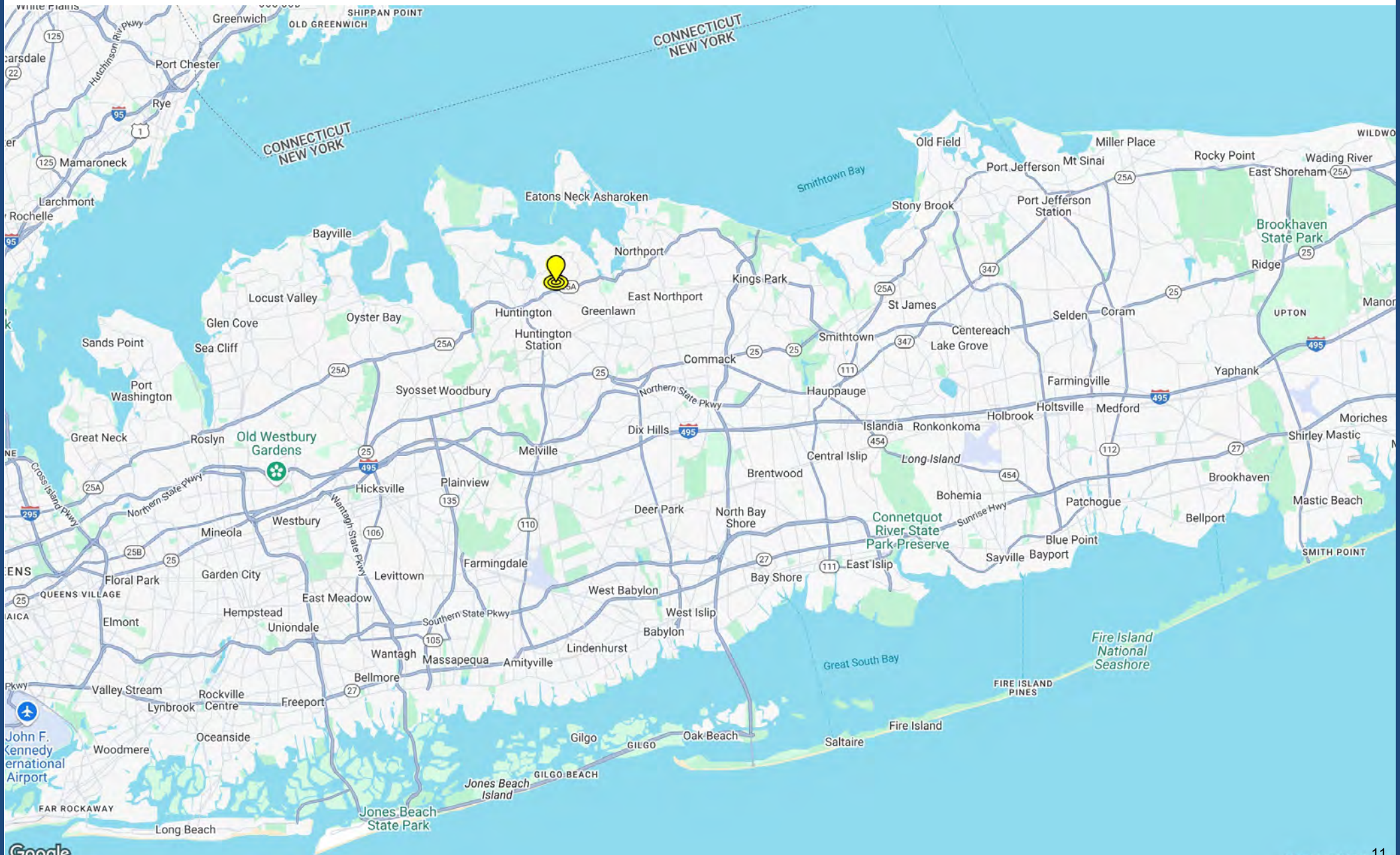
Stacking Plan



152 E Main St, Huntington, NY



152 E Main St, Huntington, NY



DEMOGRAPHICS

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8795/-73.4027

152 E Main St Huntington, NY 11743	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,501	68,631	142,574
2030 Projected Population	6,335	67,275	139,492
2020 Census Population	6,620	71,418	148,087
2010 Census Population	6,640	69,806	146,810
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-0.1%	-0.2%
2025 Median Age	47.9	43.0	43.7
Households			
2025 Estimated Households	2,473	23,829	49,090
2030 Projected Households	2,467	23,726	48,795
2020 Census Households	2,566	24,690	51,064
2010 Census Households	2,557	24,113	50,494
Projected Annual Growth 2025 to 2030	-	-	-0.1%
Historical Annual Growth 2010 to 2025	-0.2%	-	-0.2%
Race and Ethnicity			
2025 Estimated White	82.1%	68.6%	71.4%
2025 Estimated Black or African American	4.6%	8.1%	6.7%
2025 Estimated Asian or Pacific Islander	4.4%	4.6%	5.8%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2025 Estimated Other Races	8.7%	18.3%	15.9%
2025 Estimated Hispanic	13.3%	22.1%	19.6%
Income			
2025 Estimated Average Household Income	\$233,176	\$212,216	\$210,891
2025 Estimated Median Household Income	\$183,194	\$171,992	\$172,217
2025 Estimated Per Capita Income	\$88,815	\$73,766	\$72,733
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	6.0%	4.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.9%	2.3%
2025 Estimated High School Graduate	9.4%	15.2%	16.6%
2025 Estimated Some College	14.8%	13.4%	13.8%
2025 Estimated Associates Degree Only	8.3%	8.8%	9.6%
2025 Estimated Bachelors Degree Only	32.8%	28.5%	28.2%
2025 Estimated Graduate Degree	32.5%	25.3%	24.9%
Business			
2025 Estimated Total Businesses	698	4,023	8,130
2025 Estimated Total Employees	6,007	29,769	61,262
2025 Estimated Employee Population per Business	8.6	7.4	7.5
2025 Estimated Residential Population per Business	9.3	17.1	17.5

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DISCLAIMER

Select Real Equity Advisors, LLC ("Broker") is offering for sale the Office Building located at 152 E Main Street, Huntington, New York 11743 ("Property").

This confidential memorandum contains information pertaining to the business and affairs of the Property and has been prepared by the Broker based upon information supplied by the Owner and other parties. The information contained in this memorandum is provided for the sole purpose of assisting the recipient in deciding whether to proceed with further investigation for the purpose of purchasing the Property. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their respective partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property by either Owner, Owner's representative or Broker. No legal liability is assumed or to be implied by any of the aforementioned with respect thereto. There is no representation made as to the environmental, physical, structural, geological, financial, legal or any other conditions of the Property. The Property is being sold in an "as is" condition without any representation or warranty as to the feasibility, condition or fitness of the Property or any part thereof for any particular uses or purposes.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents will not be distributed to any other firm or entity without prior written authorization and that you will refrain from using its contents in any manner detrimental to the interest of the Owner. Interested parties are not permitted to contact the tenants or employees of the Property without the written authorization of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property submitted for sale is subject to changes in certain terms without notice. If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker.