



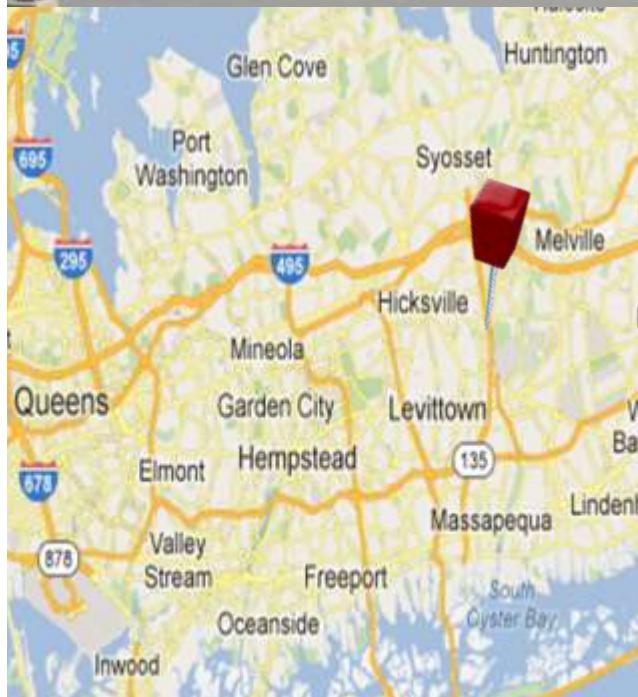
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**Call Gabor Karsai
516-359-8028**

RETAIL & OFFICE FOR LEASE

**535 South Broadway
Hicksville, NY 11801**

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**Subdividable OFFICE SPACE:
3,206 RSF, ONLY \$17/Sf/Yr full service
RETAIL SPACE:
1,544 RSF, \$25/Sf/Yr + utilities**

- Major Thoroughfare, great exposure**
- Over 32,000 Traffic Count**
- Traffic Light Corner, High Visibility**
- Ample Parking**
- Central Location Close to Highways and Public Transportation**
- Elevator Building with Electronic Access**
- Key Fab Security and 24/7 Access**
- New Restrooms**
- Newly renovated building**
- ADA compliant building**
- Lit retail signs are permitted for greater visibility**

Information herein is believed correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



PROPERTY INDICATORS

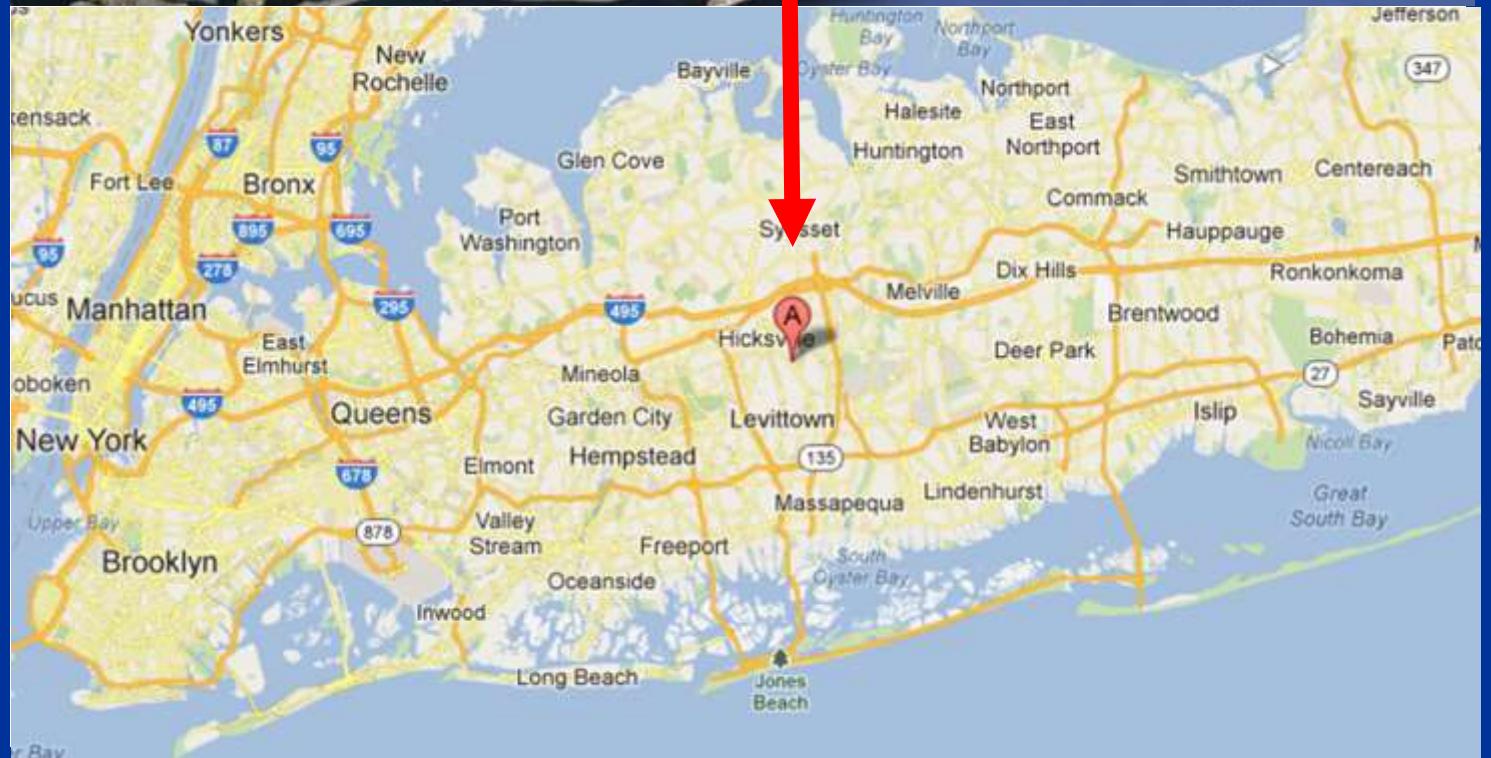
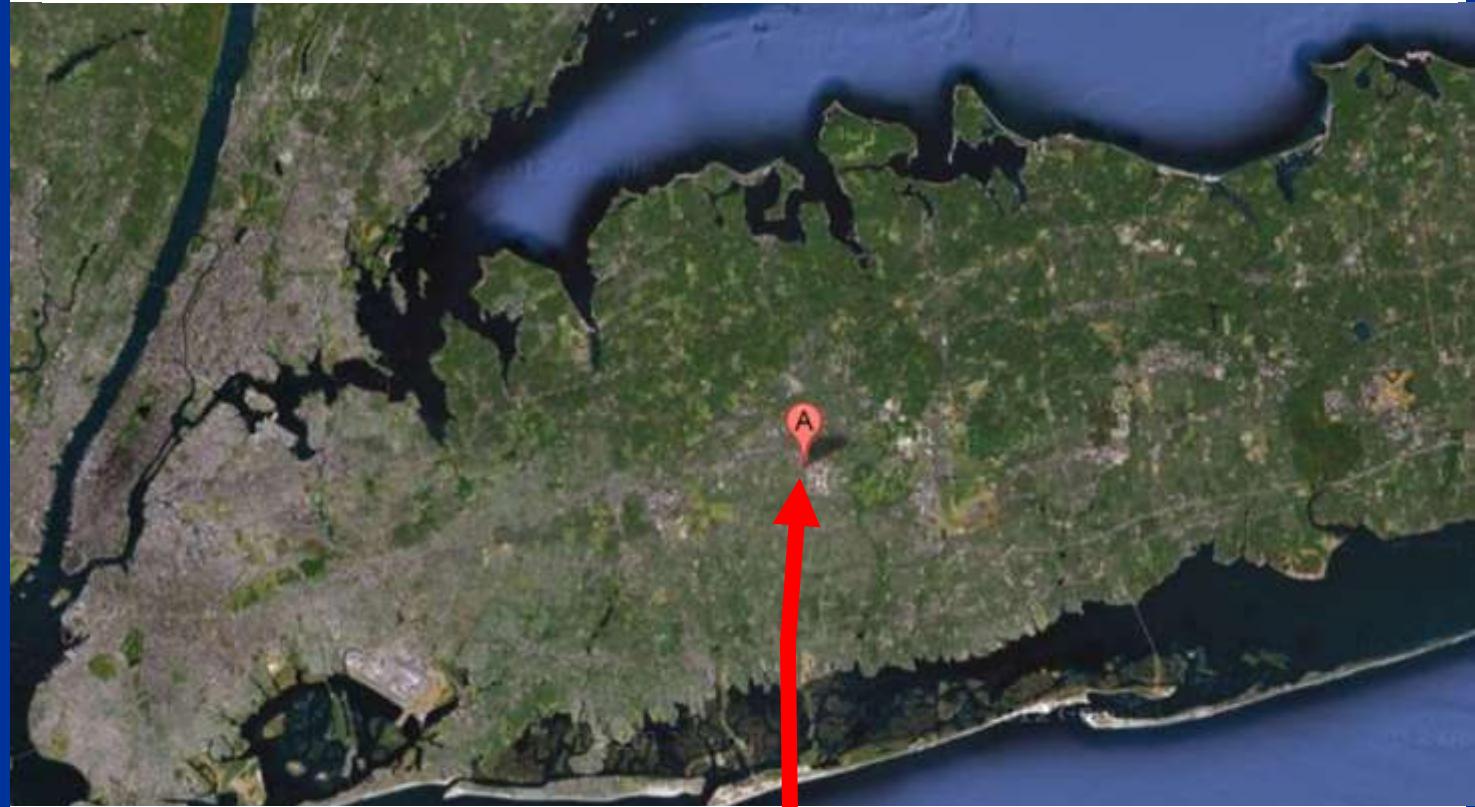
- **Sec: 46, Blk: 194, Lot: 431**
- **34,000 SF 2 story building**
- **Lot Size: 42,482 SF**
- **Gas fired and hot air heat**
- **200 amp service.**
- **Card Key Access**
- **Security System**
- **2008: New windows**
- **2015: New Restrooms**
- **Fenced in parking lot**
- **Flexible Configurations**
- **Flexible Terms**
- **Hicksville is a major Public Transportation Hub: the Long Island Rail Road and Buses are close by**
- **Situated on Route 107**
- **32,000 Traffic Count Average**
- **Close to the Long Island Expressway and the Northern State Parkway**
- **Ample Parking**
- **Individually controlled A/C and heating thermostats**
- **4 new gas fired rooftop HVAC units**
- **Recently installed state-of-the-art energy efficient lighting fixtures throughout**



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MAP

Nassau County Long Island

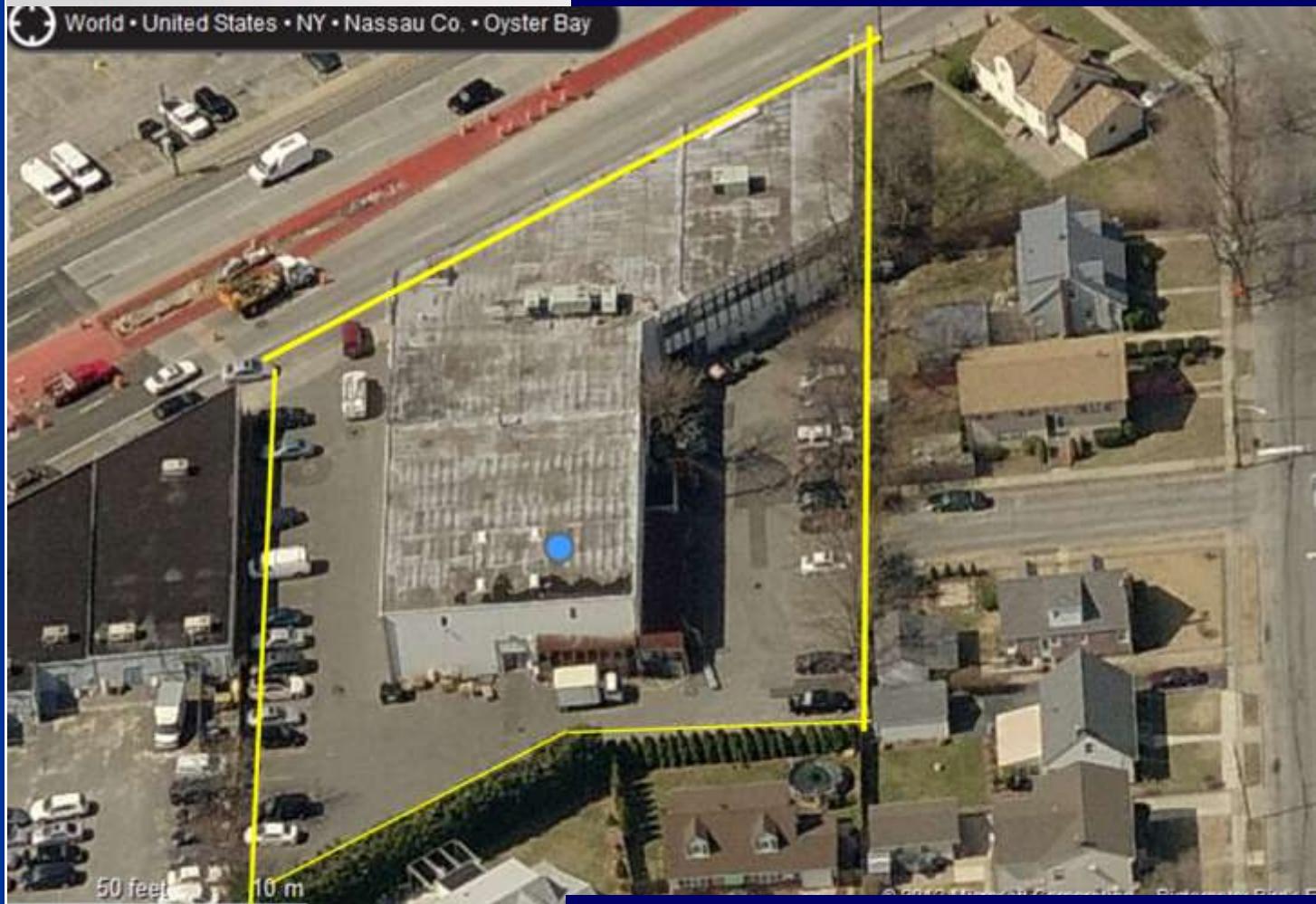




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Aerial View

World • United States • NY • Nassau Co. • Oyster Bay



Aerial View 2





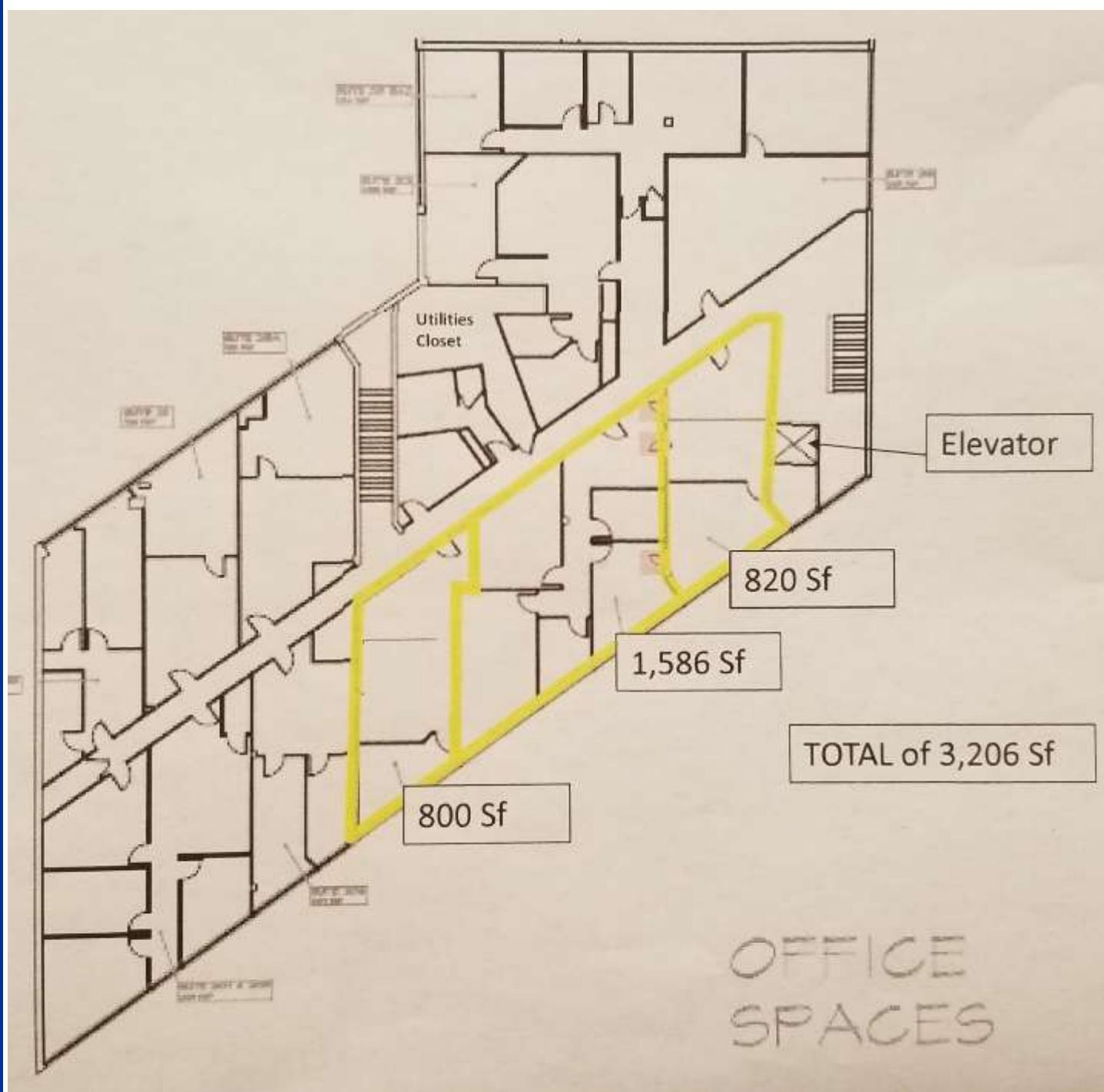
Lot Size: 42,482 SF or 1 Acre





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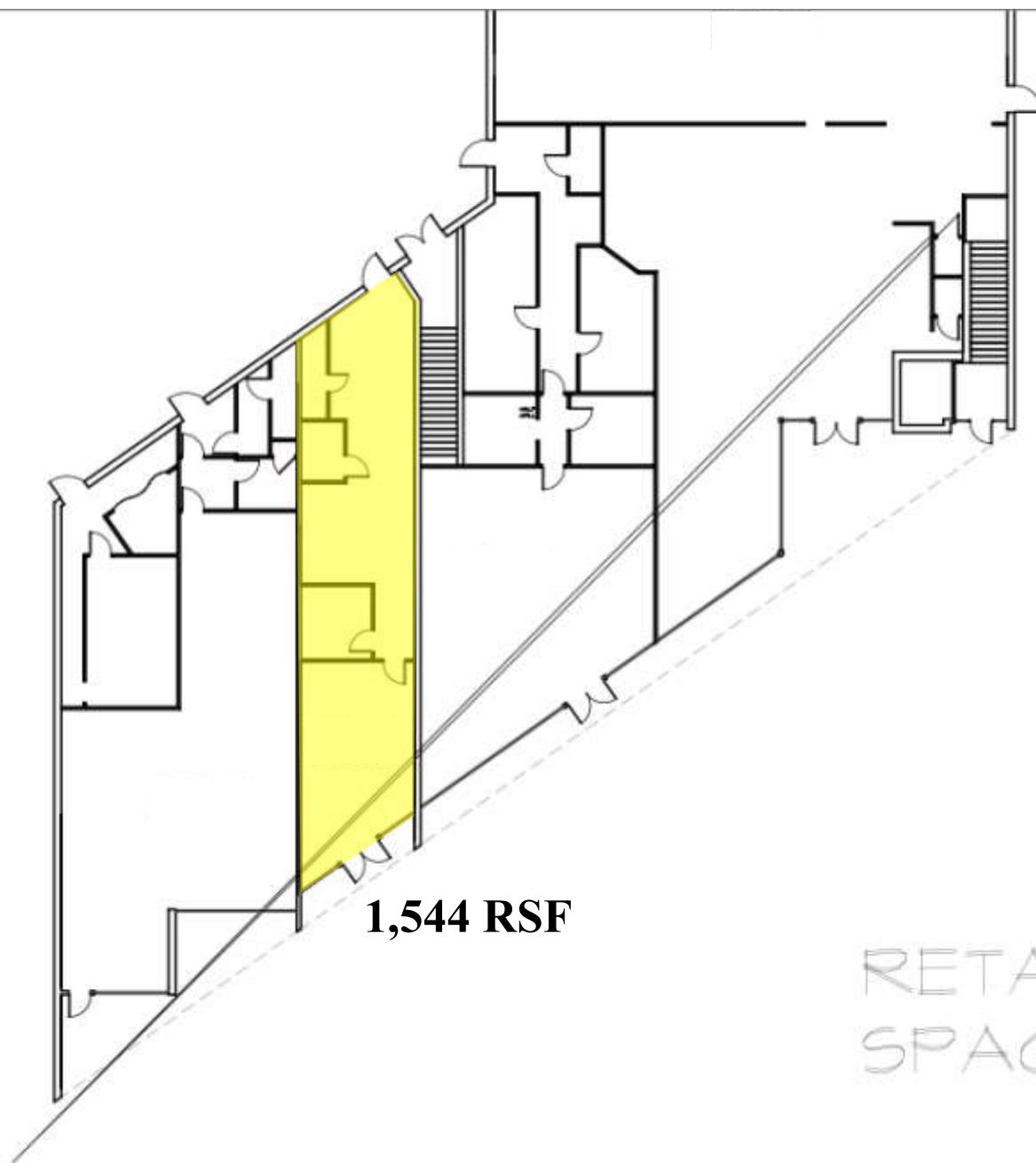
SURVEY 2ND FLOOR





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SURVEY RETAIL





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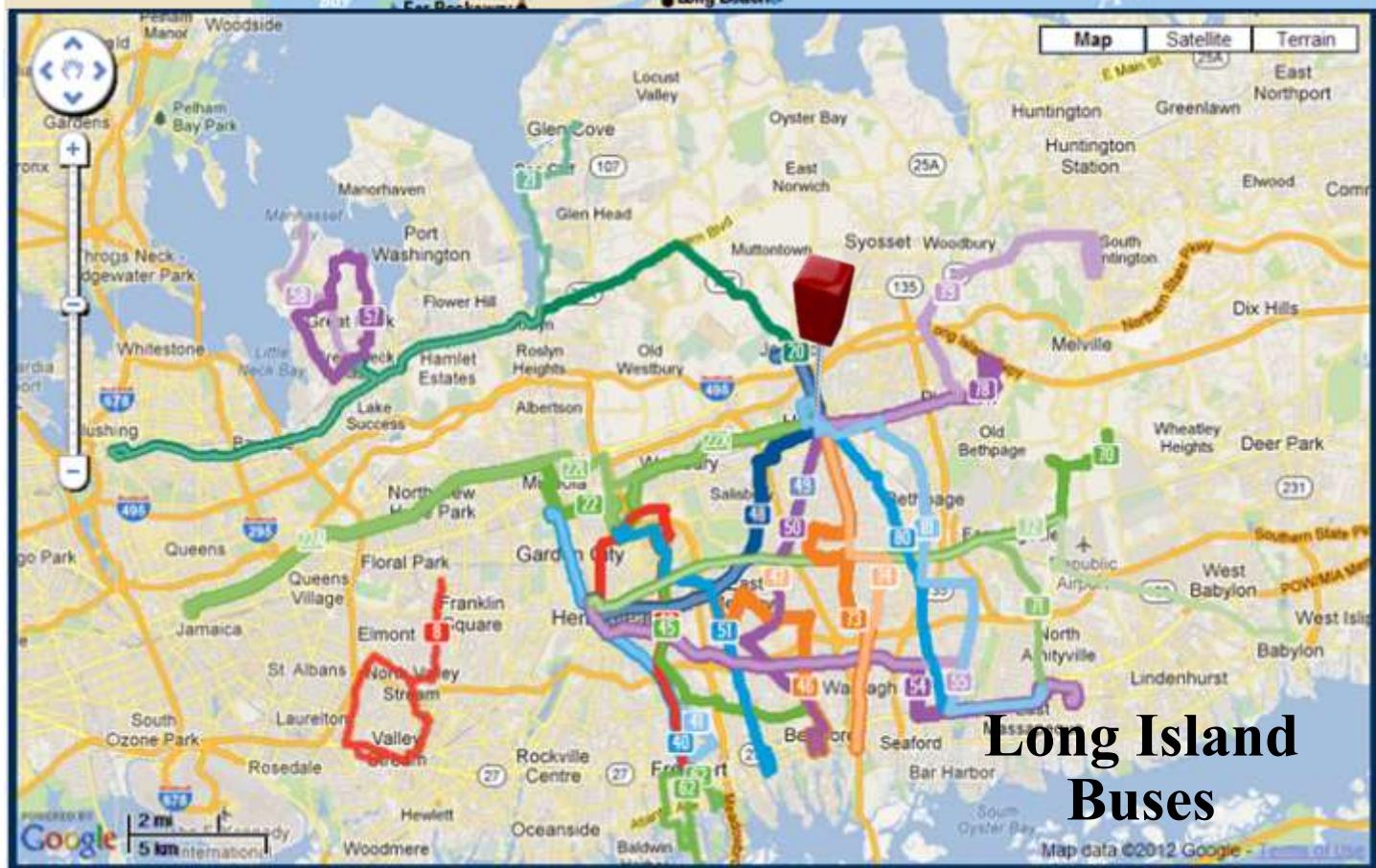
MAJOR PUBLIC TRANSPORTATION HUB

Major Transit Hub

© 2011 Metropolitan Transportation Authority



Long Island Rail Road



Long Island Buses

Map data ©2012 Google - Terms of Use

Hicksville New York

Hicksville is a hamlet and census-designated place (CDP) located within the Town of Oyster Bay in Nassau County, New York, United States. The population of the CDP was 41,547 at the 2010 census. The area is served by the Hicksville Post Office and the Hicksville School District.

History

Valentine Hicks, son-in-law of nationally famous abolitionist and Quaker preacher Elias Hicks, and eventual president of the Long Island Railroad bought land in the village in 1834 and turned it into a station stop on the LIRR in 1837. The station became a depot for produce, particularly cucumbers for a Heinz Company plant. After a blight destroyed the cucumber crops, the farmers grew potatoes. It turned into a bustling New York City suburb in the building boom following World War II.[1][2]

Geography

Hicksville is located at 40°45'48"N 73°31'24"W (40.763355, -73.523231).[3]

According to the United States Census Bureau, the CDP has a total area of 6.8 square miles (18 km²), of which, 6.8 square miles (18 km²) of it is land and 0.15% is water.

Demographics

As of the census[4] of 2010, there were 41,547 people, 13,412 households, and 10,588 families residing in the CDP. The population density was 6,109.9 per square mile (2,360.6/km²). There were 13,761 housing units at an average density of 2,023.7/sq mi (781.9/km²). The racial makeup of the CDP was 70.3% White, 2.3% African American, 0.3% Native American, 19.7% Asian, 4.8% from other races, and 2.7% from two or more races. Hispanic or Latino of any race were 14.5% of the population.

There were 13,412 households, of which 35.7% had children under the age of 18 living with them. 63.1% were married couples living together, 10.8% had a female householder with no husband present, and 21.3% were non-families. 34.0% of all households were made up of individuals and 8.8% had someone living alone who was 65 years of age or older. The average household size was 3.09 and the average family size was 3.47.

In the CDP the population was spread out with 21.1% under the age of 18, 8.6% from 18 to 24, 25.3% from 25 to 44, 29.9% from 45 to 64, and 15.1% who were 65 years of age or older. The median age was 41.4 years.

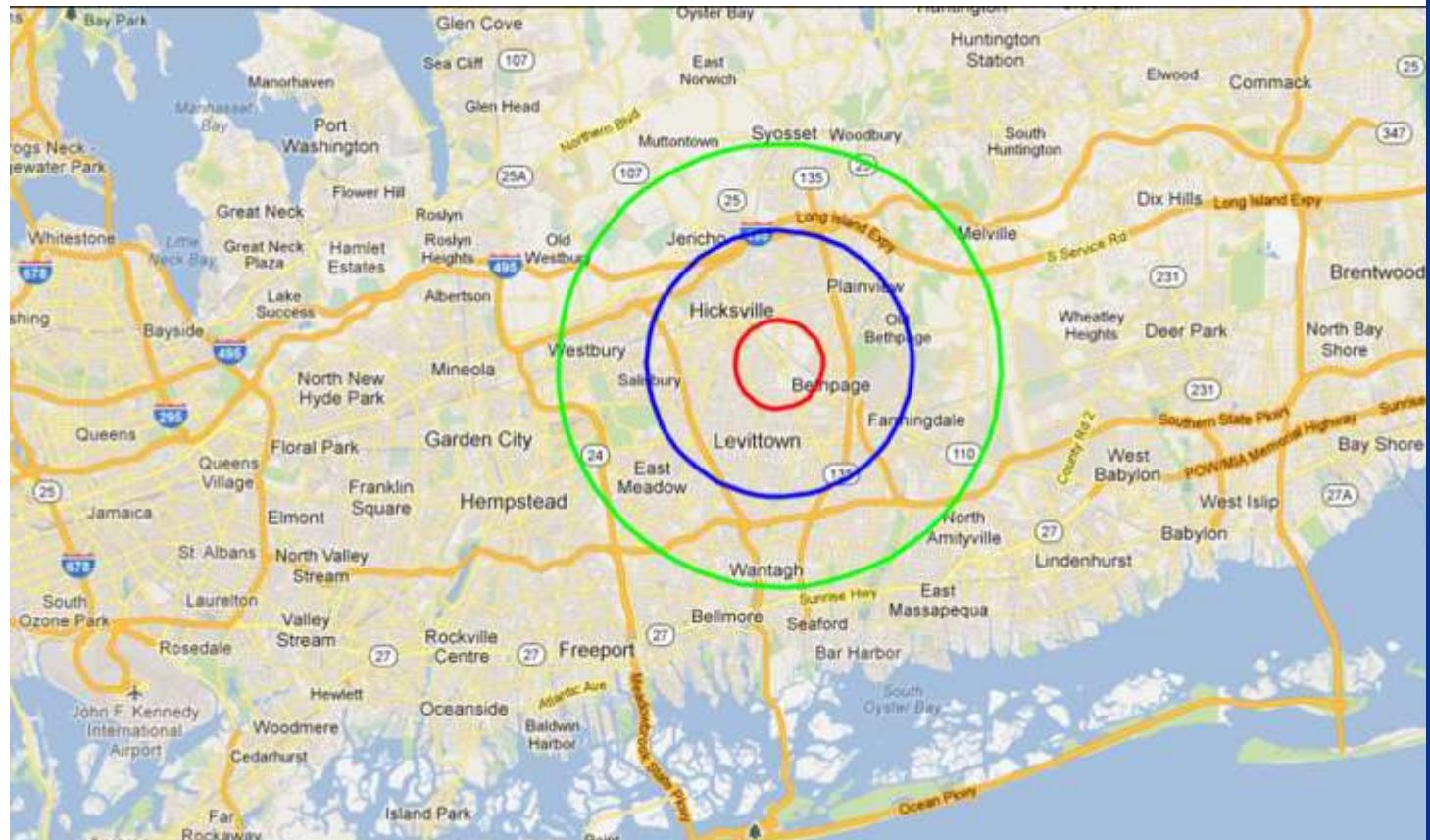
The median income for a household in the CDP was \$82,231, and the median income for a family was \$94,910.[5] Males had a median income of \$52,112 versus \$46,278 for females. The per capita income for the CDP was \$50,283. About 2.4% of families and 3.7% of the population were below the poverty line, including 3.9% of those under age 18 and 4.3% of those age 65 or over.

Hicksville's Fire Protection come from the Hicksville Fire Department. Hicksville's Police Protection comes from Nassau County Police 2nd and 8th Precinct, as well as the MTA Police and Nassau County Auxiliary Police.



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DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

RADIUS	RES. POP.	HOUSEHOLDS	PER CAP. INC.	AVERAGE HH INC.
1 MILE	14,632	6,408	\$31,386	\$ 95,278
3 MILES	109,239	46,126	\$38,206	\$ 119,779
5 MILES	229,914	95,276	\$40,307	\$ 124,764



RETAIL SALES VOLUME

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$3,175,558	\$28,664,891	\$63,496,191
2011 Jewelry Stores	\$2,304,907	\$19,803,011	\$43,850,011
2011 Mens Clothing Stores	\$4,522,037	\$40,406,137	\$89,452,659
2011 Shoe Stores	\$4,272,296	\$39,498,421	\$87,435,820
2011 Womens Clothing Stores	\$7,592,929	\$67,242,331	\$148,645,244
2011 Automobile Dealers	\$51,171,587	\$441,949,583	\$974,453,206
2011 Automotive Parts/Acc/Repair Stores	\$6,553,862	\$57,651,342	\$127,421,048
2011 Other Motor Vehicle Dealers	\$2,076,531	\$18,994,379	\$42,046,166
2011 Tire Dealers	\$1,763,561	\$15,029,283	\$33,221,142
2011 Hardware Stores	\$1,371,084	\$16,792,031	\$37,290,659
2011 Home Centers	\$5,314,558	\$52,688,545	\$116,169,380
2011 Nursery/Garden Centers	\$1,866,555	\$15,839,572	\$35,010,916
2011 Outdoor Power Equipment Stores	\$529,696	\$4,293,681	\$9,372,460
2011 Paint/Wallpaper Stores	\$183,459	\$1,660,653	\$3,648,139
2011 Appliance/TV/Other Electronics Stores	\$5,250,855	\$46,497,263	\$102,980,306
2011 Camera/Photographic Supplies Stores	\$841,232	\$7,649,851	\$16,910,325
2011 Computer/Software Stores	\$2,418,856	\$21,554,682	\$47,572,297
2011 Beer/Wine/Liquor Stores	\$3,433,247	\$31,398,720	\$69,552,211
2011 Convenience/Specialty Food Stores	\$7,481,789	\$63,404,356	\$139,611,656
2011 Restaurant Expenditures	\$38,523,528	\$366,200,608	\$811,495,674
2011 Supermarkets/Other Grocery excl Conv	\$36,315,954	\$329,807,552	\$728,794,677
2011 Furniture Stores	\$5,193,003	\$45,905,613	\$101,472,925
2011 Home Furnishings Stores	\$3,623,939	\$33,564,899	\$74,415,486
2011 Gen Merch/Appliance/Furniture Stores	\$46,497,377	\$416,015,207	\$919,967,205
2011 Gasoline Stations w/ Convenience Stores	\$31,189,130	\$282,484,193	\$624,827,968
2011 Other Gasoline Stations	\$23,707,344	\$219,079,838	\$485,216,304
2011 Department Stores excl Leased Depts	\$51,748,232	\$462,512,467	\$1,022,947,511
2011 General Merchandise Stores	\$41,304,369	\$370,109,589	\$818,494,267
2011 Other Health/Personal Care Stores	\$3,274,275	\$28,606,741	\$63,086,221



RETAIL SALES VOLUME

2011 Other Health/Personal Care Stores	\$3,274,275	\$28,606,741	\$63,086,221
2011 Pharmacies/Drug Stores	\$17,285,128	\$155,486,737	\$343,487,073
2011 Pet/Pet Supplies Stores	\$2,454,034	\$22,560,272	\$49,819,497
2011 Book/Periodical/Music Stores	\$747,488	\$6,269,192	\$13,913,288
2011 Hobby/Toy/Game Stores	\$560,185	\$4,702,042	\$10,005,042
2011 Musical Instrument/Supplies Stores	\$465,994	\$4,058,555	\$8,962,320
2011 Sewing/Needlework/Piece Goods Stores	\$157,346	\$1,497,174	\$3,317,549
2011 Sporting Goods Stores	\$3,810,044	\$36,903,521	\$82,325,642
2011 Video Tape Stores - Retail	\$423,360	\$3,751,717	\$8,296,216

DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	9,290	69,702	146,907
2011 Female Population	9,276	72,252	151,953
% 2011 Male Population	50.04%	49.10%	49.16%
% 2011 Female Population	49.96%	50.90%	50.84%
2011 Total Adult Population	14,632	109,239	229,914
2011 Total Daytime Population	21,984	152,104	346,843
2011 Total Daytime Work Population	14,209	88,474	212,236
2011 Median Age Total Population	36	37	37
2011 Median Age Adult Population	43	44	44
2011 Age 0-5	1,436	10,784	22,391
2011 Age 6-13	1,590	14,201	30,201
2011 Age 14-17	908	7,730	16,355
2011 Age 18-20	696	5,693	11,927
2011 Age 21-24	1,112	7,837	16,361
2011 Age 25-29	1,595	9,641	19,978
2011 Age 30-34	1,495	9,757	20,587
2011 Age 35-39	1,428	10,016	21,306
2011 Age 40-44	1,411	10,615	22,814
2011 Age 45-49	1,322	11,002	23,464



DEMOGRAPHIC DATA

2011 Age 50-54	1,226	10,365	21,272
2011 Age 55-59	1,046	8,725	18,183
2011 Age 60-64	890	7,315	15,070
2011 Age 65-69	706	5,414	11,351
2011 Age 70-74	587	4,677	9,712
2011 Age 75-79	541	3,816	8,005
2011 Age 80-84	322	2,496	5,549
2011 Age 85+	256	1,868	4,335
% 2011 Age 0-5	7.73%	7.60%	7.49%
% 2011 Age 6-13	8.56%	10.00%	10.11%
% 2011 Age 14-17	4.89%	5.45%	5.47%
% 2011 Age 18-20	3.75%	4.01%	3.99%
% 2011 Age 21-24	5.99%	5.52%	5.47%
% 2011 Age 25-29	8.59%	6.79%	6.68%
% 2011 Age 30-34	8.05%	6.87%	6.89%
% 2011 Age 35-39	7.69%	7.06%	7.13%
% 2011 Age 40-44	7.60%	7.48%	7.63%
% 2011 Age 45-49	7.12%	7.75%	7.85%
% 2011 Age 50-54	6.60%	7.30%	7.12%
% 2011 Age 55-59	5.63%	6.15%	6.08%
% 2011 Age 60-64	4.79%	5.15%	5.04%
% 2011 Age 65-69	3.80%	3.81%	3.80%
% 2011 Age 70-74	3.16%	3.29%	3.25%
% 2011 Age 75-79	2.91%	2.69%	2.68%
% 2011 Age 80-84	1.73%	1.76%	1.86%
% 2011 Age 85+	1.38%	1.32%	1.45%
2011 White Population	12,206	101,236	231,487
2011 Black Population	428	9,155	14,386
2011 Asian/Hawaiian/Pacific Islander	4,243	20,035	33,431
2011 American Indian/Alaska Native	68	335	534
2011 Other Population (Incl 2+ Races)	1,621	11,193	19,022



DEMOGRAPHIC DATA

% 2011 Hispanic Population	16.70%	14.47%	12.42%
% 2011 Non-Hispanic Population	83.30%	85.53%	87.58%
2000 Non-Hispanic White	13,603	106,485	234,439
2000 Non-Hispanic Black	234	9,097	12,931
2000 Non-Hispanic Amer Indian/Alaska Native	39	151	348
2000 Non-Hispanic Asian	1,892	9,779	17,698
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	18	109
2000 Non-Hispanic Some Other Race	5	181	468
2000 Non-Hispanic Two or More Races	225	1,375	2,797
% 2000 Non-Hispanic White	85.03%	83.79%	87.22%
% 2000 Non-Hispanic Black	1.46%	7.16%	4.81%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.24%	0.12%	0.13%
% 2000 Non-Hispanic Asian	11.83%	7.69%	6.58%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.04%
% 2000 Non-Hispanic Some Other Race	0.03%	0.14%	0.17%
% 2000 Non-Hispanic Two or More Races	1.41%	1.08%	1.04%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	18,566	141,954	298,861
2011 Total Households	6,116	45,279	96,552
Population Change 1990-2011	1,360	5,057	13,711
Household Change 1990-2011	148	1,528	6,363
% Population Change 1990-2011	7.90%	3.69%	4.81%
% Household Change 1990-2011	2.48%	3.49%	7.06%
Population Change 2000-2011	287	1,185	6,418
Household Change 2000-2011	-185	-251	1,538
% Population Change 2000-2011	1.57%	0.84%	2.19%
% Households Change 2000-2011	-2.94%	-0.55%	1.62%



DEMOGRAPHIC DATA

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,408	46,126	96,276
2000 Occupied Housing Units	6,280	45,544	94,938
2000 Owner Occupied Housing Units	4,764	39,738	82,788
2000 Renter Occupied Housing Units	1,515	5,806	12,150
2000 Vacant Housing Units	129	582	1,338
% 2000 Occupied Housing Units	98.00%	98.74%	98.61%
% 2000 Owner Occupied Housing Units	74.34%	86.15%	85.99%
% 2000 Renter Occupied Housing Units	23.64%	12.59%	12.62%
% 2000 Vacant Housing Units	2.01%	1.26%	1.39%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$77,494	\$94,161	\$96,370
2011 Per Capita Income	\$31,386	\$38,206	\$40,307
2011 Average Household Income	\$95,278	\$119,779	\$124,764
2011 Household Income < \$10,000	127	1,049	2,088
2011 Household Income \$10,000-\$14,999	128	1,196	2,733
2011 Household Income \$15,000-\$19,999	211	979	1,979
2011 Household Income \$20,000-\$24,999	220	1,401	2,707
2011 Household Income \$25,000-\$29,999	234	1,186	2,421
2011 Household Income \$30,000-\$34,999	201	1,282	2,547
2011 Household Income \$35,000-\$39,999	239	1,391	2,668
2011 Household Income \$40,000-\$44,999	242	1,135	2,189
2011 Household Income \$45,000-\$49,999	291	1,346	2,794
2011 Household Income \$50,000-\$59,999	532	2,967	5,991
2011 Household Income \$60,000-\$74,999	539	4,025	8,654
2011 Household Income \$75,000-\$99,999	947	6,109	13,458
2011 Household Income \$100,000-\$124,999	672	5,221	11,484
2011 Household Income \$125,000-\$149,999	430	3,964	9,441
2011 Household Income \$150,000-\$199,999	603	5,729	12,002
2011 Household Income \$200,000-\$249,999	243	2,923	5,930



DEMOGRAPHIC DATA

2011 Household Income \$250,000-\$499,999	217	2,609	5,377
2011 Household Income \$500,000+	41	767	2,088
2011 Household Income \$200,000+	502	6,300	13,396
% 2011 Household Income < \$10,000	2.08%	2.32%	2.16%
% 2011 Household Income \$10,000-\$14,999	2.09%	2.64%	2.83%
% 2011 Household Income \$15,000-\$19,999	3.45%	2.16%	2.05%
% 2011 Household Income \$20,000-\$24,999	3.60%	3.09%	2.80%
% 2011 Household Income \$25,000-\$29,999	3.83%	2.62%	2.51%
% 2011 Household Income \$30,000-\$34,999	3.29%	2.83%	2.64%
% 2011 Household Income \$35,000-\$39,999	3.91%	3.07%	2.76%
% 2011 Household Income \$40,000-\$44,999	3.96%	2.51%	2.27%
% 2011 Household Income \$45,000-\$49,999	4.76%	2.97%	2.89%
% 2011 Household Income \$50,000-\$59,999	8.70%	6.55%	6.21%
% 2011 Household Income \$60,000-\$74,999	8.81%	8.89%	8.96%
% 2011 Household Income \$75,000-\$99,999	15.48%	13.49%	13.94%
% 2011 Household Income \$100,000-\$124,999	10.99%	11.53%	11.89%
% 2011 Household Income \$125,000-\$149,999	7.03%	8.75%	9.78%
% 2011 Household Income \$150,000-\$199,999	9.86%	12.65%	12.43%
% 2011 Household Income \$200,000-\$249,999	3.97%	6.46%	6.14%
% 2011 Household Income \$250,000-\$499,999	3.55%	5.76%	5.57%
% 2011 Household Income \$500,000+	0.67%	1.69%	2.16%
% 2011 Household Income \$200,000+	8.21%	13.91%	13.87%

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.

Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings



Profile:

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Besides being a broker he is also an investor with a portfolio of properties in three states. Gabor is currently the Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Memberships:

Gabor is member of the Board of the
Long Island Commercial Network (LICN)
New York State Commercial Association of Realtors (NYSCAR)
National Association of Realtors (NAR),
Long Island Board of Realtors (LIBOR)
Mid-Florida MLS.

Associations:

Gabor is the immediate Past President of the **Glen Cove Chamber of Commerce**.
He is the Charter President of the **Gold Coast Business Network** .
He is Past District Governor of Brooklyn, Queens and Nassau Counties for **Rotary International**.

BROKER PROFILE

Gabor Karsai

Broker / Owner



Recent Transactions:

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park



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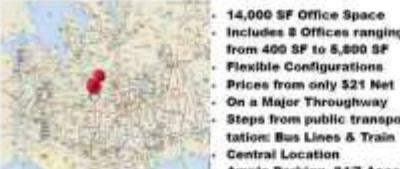
Samples of Other Available Properties by Gabor Karsai

FOR LEASE

102 - 114 Jericho Turnpike
Floral Park, NY 11001



14,000 SF Office Space
Includes 8 Offices ranging from 400 SF to 5,800 SF
Flexible Configurations
Prices from only \$21 Net
On a Major Thruway
Steps from public transportation: Bus Lines & Train
Central Location
Ample Parking, 24/7 Access



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FOR LEASE

18-38 Garvies Point Road
Glen Cove, NY 11542




Industrial Space + Offices
Price: Only \$8.25/SF Gross
Total Available: 37,000SF
Lot Size: 2.45 Acres
Bldg. Size: 185,944 SF
Zoning: MW3
Within an Empire Zone
Major Development Area



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FOR LEASE
OFFICE SPACES

480 Forest Avenue
Locust Valley, NY 11560




OFFICE SPACES AVAILABLE
6,200 SF at \$24/SF GROSS
3,300 SF at \$20/SF GROSS
FURNISHED INSTANT OFFICES
44 UNITS: \$961 - \$2,600/Mo
Building Size: 25,408 SF
Two sub dividable floors
66 car parking lot
Lot Size: 49,819 SF
On major thoroughfare
High Income Area
24/7 Access



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FOR LEASE

1 Garvies Point Road
Glen Cove, NY 11542




55,000 SF Industrial Space
Includes 7,200 SF Offices
Sub-Dividable
Price: Only \$8.25/SF Modified Gross
Lot Size: 0.34 Acres
Bldg. Size: 60,000 SF
Zoning: MW3
Within an Empire Zone
Major Development Area
Ground floor opportunity

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LAND LEASE

159 Glen Street
Glen Cove, NY 11542




99 Year Land Lease
Asking Only \$7,500/yr NNN
Lot Size Approx. 1/2 Acres
Bldg. Size: 3,678 SF
Zoning: B1 Business
Within an Empire Zone
Central Location
Great Visibility
Traffic Light Corner

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FOR SALE
Investment Property

758-768 Merrick Road
Baldwin, NY 11510

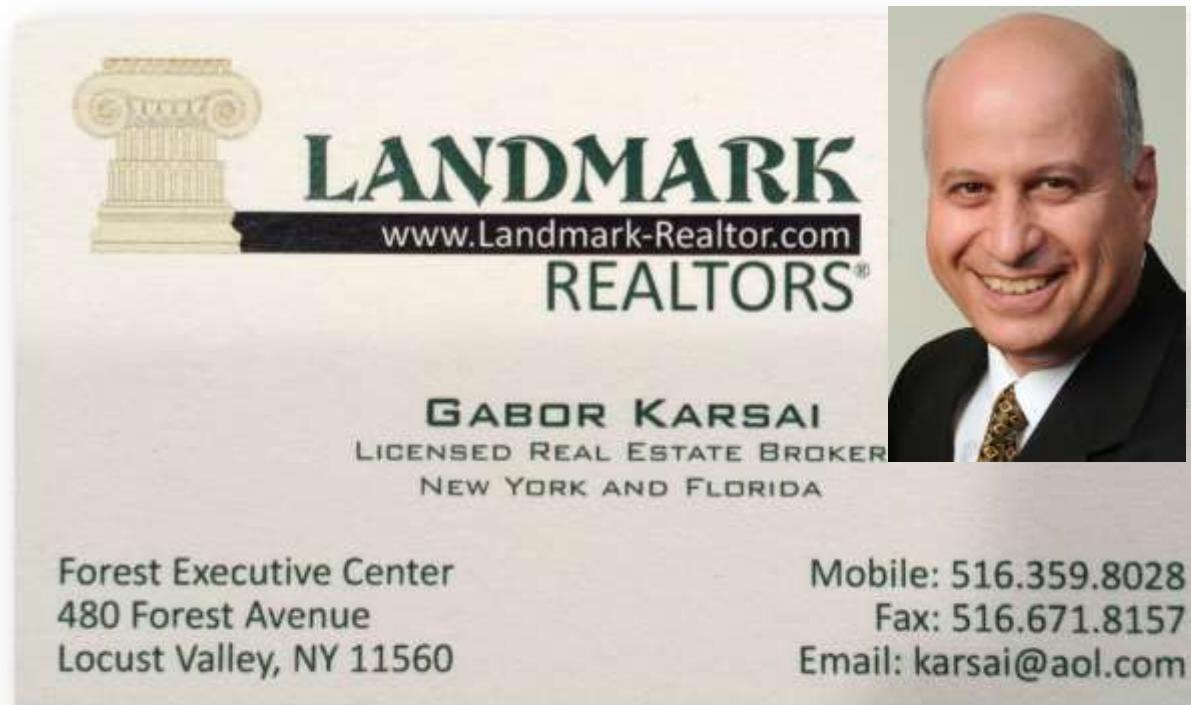
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Six Store Strip Mall
8% CAP
Investor building
On Main Thoroughfare
New HVAC units for every tenant
Ample Parking
Virtually Maintenance Free

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