



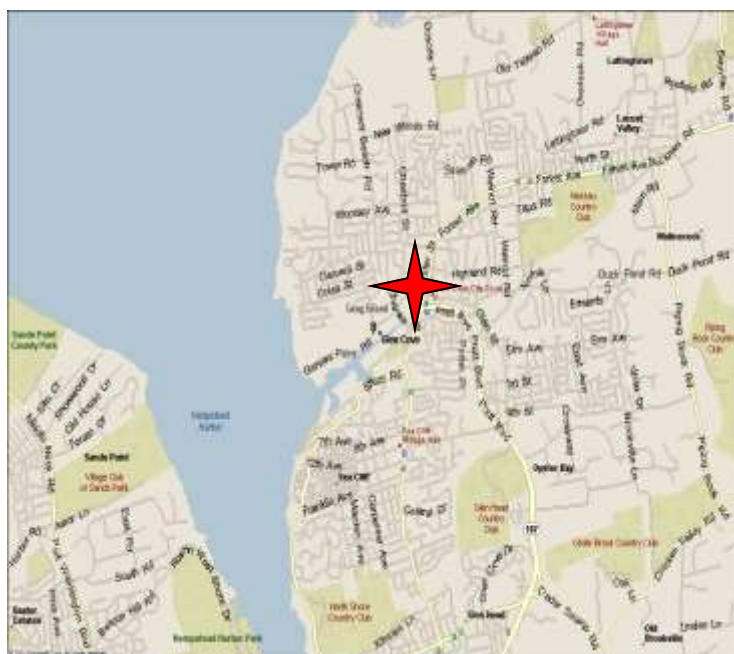
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Call Gabor Karsai
516-359-8028

MW3 ZONED FOR SALE

1 Garvies Point Road
Glen Cove, NY 11542

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- **Price \$20,000,000**
- **Lot Size: 6.34 Acres**
- **83,000 SF industrial buildings**
- **63K SF + 20K SF Buildings**
- **Includes 7,000 SF Offices**
- **Fully Tenanted**
- **Zoning: MW3**
- **Abutting Major Development Area**
- **100+ Parking Spaces**
- **On the Glen Cove Waterfront**
- **Ground floor opportunity to re-develop.**
- **Friendly local government**
- **Existing redevelopment plans**

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

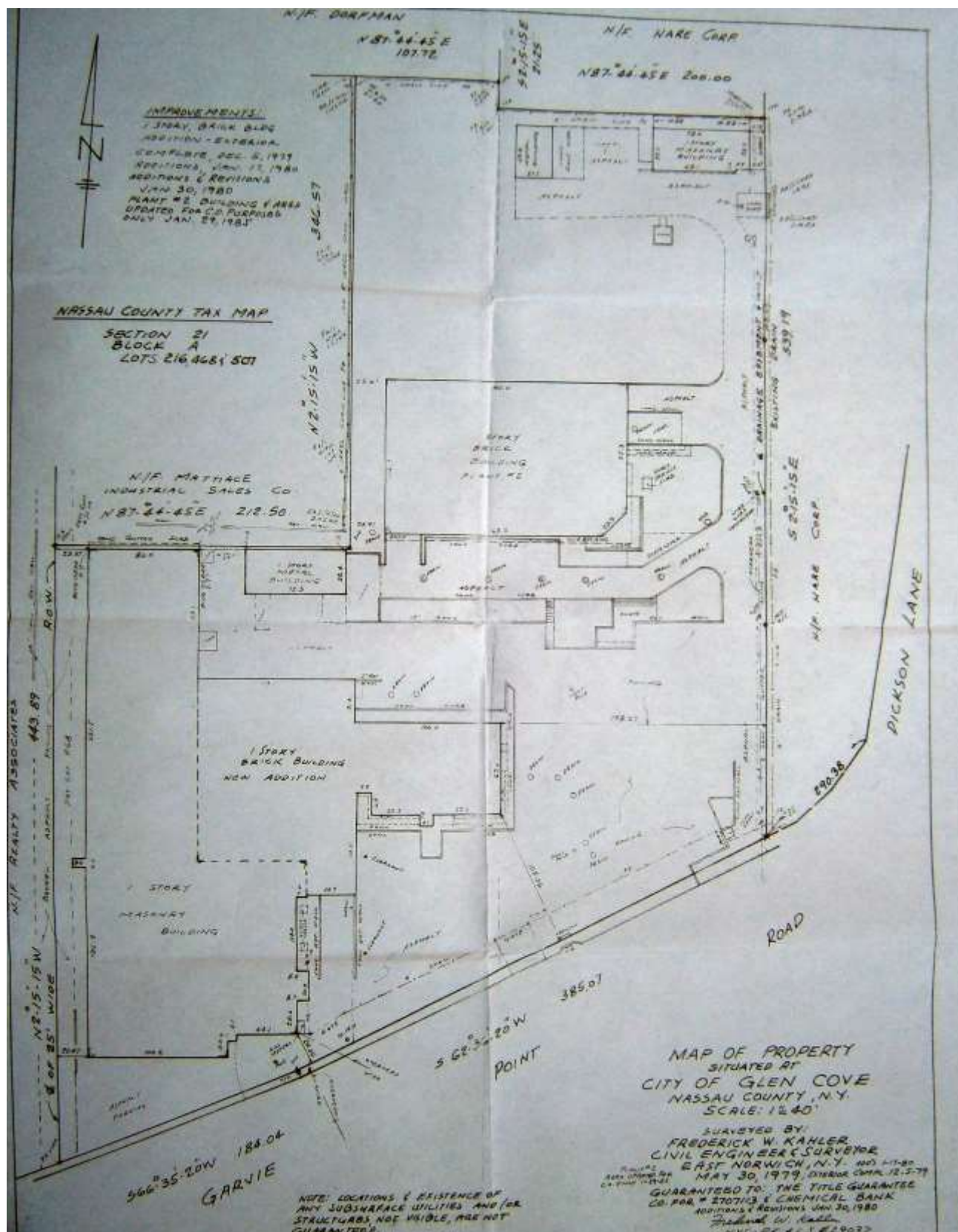


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PROPERTY INDICATORS

- **Sect: 21, Block: A, Lot: 216, 468, 507**
- **Lot Size: 6.34 Acres**
- **Total Building Size: 83,000 SF**
- **Zoning: MW3**
- **Ceiling Height: 14 - 16 FT**
- **Construction: Concrete Block**
- **Floors: Heavy**
- **Power: 3600 Amps**
- **Connected to city sewers**
- **Sprinklers Installed**
- **3 Ton Crane installed by one of the overhead doors**
- **6 overhead drive in doors, 2 loading docks**
- **Oil and Gas Heat**
- **Parking lot size: over 100 cars**
- **Includes approximately 7,000 SF office space.**

Survey





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PHOTOGRAPHS





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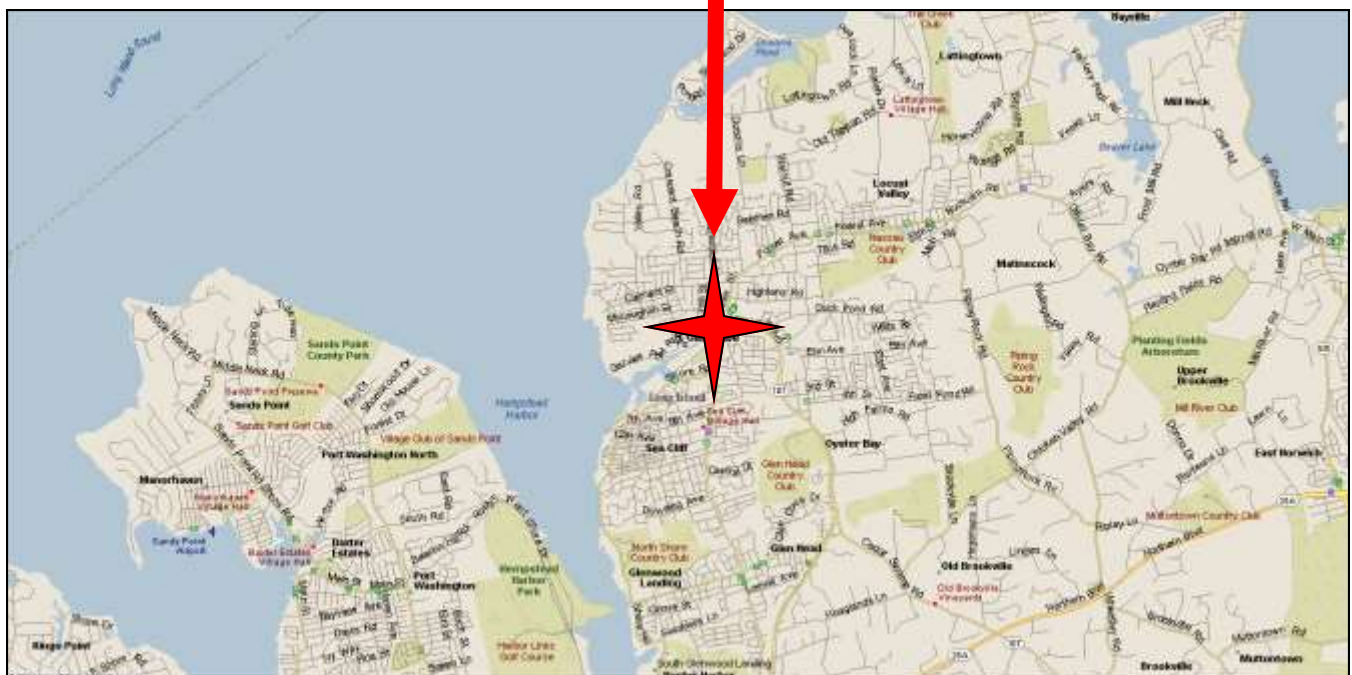
PHOTOGRAPHS





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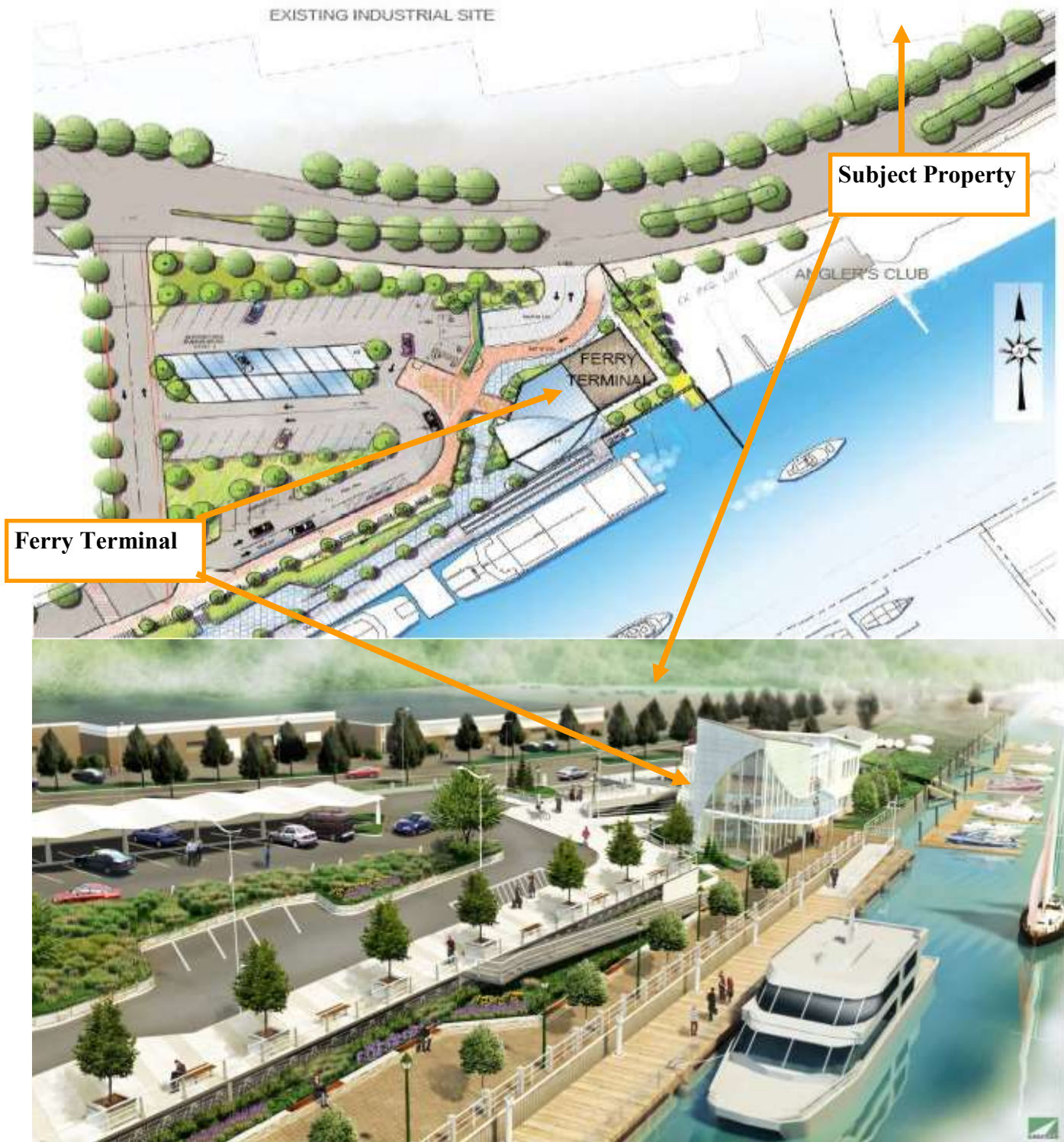
AERIAL PHOTO & MAP





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AREA DEVELOPMENT PLAN





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AREA DEVELOPMENT PLAN



AMAZING THINGS ARE HAPPENING ON THE WATERFRONT IN GLEN COVE



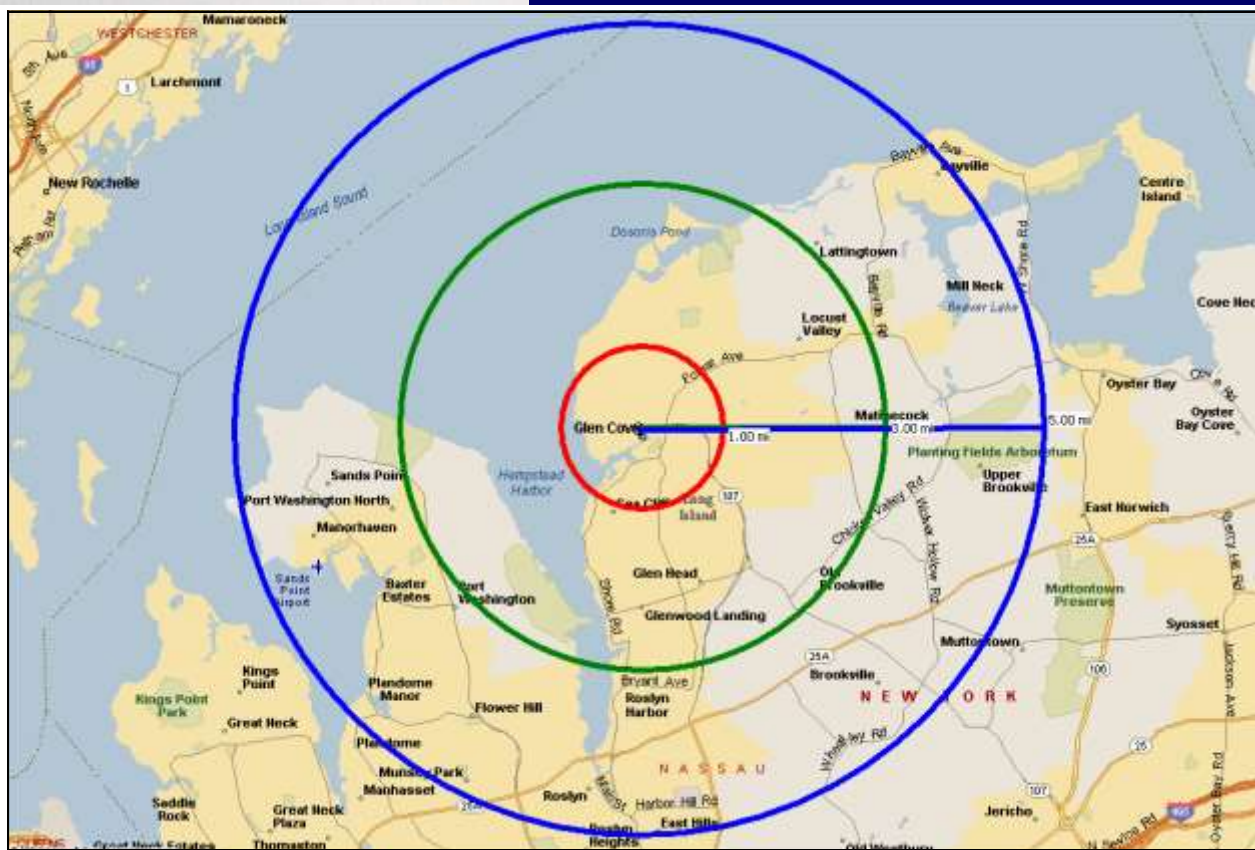
28 ACRES OF OPEN SPACE AND PARKS | 1.1 MILE WATERFRONT ESPLANADE | MILES OF TRAILS, WALKWAYS AND BIKE PATHS | DOG PARK
AMPHITHEATER | ECOLOGY PIER | BEACH AND BOARDWALK | MARINAS | RESTAURANT AND CAFÉ WITH AL FRESCO DINING | KAYAKS AND PADDLE BOARDS





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DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	14,814	5,639	\$38,566	\$ 101,314
3 MILES	51,534	68,153	\$51,160	\$ 137,979
5 MILES	106,340	194,888	\$64,090	\$ 174,059

SAMPLE DRIVING DISTANCES

Glen Cove Public Library
Long Island Railroad @ Glen Cove
RT 25A Northern Blvd.
Long Island Expressway RT 495
Jones Beach State Park
Manhattan

.6 Miles
1.2 Miles
4.5 Miles
6.3 Miles
21.0 Miles
22.0 Miles



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DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	7,307	24,926	51,500
2008 Female Population	7,507	26,608	54,840
% 2008 Male Population	49.32%	48.37%	48.43%
% 2008 Female Population	50.68%	51.63%	51.57%
2008 Total Adult Population	11,621	40,727	83,156
2008 Total Daytime Population	13,444	48,612	106,050
2008 Total Daytime Work Population	6,596	23,634	55,388
2008 Median Age Total Population	38	41	41
2008 Median Age Adult Population	45	48	48
2008 Age 0-5	1,102	3,652	7,654
2008 Age 6-13	1,355	4,738	10,316
2008 Age 14-17	737	2,417	5,215
2008 Age 18-20	558	1,693	4,166
2008 Age 21-24	839	2,357	4,857
2008 Age 25-29	1,042	2,808	5,018
2008 Age 30-34	958	2,846	5,349
2008 Age 35-39	1,029	3,311	6,657
2008 Age 40-44	1,172	4,052	8,487
2008 Age 45-49	1,128	3,994	8,633
2008 Age 50-54	989	3,721	8,241
2008 Age 55-59	986	3,784	8,050
2008 Age 60-64	692	2,926	6,269
2008 Age 65-69	530	2,155	4,389
2008 Age 70-74	472	1,888	3,717
2008 Age 75-79	400	1,792	3,264
2008 Age 80-84	404	1,650	2,946
2008 Age 85+	422	1,749	3,113
% 2008 Age 0-5	7.44%	7.09%	7.20%
% 2008 Age 6-13	9.15%	9.19%	9.70%
% 2008 Age 14-17	4.97%	4.69%	4.90%
% 2008 Age 18-20	3.77%	3.29%	3.92%
% 2008 Age 21-24	5.66%	4.57%	4.57%
% 2008 Age 25-29	7.03%	5.45%	4.72%
% 2008 Age 30-34	6.47%	5.52%	5.03%
% 2008 Age 35-39	6.95%	6.43%	6.26%
% 2008 Age 40-44	7.91%	7.86%	7.98%
% 2008 Age 45-49	7.61%	7.75%	8.12%
% 2008 Age 50-54	6.68%	7.22%	7.75%
% 2008 Age 55-59	6.66%	7.34%	7.57%
% 2008 Age 60-64	4.67%	5.68%	5.90%
% 2008 Age 65-69	3.58%	4.18%	4.13%
% 2008 Age 70-74	3.19%	3.66%	3.50%



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DEMOGRAPHIC DATA

% 2008 Age 75-79	2.70%	3.48%	3.07%
% 2008 Age 80-84	2.73%	3.20%	2.77%
% 2008 Age 85+	2.85%	3.39%	2.93%
2008 White Population	10,171	40,702	84,896
2008 Black Population	1,782	2,911	4,459
2008 Asian/Hawaiian/Pacific Islander	576	3,025	8,866
2008 American Indian/Alaska Native	54	95	138
2008 Other Population (Incl 2+ Races)	2,231	4,801	7,982
2008 Hispanic Population	4,063	8,700	13,784
2008 Non-Hispanic Population	10,751	42,834	92,557
% 2008 White Population	68.66%	78.98%	79.83%
% 2008 Black Population	12.03%	5.65%	4.19%
% 2008 Asian/Hawaiian/Pacific Islander	3.89%	5.87%	8.34%
% 2008 American Indian/Alaska Native	0.36%	0.18%	0.13%
% 2008 Other Population (Incl 2+ Races)	15.06%	9.32%	7.51%
% 2008 Hispanic Population	27.43%	16.88%	12.96%
% 2008 Non-Hispanic Population	72.57%	83.12%	87.04%
2000 Non-Hispanic White	9,366	39,261	84,189
2000 Non-Hispanic Black	1,578	2,554	3,535
2000 Non-Hispanic Amer Indian/Alaska Native	24	48	102
2000 Non-Hispanic Asian	422	1,803	5,970
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	9	19
2000 Non-Hispanic Some Other Race	11	49	129
2000 Non-Hispanic Two or More Races	192	602	1,371
% 2000 Non-Hispanic White	80.79%	88.57%	88.33%
% 2000 Non-Hispanic Black	13.61%	5.76%	3.71%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.21%	0.11%	0.11%
% 2000 Non-Hispanic Asian	3.64%	4.07%	6.26%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.02%
% 2000 Non-Hispanic Some Other Race	0.09%	0.11%	0.14%
% 2000 Non-Hispanic Two or More Races	1.66%	1.36%	1.44%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	14,814	51,534	106,340
2008 Total Households	5,639	19,108	39,155
Population Change 1990-2008	1,121	3,476	4,462
Household Change 1990-2008	531	2,027	3,661
% Population Change 1990-2008	8.19%	7.23%	4.38%
% Household Change 1990-2008	10.40%	11.87%	10.31%
Population Change 2000-2008	-425	-249	-333
Household Change 2000-2008	-30	565	1,686
% Population Change 2000-2008	-2.79%	-0.48%	-0.31%
% Households Change 2000-2008	-0.53%	3.05%	4.50%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	5,798	19,054	38,586



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2000 Occupied Housing Units	5,642	18,526	37,464
2000 Owner Occupied Housing Units	2,988	12,705	27,438
2000 Renter Occupied Housing Units	2,654	5,821	10,026
2000 Vacant Housing Units	156	528	1,123
% 2000 Occupied Housing Units	97.31%	97.23%	97.09%
% 2000 Owner Occupied Housing Units	51.54%	66.68%	71.11%
% 2000 Renter Occupied Housing Units	45.77%	30.55%	25.98%
% 2000 Vacant Housing Units	2.69%	2.77%	2.91%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$75,777	\$87,033	\$101,838
2008 Per Capita Income	\$38,566	\$51,160	\$64,090
2008 Average Household Income	\$101,314	\$137,979	\$174,059
2008 Household Income < \$10,000	219	539	1,035
2008 Household Income \$10,000-\$14,999	169	421	823
2008 Household Income \$15,000-\$19,999	222	616	1,079
2008 Household Income \$20,000-\$24,999	197	616	1,050
2008 Household Income \$25,000-\$29,999	185	470	781
2008 Household Income \$30,000-\$34,999	138	429	831
2008 Household Income \$35,000-\$39,999	258	682	1,103
2008 Household Income \$40,000-\$44,999	148	597	977
2008 Household Income \$45,000-\$49,999	216	581	975
2008 Household Income \$50,000-\$59,999	340	1,040	1,707
2008 Household Income \$60,000-\$74,999	687	1,821	2,782
2008 Household Income \$75,000-\$99,999	1,286	3,619	6,130
2008 Household Income \$100,000-\$124,999	683	2,277	4,146
2008 Household Income \$125,000-\$149,999	398	1,953	3,884
2008 Household Income \$150,000-\$199,999	260	1,436	3,741
2008 Household Income \$200,000-\$249,999	75	662	3,376
2008 Household Income \$250,000-\$499,999	154	1,290	4,327
2008 Household Income \$500,000+	3	59	409
2008 Household Income \$200,000+	232	2,012	8,112
% 2008 Household Income < \$10,000	3.88%	2.82%	2.64%
% 2008 Household Income \$10,000-\$14,999	3.00%	2.20%	2.10%
% 2008 Household Income \$15,000-\$19,999	3.94%	3.22%	2.76%
% 2008 Household Income \$20,000-\$24,999	3.49%	3.22%	2.68%
% 2008 Household Income \$25,000-\$29,999	3.28%	2.46%	1.99%
% 2008 Household Income \$30,000-\$34,999	2.45%	2.25%	2.12%
% 2008 Household Income \$35,000-\$39,999	4.58%	3.57%	2.82%
% 2008 Household Income \$40,000-\$44,999	2.63%	3.12%	2.50%
% 2008 Household Income \$45,000-\$49,999	3.83%	3.04%	2.49%
% 2008 Household Income \$50,000-\$59,999	6.03%	5.44%	4.36%
% 2008 Household Income \$60,000-\$74,999	12.19%	9.53%	7.10%
% 2008 Household Income \$75,000-\$99,999	22.81%	18.94%	15.66%
% 2008 Household Income \$100,000-\$124,999	12.11%	11.92%	10.59%
% 2008 Household Income \$125,000-\$149,999	7.06%	10.22%	9.92%
% 2008 Household Income \$150,000-\$199,999	4.61%	7.52%	9.55%
% 2008 Household Income \$200,000-\$249,999	1.33%	3.46%	8.62%
% 2008 Household Income \$250,000-\$499,999	2.73%	6.75%	11.05%



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DEMOGRAPHIC DATA

% 2008 Household Income \$500,000+	0.05%	0.31%	1.04%
% 2008 Household Income \$200,000+	4.11%	10.53%	20.72%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$3,061,380	\$12,439,518	\$28,995,460
2008 Jewelry Stores	\$2,224,843	\$8,572,203	\$19,227,581
2008 Mens Clothing Stores	\$4,362,358	\$17,470,210	\$40,361,226
2008 Shoe Stores	\$4,118,752	\$17,110,757	\$40,572,809
2008 Womens Clothing Stores	\$7,334,053	\$28,943,305	\$66,417,209
2008 Automobile Dealers	\$49,536,130	\$190,329,069	\$431,153,906
2008 Automotive Parts/Acc/Repair Stores	\$6,331,734	\$24,890,777	\$56,985,571
2008 Other Motor Vehicle Dealers	\$2,002,382	\$8,225,109	\$19,353,548
2008 Tire Dealers	\$1,704,648	\$6,485,637	\$14,476,235
2008 Hardware Stores	\$1,308,546	\$7,412,787	\$20,627,037
2008 Home Centers	\$5,132,379	\$22,754,905	\$56,851,591
2008 Nursery/Garden Centers	\$1,804,359	\$6,842,090	\$15,233,603
2008 Outdoor Power Equipment Stores	\$516,629	\$1,825,054	\$3,973,539
2008 Paint/Wallpaper Stores	\$177,937	\$711,014	\$1,675,186
2008 Appliance/TV/Other Electronics Stores	\$5,064,771	\$20,122,777	\$46,167,343
2008 Camera/Photographic Supplies Stores	\$812,118	\$3,306,871	\$7,762,801
2008 Computer/Software Stores	\$2,338,758	\$9,276,523	\$21,462,489
2008 Beer/Wine/Liquor Stores	\$3,308,909	\$13,626,619	\$32,061,525
2008 Convenience/Specialty Food Stores	\$7,831,915	\$28,587,491	\$64,226,333
2008 Restaurant Expenditures	\$38,778,665	\$156,322,670	\$383,821,323
2008 Supermarkets/Other Grocery excl Conv	\$35,069,226	\$142,484,329	\$334,281,283
2008 Furniture Stores	\$5,016,109	\$19,822,753	\$45,544,286
2008 Home Furnishings Stores	\$3,489,495	\$14,582,623	\$34,576,488
2008 Gen Merch/Appliance/Furniture Stores	\$44,890,148	\$179,731,510	\$416,436,978
2008 Gasoline Stations w/ Convenience Stores	\$30,679,612	\$123,312,512	\$288,210,799
2008 Other Gasoline Stations	\$22,847,699	\$94,725,024	\$223,984,470
2008 Department Stores excl Leased Depts	\$49,954,919	\$199,854,289	\$462,604,321
2008 General Merchandise Stores	\$39,874,039	\$159,908,758	\$370,892,694
2008 Other Health/Personal Care Stores	\$3,168,668	\$12,315,999	\$28,132,160
2008 Pharmacies/Drug Stores	\$16,698,394	\$67,112,192	\$156,367,324
2008 Pet/Pet Supplies Stores	\$2,370,449	\$9,727,375	\$23,020,954
2008 Book/Periodical/Music Stores	\$720,963	\$2,653,910	\$5,693,997
2008 Hobby/Toy/Game Stores	\$555,415	\$1,924,190	\$4,445,895
2008 Musical Instrument/Supplies Stores	\$450,558	\$1,750,625	\$3,982,648
2008 Sewing/Needlework/Piece Goods Stores	\$151,500	\$644,973	\$1,550,190
2008 Sporting Goods Stores	\$3,646,906	\$16,207,564	\$39,353,243
2008 Video Tape Stores - Retail	\$408,806	\$1,621,137	\$3,730,268

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. The Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, named Gabor Commercial Realtor of the Year.

Memberships:

Gabor is director of the
Long Island Commercial Network (LICN)
Member of the 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 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
- Office Building Sale in Floral Park \$4,250,000
- Residential Income Property Sale in Glen Cove \$1,000,000
- Office Building Sale and Lease up \$750,000



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**Samples of Other
Available
Properties by
Gabor Karsai**



LANDMARK REALTORS **Investment Property**
FOR SALE

**58-60 Landing Road
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Approx. 3,640 SF Restaurant Bar Plus full Basement
- Plan Approx. 640 SF Retail Store
- Sale price \$489,000
- Lot Size Approx. 48' x 96'
- Bldg. Size Approx. 3,640 SF + Basement
- Zoning: B1 Business
- Neighborhood Location
- Great Visibility
- Traffic light corner
- Newly renovated

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This publication should include all information for Purchaser's informed use of the property for any purpose intended. All information contained herein are representations from the source including the advertiser. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

LANDMARK REALTORS **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: 3.45 Acres
- Bldg. Size: 185,944 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area

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LANDMARK REALTORS **FOR LEASE**
OFFICE SPACES

**480 Forest Avenue
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at \$24/SF GROSS
- 3,200 SF at \$20/SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: 5961 - 52,600/Sq
- Building Size: 25,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

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LANDMARK REALTORS **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: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

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LANDMARK REALTORS **LAND LEASE**

**159 Glen Street
Glen Cove, NY 11542**

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

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LANDMARK REALTORS **Investment Property**
FOR SALE

**149 Glen Street
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Restaurant, Approx. 4,300 SF
- Hot Nuts
- 88 indoor, 55 outdoor seats
- Retail Space, Approx. 2,500 SF
- Sale price \$1,880,000
- Lot Size Approx. 1/2 Acre
- Bldg. Size: Approx. 6,800 SF
- Zoning: B1 Business
- Central Location
- Great Visibility
- Traffic light corner

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CONTACT INFO



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