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OFFICES FOR LEASE

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Locust Valley, NY 11560

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FURNISHED INSTANT OFFICES
Starting At Only \$550 Per Month
CONVENTIONAL OFFICE
1,000 SF Only \$2,100 Per Month
STOREFRONT
700 SF Only \$2,500 Per Month

- **Build To Suit**
- **Flexible Terms**
- **66 car parking lot**
- **On major thoroughfare**
- **High Income Area**
- **Professional Management**
- **24/7 Access**

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.

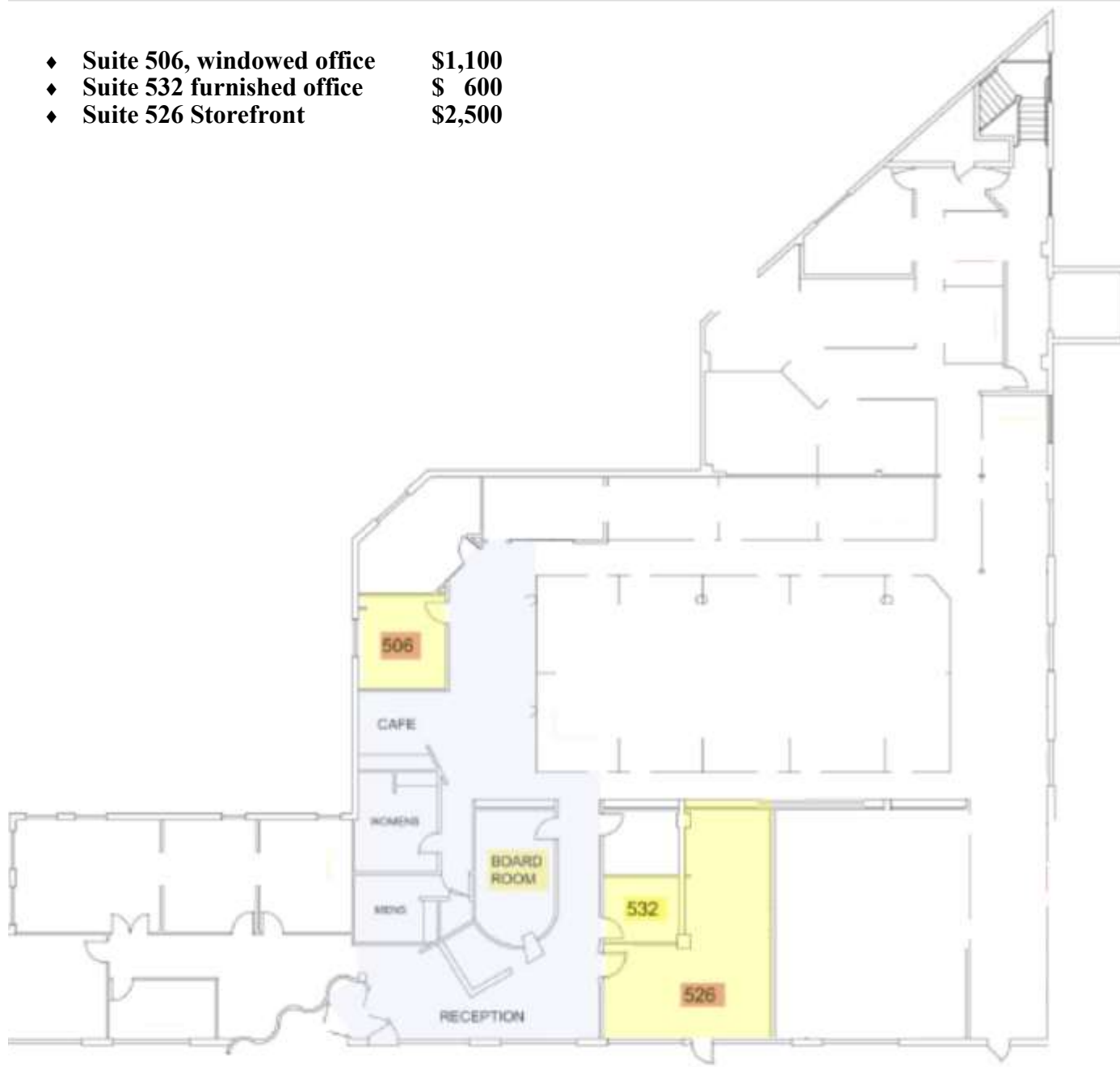


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BUILDING FLOOR PLAN

Upper Floor

- ♦ Suite 506, windowed office \$1,100
- ♦ Suite 532 furnished office \$ 600
- ♦ Suite 526 Storefront \$2,500





Lower Floor

- ◆ Suite 406 furnished office \$550
 ◆ Suite 407 furnished office \$550
 ◆ Suite 405 conventional office 1,000 SF \$2,100

The floor plan shows Suite 405 (yellow) with a large open area, a reception desk, and a conference room. Suite 406 (light blue) and Suite 407 (light blue) are located at the bottom of the plan. The plan also includes a loading dock, a break room, and a storage room. The text 'NOT IN CONTRACT' is visible in several locations, indicating areas not included in the lease.



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AERIAL VIEW





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PHOTOGRAPHS





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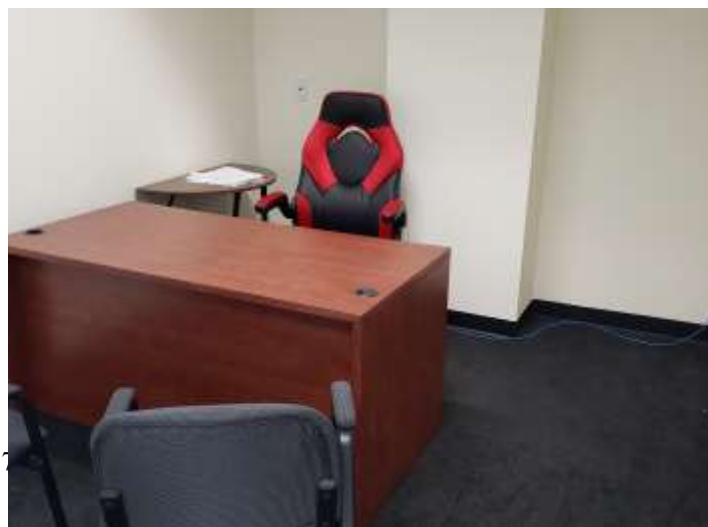
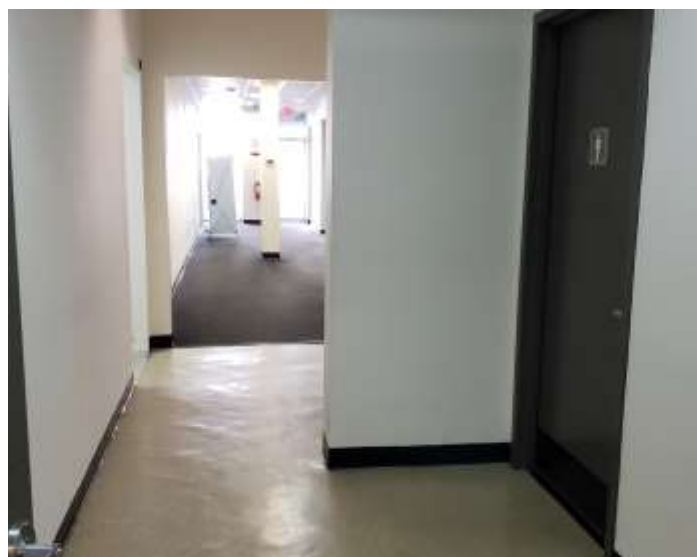
PHOTOGRAPHS





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POINT OF INTERESTS

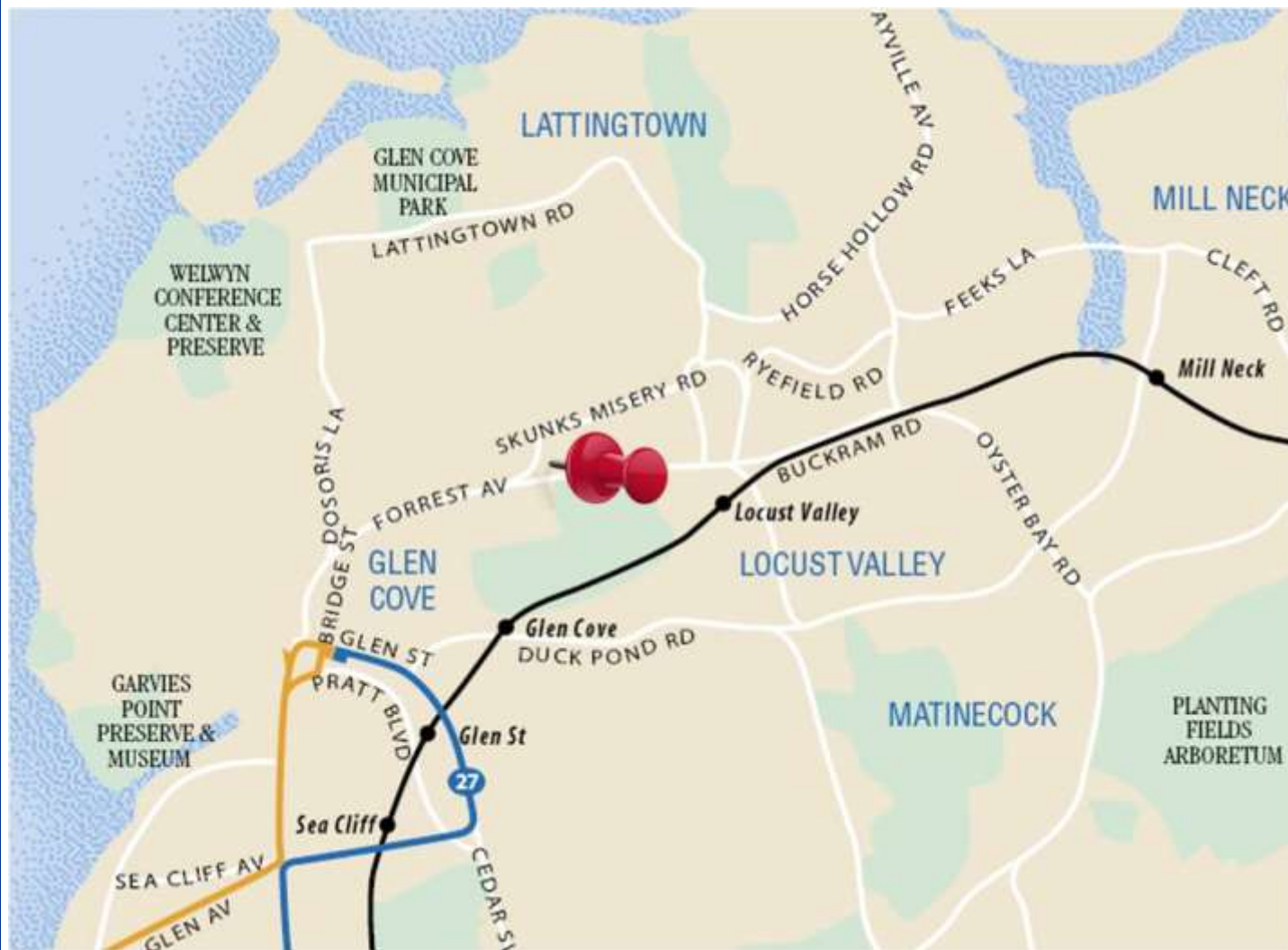


The subject property is situated on the Glen Cove—Locust Valley border at a traffic light corner, on a major thoroughfare. It is close to major shopping malls, golf courses and public transportation within a high income area.



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PUBLIC TRANSPORTATION



Bus lines:

- Long Island N27, N21

LIRR Train Station

- Glen Cove and Locust Valley Stations

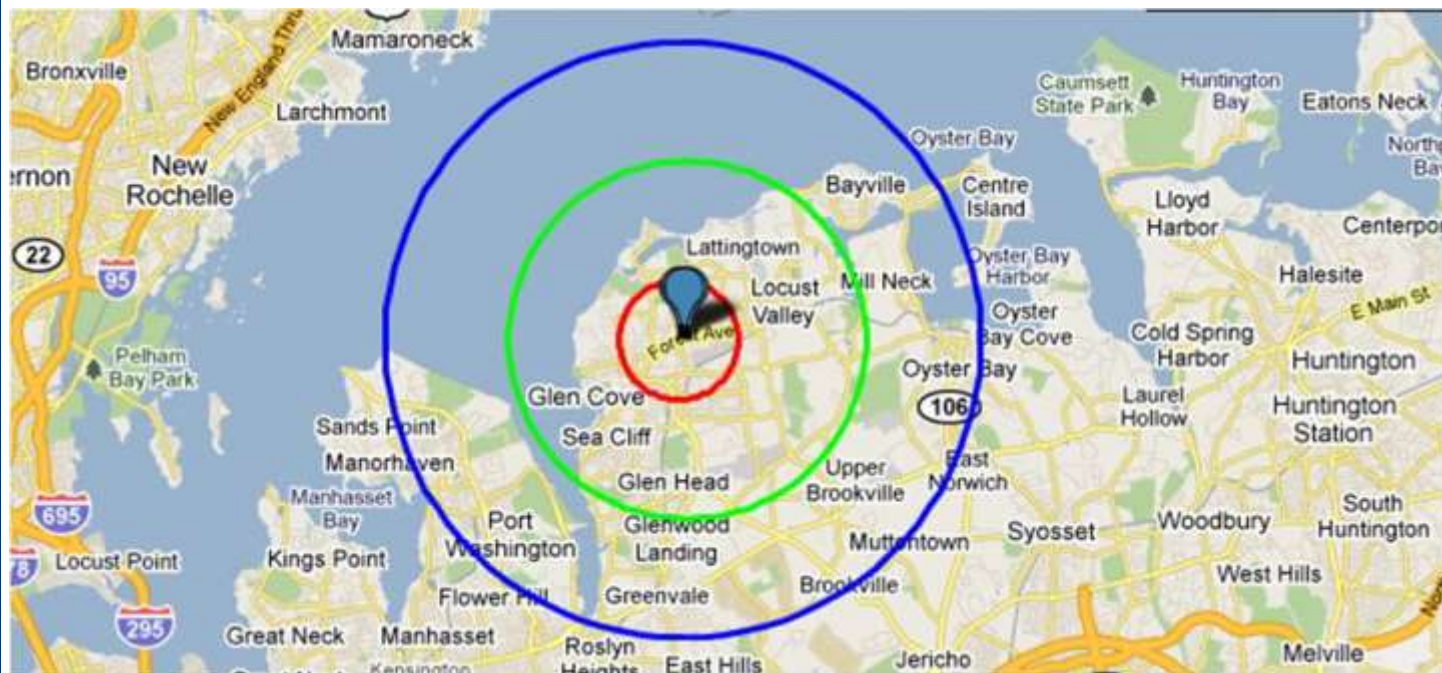


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DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	9,326	3,341	\$37,433	\$ 101,387
3 MILES	46,088	16,365	\$38,661	\$ 106,809
5 MILES	86,434	30,129	\$41,773	\$ 116,147

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REALTORS®**DEMOGRAPHIC DATA**

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	4,402	22,393	41,771
2013 Female Population	4,924	23,695	44,663
% 2013 Male Population	47.20%	48.59%	48.33%
% 2013 Female Population	52.80%	51.41%	51.67%
2013 Total Population: Adult	7,454	35,988	67,267
2013 Total Daytime Population	11,916	45,472	88,859
2013 Total Employees	6,611	19,673	40,516
2013 Total Population: Median Age	44	43	43
2013 Total Population: Adult Median Age	52	51	51
2013 Total population: Under 5 years	492	2,448	4,379
2013 Total population: 5 to 9 years	505	2,805	5,292
2013 Total population: 10 to 14 years	536	2,972	5,820
2013 Total population: 15 to 19 years	501	2,779	5,883
2013 Total population: 20 to 24 years	491	2,622	5,159
2013 Total population: 25 to 29 years	485	2,427	4,064
2013 Total population: 30 to 34 years	501	2,482	4,140
2013 Total population: 35 to 39 years	613	2,751	4,803
2013 Total population: 40 to 44 years	668	3,330	6,168
2013 Total population: 45 to 49 years	647	3,514	6,841
2013 Total population: 50 to 54 years	704	3,812	7,160
2013 Total population: 55 to 59 years	656	3,449	6,448
2013 Total population: 60 to 64 years	576	2,888	5,576
2013 Total population: 65 to 69 years	410	2,156	4,051
2013 Total population: 70 to 74 years	357	1,688	3,254
2013 Total population: 75 to 79 years	349	1,426	2,652
2013 Total population: 80 to 84 years	335	1,192	2,265
2013 Total population: 85 years and over	500	1,347	2,479
% 2013 Total population: Under 5 years	5.28%	5.31%	5.07%
% 2013 Total population: 5 to 9 years	5.41%	6.09%	6.12%
% 2013 Total population: 10 to 14 years	5.75%	6.45%	6.73%
% 2013 Total population: 15 to 19 years	5.37%	6.03%	6.81%
% 2013 Total population: 20 to 24 years	5.26%	5.69%	5.97%



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% 2013 Total population: 15 to 19 years	5.37%	6.03%	6.81%
% 2013 Total population: 20 to 24 years	5.26%	5.69%	5.97%
% 2013 Total population: 25 to 29 years	5.20%	5.27%	4.70%
% 2013 Total population: 30 to 34 years	5.37%	5.39%	4.79%
% 2013 Total population: 35 to 39 years	6.57%	5.97%	5.56%
% 2013 Total population: 40 to 44 years	7.16%	7.23%	7.14%
% 2013 Total population: 45 to 49 years	6.94%	7.62%	7.91%
% 2013 Total population: 50 to 54 years	7.55%	8.27%	8.28%
% 2013 Total population: 55 to 59 years	7.03%	7.48%	7.46%
% 2013 Total population: 60 to 64 years	6.18%	6.27%	6.45%
% 2013 Total population: 65 to 69 years	4.40%	4.68%	4.69%
% 2013 Total population: 70 to 74 years	3.83%	3.66%	3.76%
% 2013 Total population: 75 to 79 years	3.74%	3.09%	3.07%
% 2013 Total population: 80 to 84 years	3.59%	2.59%	2.62%
% 2013 Total population: 85 years and over	5.36%	2.92%	2.87%
2013 White alone	7,739	37,553	72,204
2013 Black or African American alone	311	2,196	3,293
2013 American Indian and Alaska Native alone	21	111	196



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DEMOGRAPHIC DATA

2013 Asian alone	422	1,853	4,523
2013 Native Hawaiian and OPI alone	6	25	30
2013 Some Other Race alone	642	3,230	4,300
2013 Two or More Races alone	185	1,120	1,888
2013 Hispanic	1,759	8,985	12,945
2013 Not Hispanic	7,567	37,103	73,489
% 2013 White alone	82.98%	81.48%	83.54%
% 2013 Black or African American alone	3.33%	4.76%	3.81%
% 2013 American Indian and Alaska Native alone	0.23%	0.24%	0.23%
% 2013 Asian alone	4.52%	4.02%	5.23%
% 2013 Native Hawaiian and OPI alone	0.06%	0.05%	0.03%
% 2013 Some Other Race alone	6.88%	7.01%	4.97%
% 2013 Two or More Races alone	1.98%	2.43%	2.18%
% 2013 Hispanic	18.86%	19.50%	14.98%
% 2013 Not Hispanic	81.14%	80.50%	85.02%
2000 Not Hispanic: White alone	7,584	34,786	67,121
2000 Not Hispanic: Black or African American alone	271	1,948	2,929
2000 Not Hispanic: American Indian and Alaska Native alone	8	34	61
2000 Not Hispanic: Asian alone	376	1,501	3,336
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	10	11
2000 Not Hispanic: Some Other Race alone	13	65	119
2000 Not Hispanic: Two or More Races	112	548	922
% 2000 Not Hispanic: White alone	79.08%	76.62%	79.96%
% 2000 Not Hispanic: Black or African American alone	2.83%	4.29%	3.49%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.08%	0.07%	0.07%
% 2000 Not Hispanic: Asian alone	3.92%	3.31%	3.97%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.02%	0.01%
% 2000 Not Hispanic: Some Other Race alone	0.14%	0.14%	0.14%
% 2000 Not Hispanic: Two or More Races	1.17%	1.21%	1.10%



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DEMOGRAPHIC DATA

Population Change	1-m.l.	3-m.l.	5-m.l.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	9,326	46,088	86,434
2013 Households	3,341	16,365	30,129
Population Change 2010-2013	272	488	1,851
Household Change 2010-2013	22	-212	-11
% Population Change 2010-2013	3.00%	1.07%	2.19%
% Household Change 2010-2013	0.66%	-1.28%	-0.04%
Population Change 2000-2013	-264	685	2,496
Household Change 2000-2013	-61	50	459
% Population Change 2000 to 2013	-2.75%	1.51%	2.97%
% Household Change 2000 to 2013	-1.79%	0.31%	1.55%

Housing	1-m.l.	3-m.l.	5-m.l.
2000 Housing Units	3,507	16,902	30,660
2000 Occupied Housing Units	3,402	16,315	29,670
2000 Owner Occupied Housing Units	2,446	10,998	21,339
2000 Renter Occupied Housing Units	956	5,317	8,331
2000 Vacant Housing Units	105	586	989
% 2000 Occupied Housing Units	97.01%	96.53%	96.77%
% 2000 Owner occupied housing units	71.90%	67.41%	71.92%
% 2000 Renter occupied housing units	28.10%	32.59%	28.08%
% 2000 Vacant housing units	2.99%	3.47%	3.23%

Income	1-m.l.	3-m.l.	5-m.l.
2013 Household Income: Median	\$79,504	\$84,867	\$95,834
2013 Household Income: Average	\$101,387	\$106,809	\$116,147
2013 Per Capita Income	\$37,433	\$38,661	\$41,773
2013 Household income: Less than \$10,000	32	498	844
2013 Household income: \$10,000 to \$14,999	130	468	754
2013 Household income: \$15,000 to \$19,999	258	777	1,076
2013 Household income: \$20,000 to \$24,999	113	544	923
2013 Household income: \$25,000 to \$29,999	145	478	982

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2013 Household income: \$30,000 to \$34,999	65	681	1,032
2013 Household income: \$35,000 to \$39,999	50	334	667
2013 Household income: \$40,000 to \$44,999	71	529	863
2013 Household income: \$45,000 to \$49,999	46	578	896
2013 Household income: \$50,000 to \$59,999	268	1,137	1,660
2013 Household income: \$60,000 to \$74,999	417	1,418	2,574
2013 Household income: \$75,000 to \$99,999	419	1,876	3,352
2013 Household income: \$100,000 to \$124,999	356	1,582	2,948
2013 Household income: \$125,000 to \$149,999	243	1,307	2,440
2013 Household income: \$150,000 to \$199,999	244	1,381	2,982
2013 Household income: \$200,000 or more	484	2,777	6,136
% 2013 Household income: Less than \$10,000	0.96%	3.04%	2.80%
% 2013 Household income: \$10,000 to \$14,999	3.89%	2.86%	2.50%
% 2013 Household income: \$15,000 to \$19,999	7.72%	4.75%	3.57%
% 2013 Household income: \$20,000 to \$24,999	3.38%	3.32%	3.06%
% 2013 Household income: \$25,000 to \$29,999	4.34%	2.92%	3.26%
% 2013 Household income: \$30,000 to \$34,999	1.95%	4.16%	3.43%
% 2013 Household income: \$35,000 to \$39,999	1.50%	2.04%	2.21%
% 2013 Household income: \$40,000 to \$44,999	2.13%	3.23%	2.86%
% 2013 Household income: \$45,000 to \$49,999	1.38%	3.53%	2.97%
% 2013 Household income: \$50,000 to \$59,999	8.02%	6.95%	5.51%
% 2013 Household income: \$60,000 to \$74,999	12.48%	8.66%	8.54%
% 2013 Household income: \$75,000 to \$99,999	12.54%	11.46%	11.13%
% 2013 Household income: \$100,000 to \$124,999	10.66%	9.67%	9.78%
% 2013 Household income: \$125,000 to \$149,999	7.27%	7.99%	8.10%
% 2013 Household income: \$150,000 to \$199,999	7.30%	8.44%	9.90%
% 2013 Household income: \$200,000 or more	14.49%	16.97%	20.37%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$903,949	\$4,552,208	\$8,254,348
2013 Jewelry stores	\$662,667	\$3,543,992	\$7,684,540
2013 Mens clothing stores	\$1,005,717	\$5,201,839	\$9,972,455
2013 Shoe stores	\$1,020,271	\$5,052,149	\$9,857,159
2013 Womens clothing stores	\$1,575,938	\$7,679,530	\$14,490,620



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2013 Automobile dealers	\$10,611,021	\$52,258,878	\$90,988,697
2013 Automotive parts and accessories stores	\$2,354,481	\$11,727,913	\$20,816,555
2013 Other motor vehicle dealers	\$556,837	\$3,445,648	\$6,221,798
2013 Tire dealers	\$1,078,975	\$5,465,238	\$9,762,293
2013 Hardware stores	\$17,773	\$93,855	\$155,712
2013 Home centers	\$209,950	\$953,965	\$1,695,124
2013 Nursery and garden centers	\$292,393	\$1,293,734	\$2,319,195
2013 Outdoor power equipment stores	\$421,826	\$2,158,085	\$4,510,232
2013 Paint and wallpaper stores	\$26,631	\$118,996	\$224,964
2013 Appliance, television, and other electronics stores	\$1,916,407	\$9,531,764	\$17,855,059
2013 Camera and photographic supplies stores	\$198,384	\$952,286	\$1,712,989
2013 Computer and software stores	\$4,149,424	\$20,539,729	\$37,340,796
2013 Beer, wine, and liquor stores	\$718,556	\$3,691,726	\$7,089,588
2013 Convenience stores	\$3,390,623	\$16,802,426	\$31,428,283
2013 Restaurant Expenditures	\$3,568,103	\$17,773,339	\$33,168,246
2013 Supermarkets and other grocery (except convenience) stores	\$12,103,343	\$60,506,029	\$109,942,576
2013 Furniture stores	\$1,132,718	\$5,549,927	\$10,178,125
2013 Home furnishings stores	\$2,984,919	\$15,189,430	\$28,703,835
2013 General merchandise stores	\$16,316,661	\$81,431,692	\$152,505,870
2013 Gasoline stations with convenience stores	\$9,797,262	\$49,542,379	\$90,101,537
2013 Other gasoline stations	\$6,791,806	\$34,620,851	\$62,275,804
2013 Department stores (excl leased depts)	\$15,653,993	\$77,887,701	\$144,821,329
2013 General merchandise stores	\$16,316,661	\$81,431,692	\$152,505,870
2013 Other health and personal care stores	\$1,095,968	\$5,293,381	\$9,435,539
2013 Pharmacies and drug stores	\$3,449,599	\$16,739,899	\$30,505,161
2013 Pet and pet supplies stores	\$983,295	\$4,759,121	\$8,811,497
2013 Book, periodical, and music stores	\$239,024	\$1,200,067	\$2,207,194
2013 Hobby, toy, and game stores	\$320,042	\$1,748,966	\$3,428,694
2013 Musical instrument and supplies stores	\$169,635	\$743,931	\$1,355,953
2013 Sewing, needlework, and piece goods stores	\$115,860	\$558,641	\$1,110,645
2013 Sporting goods stores	\$258,874	\$1,288,719	\$2,570,717

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. He was named Commercial Realtor of the Year by the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors.

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 Past President of the **Glen Cove Chamber of Commerce**.
Past Vice President of the **Long Island Commercial Network**
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**.

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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

CONTACT INFORMATION



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LICENSED REAL ESTATE BROKER
NEW YORK AND FLORIDA

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