

Marketing Brochure

166 East Jericho Turnpike

166 East Jericho Turnpike Mineola, NY 11501



For More Information:

HOOTAN MOEIRZADEH

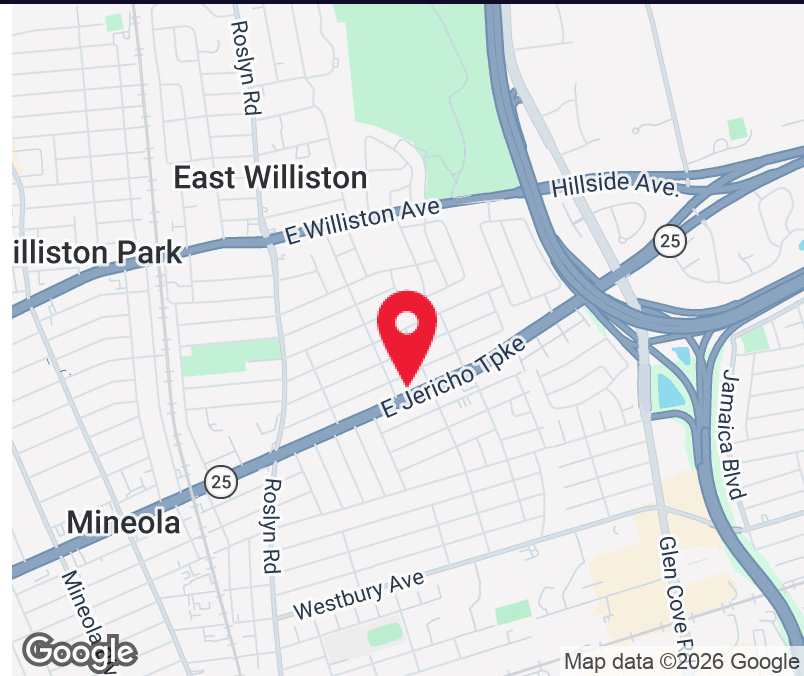
Licensed Associate Real Estate Broker
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Proposal



Offering Summary

Lease Rate:	Negotiable
Building Size:	20,700 SF
Available SF:	10,000 SF
Lot Size:	

Property Overview

Discover the perfect space for your business at this prime location in Mineola. Boasting modern amenities and flexible floor plans, the property offers a professional and inviting environment for tenants. Ample parking, convenient access to major highways, and proximity to public transportation ensure easy commutes for employees and clients. The well-maintained building features state-of-the-art security systems and on-site management for added peace of mind. With customizable office suites and versatile common areas, this property provides the ideal setting for businesses to thrive and grow. Elevate your workspace in this exceptional commercial property offering the best in convenience, security, and functionality.

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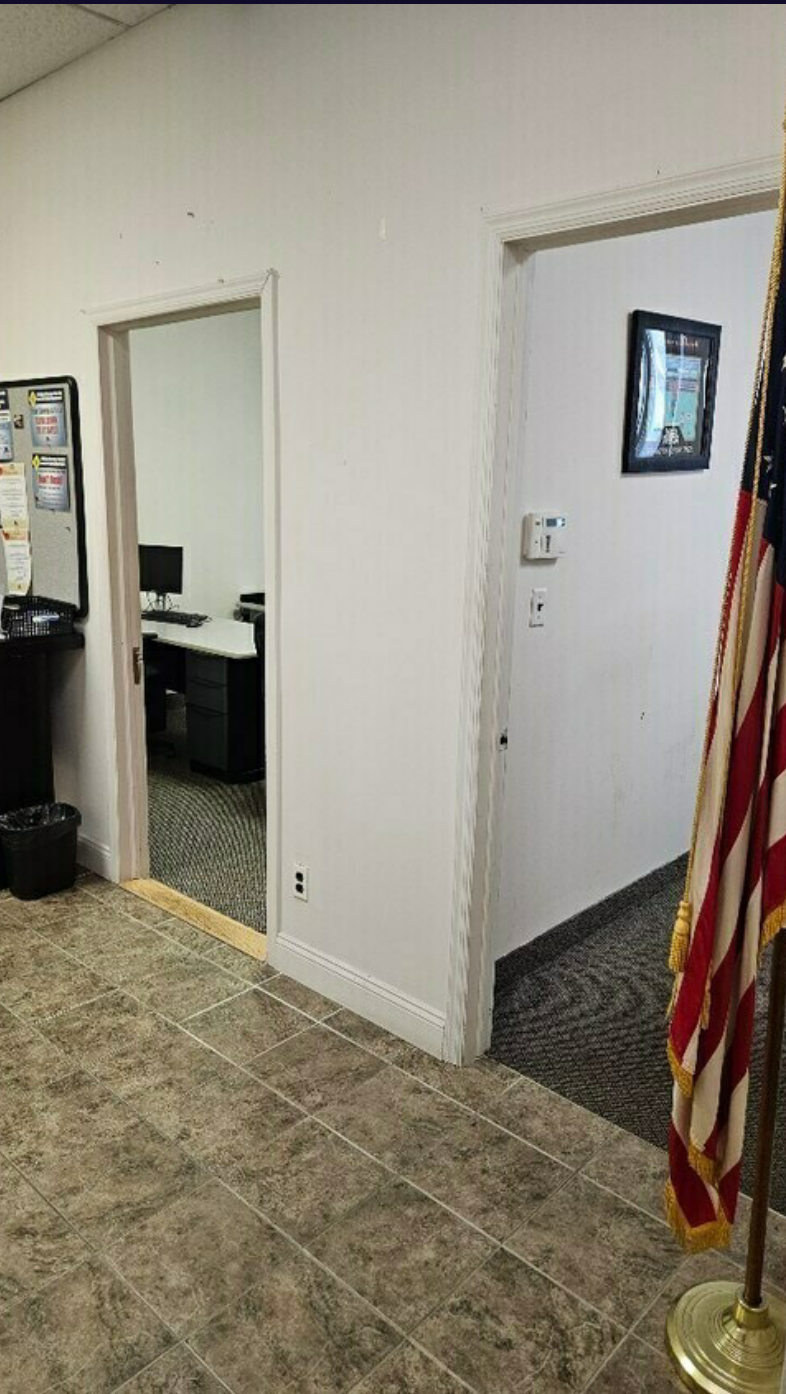
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Location Description

Located in the heart of Mineola, this vibrant area offers a convenient balance of work and leisure. Known for its bustling business district, the neighborhood boasts an array of popular dining options such as the trendy Prime Avenue and the cozy Tocolo Cantina, perfect for business lunches or evening socializing. Just a short drive away, Roosevelt Field is a premier shopping destination and Eisenhower Park provides a serene escape for outdoor activities. With easy access to major transport links, the area is an ideal choice for professionals seeking a dynamic and thriving location for their new office space.

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Additional Photos



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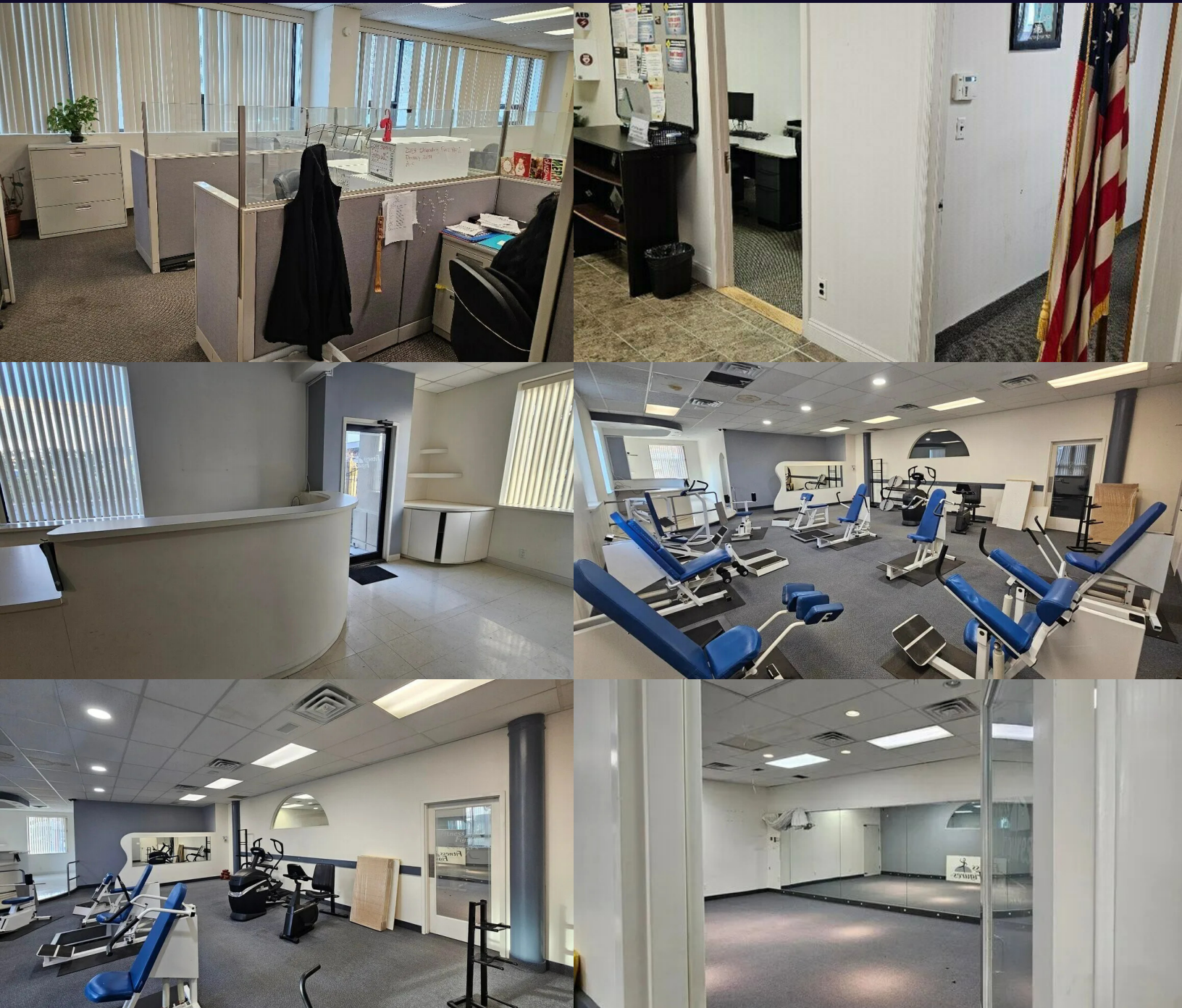
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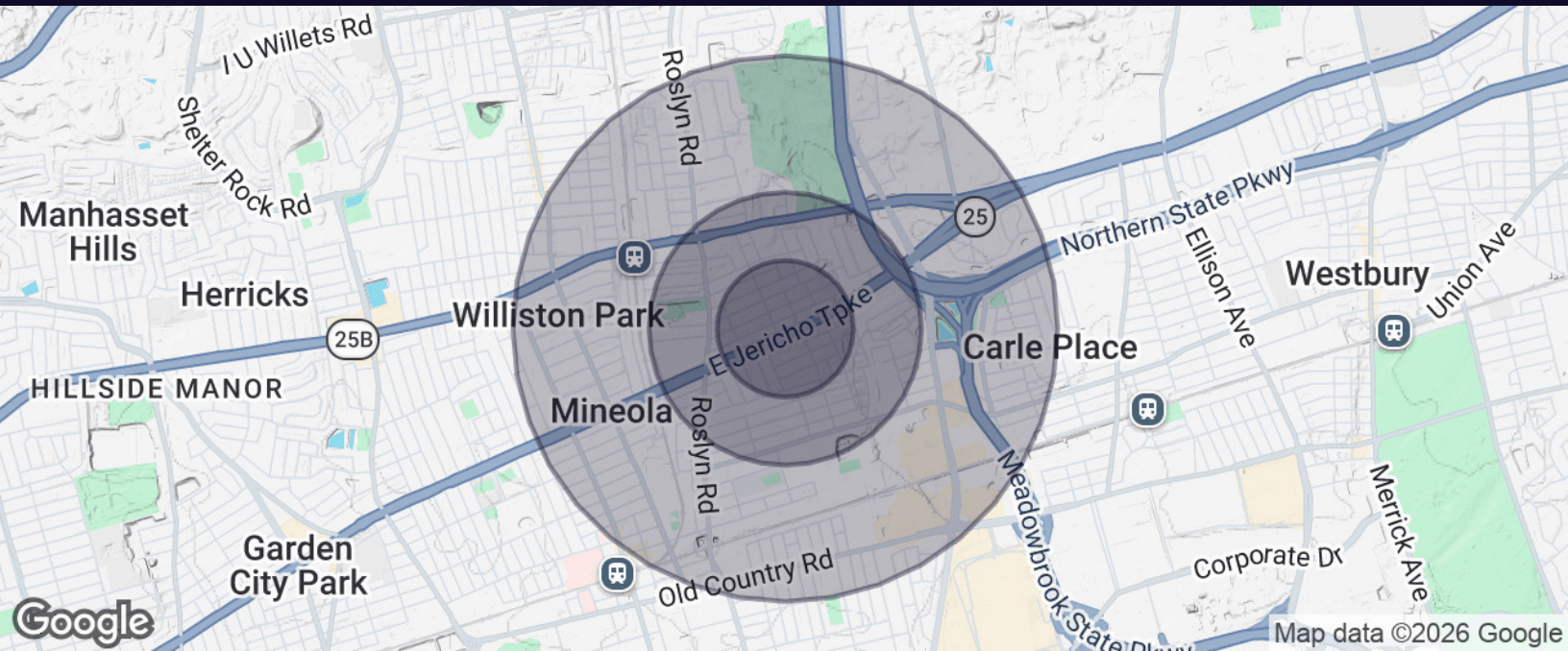
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,917	6,222	22,112
Average Age	51.8	47.7	44.3
Average Age (Male)	43.0	43.0	42.4
Average Age (Female)	54.1	48.7	45.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	619	2,284	8,765
# of Persons per HH	3.1	2.7	2.5
Average HH Income	\$172,812	\$171,328	\$178,069
Average House Value	\$691,654	\$755,630	\$747,202

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