



Exclusive  
**For Lease**

**651 W. Hoffman Ave  
Lindenhurst, NY 11757  
4,400 Sq. Ft.**

**Available For Lease @ \$17 psf**



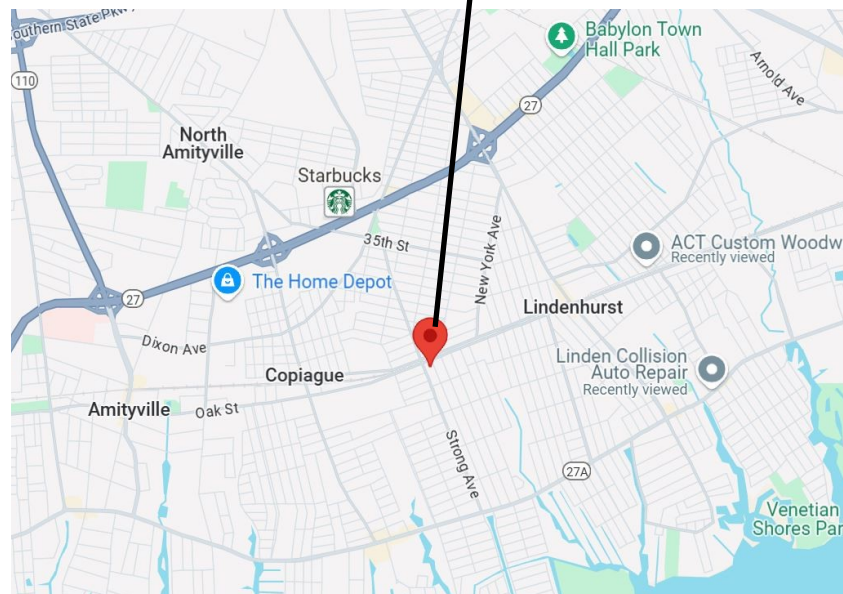
**Showing by appt only!  
Great for woodworker/cabinet maker  
(spraybooth in place)  
NO AUTOMOTIVE USES AT ALL!**

**651 W. Hoffman Ave.  
Lindenhurst, NY**

**Available space:** 4,400 SF +/-  
**Warehouse/Office:** 90%/10%  
**Ceiling Ht.:** 14 ft.  
**Zoning:** Industrial G  
**Utility:** Gas, 400amp, Sewer  
**Parking:** 5 spaces, + street parking  
**Lease Rate:** \$17.00 psf

**Property Features:**

- Great warehouse/industrial use space, renovated 2017. Full AC.
- Large 10' x 12' overhead loading door
- High visibility with 100 feet of frontage on Hoffman Ave. Close to Lindenhurst & Copiague train stations.
- Additional mezzanine storage above office.



[651 West Hoffman Ave, Lindenhurst, NY 11757](#)  
(click for google map)



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SALES ❖ TENANT REPRESENTATION ❖ LEASING

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. Images, content and design Copyrighted CCR 2008-2023

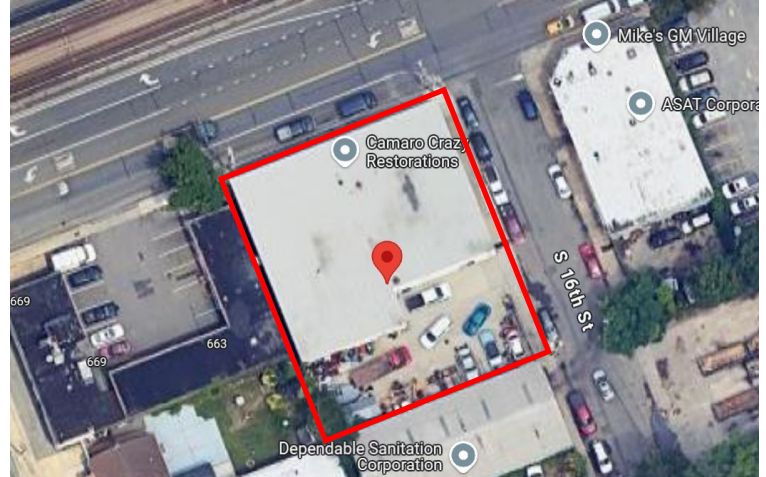


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Side and rear of building



Aerial view of property



## Demographic Summary

	651 W. Hoffman Ave. Lindenhurst				
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,899	107,626	232,184	715,065	183,329
5 Yr Growth	-1.9%	-2.4%	-2.1%	-2.2%	-2.7%
Median Age	43	42	42	42	42
5 Yr Forecast	44	43	42	42	43
White / Black / Hispanic	80% / 3% / 14%	66% / 8% / 23%	63% / 13% / 21%	63% / 8% / 21%	62% / 13% / 22%
5 Yr Forecast	80% / 3% / 14%	66% / 8% / 23%	63% / 13% / 21%	63% / 9% / 21%	62% / 13% / 22%
Employment	6,125	38,568	87,430	321,272	98,203
Buying Power	\$666M	\$4B	\$8.7B	\$28.7B	\$6.8B
5 Yr Growth	-3.7%	-3.5%	-3.5%	-3.6%	-3.5%
College Graduates	26.4%	29.0%	31.3%	36.8%	35.1%
<b>Household</b>					
Households	6,421	36,448	76,375	229,769	60,819
5 Yr Growth	-2.0%	-2.6%	-2.3%	-2.3%	-3.0%
Median Household Income	\$103,717	\$109,060	\$113,278	\$124,786	\$112,197
5 Yr Forecast	\$101,947	\$108,086	\$111,913	\$123,020	\$111,558
Average Household Income	\$127,809	\$133,048	\$139,304	\$150,661	\$137,289
5 Yr Forecast	\$125,326	\$132,349	\$138,174	\$148,717	\$136,715
% High Income (>\$75K)	65%	67%	69%	72%	69%
<b>Housing</b>					
Median Home Value	\$452,463	\$453,264	\$470,272	\$542,546	\$465,499
Median Year Built	1959	1960	1959	1958	1960
Owner / Renter Occu-	73% / 27%	73% / 27%	78% / 22%	82% / 18%	76% / 24%



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**Demised premises  
4,400 sq ft available**



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