



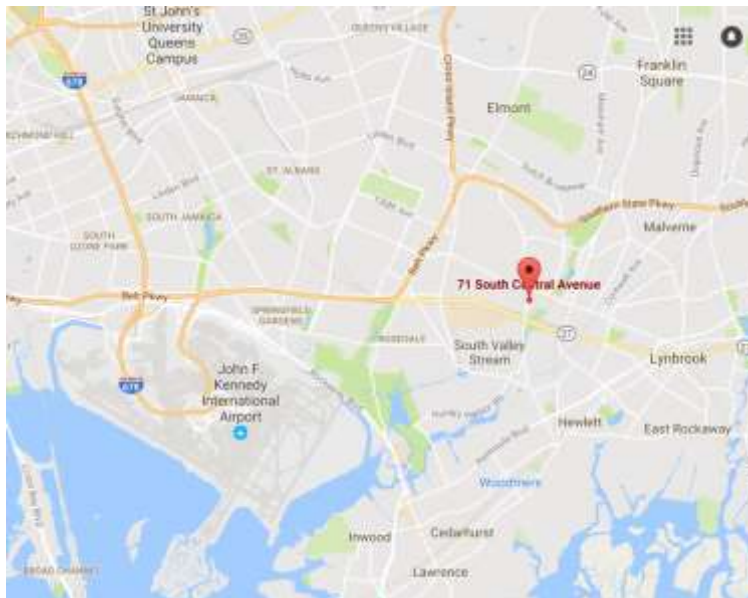
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Call Gabor Karsai
516-359-8028

OFFICE FOR LEASE

71 South Central Avenue
Valley Stream, NY 11580

WWW.LANDMARKBROCHURES.HOMESTEAD.COM



- **Space Available: 4,639 RSF**
- **Sub Dividable**
- **Build to suit**
- **Price only \$26/SF/Yr Full Service**
- **15 minutes to JFK Airport**
- **In Nassau County**
- **Elevator Building**
- **Ample Parking**
- **24/7 Access**
- **Last available office**

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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PROPERTY INDICATORS

- **Sect: 37, Block: 344, Lot: 132**
- **Lot Size: 0.458 Ac**
- **Building Size: Approximately 32,404 SF**
- **Year built: 1984**
- **Town: Hempstead**
- **Village: Valley Stream**
- **Ample Parking**
- **15 minutes to JFK Airport**

SPACE AVAILABLE

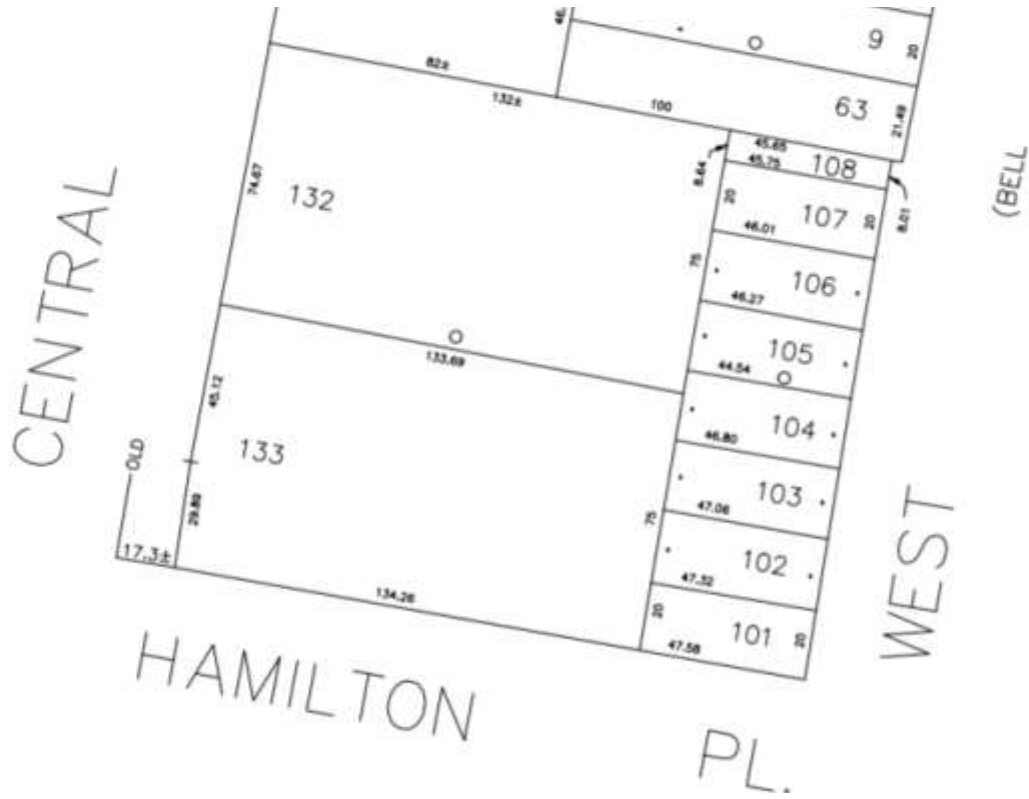
Second Floor:

- **4,639 RSF**
- **The price includes:**
 - Common Area Charges**
 - Electric**
 - HVAC**
 - Base Year Tax**
 - Base Year Insurance**
 - Heating and Air Conditioning**
 - Generous Parking**



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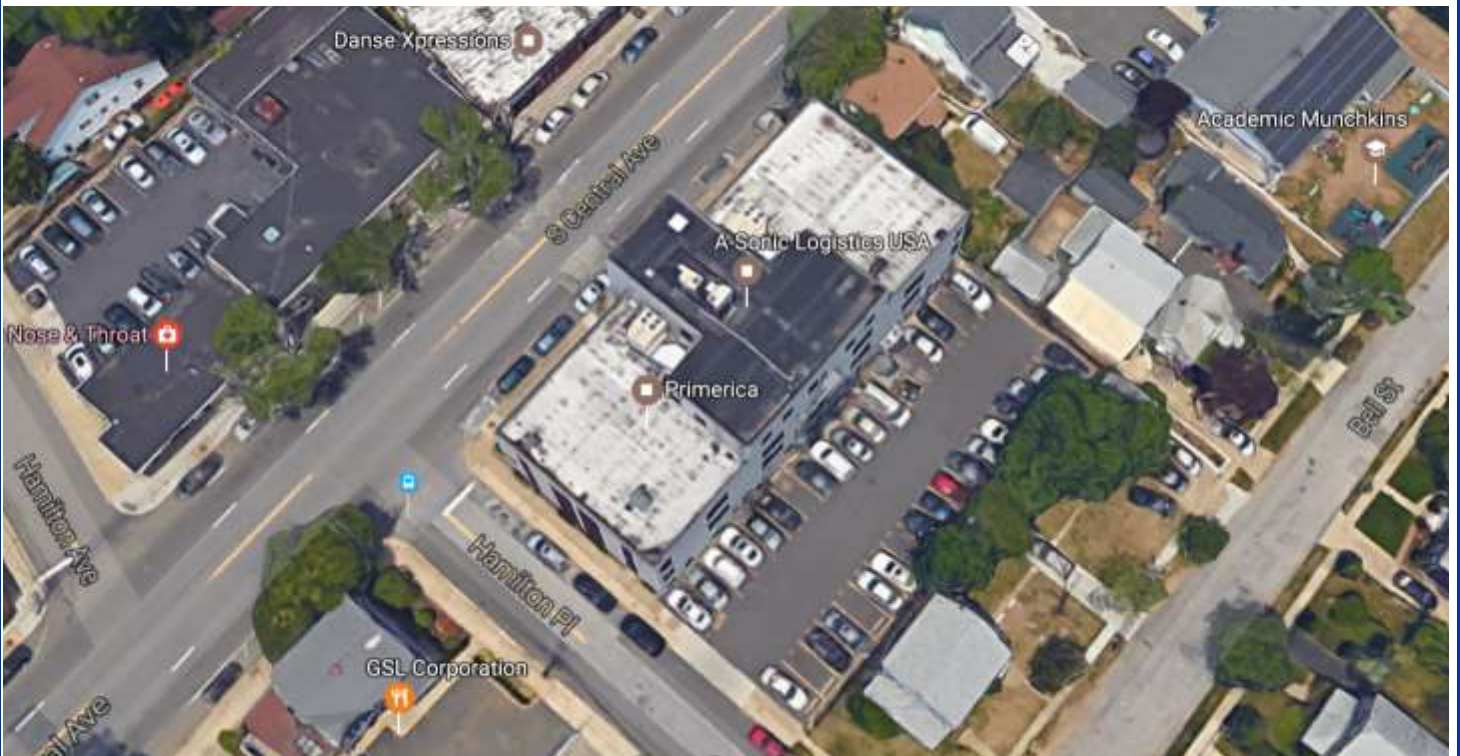
Survey, Tax Map





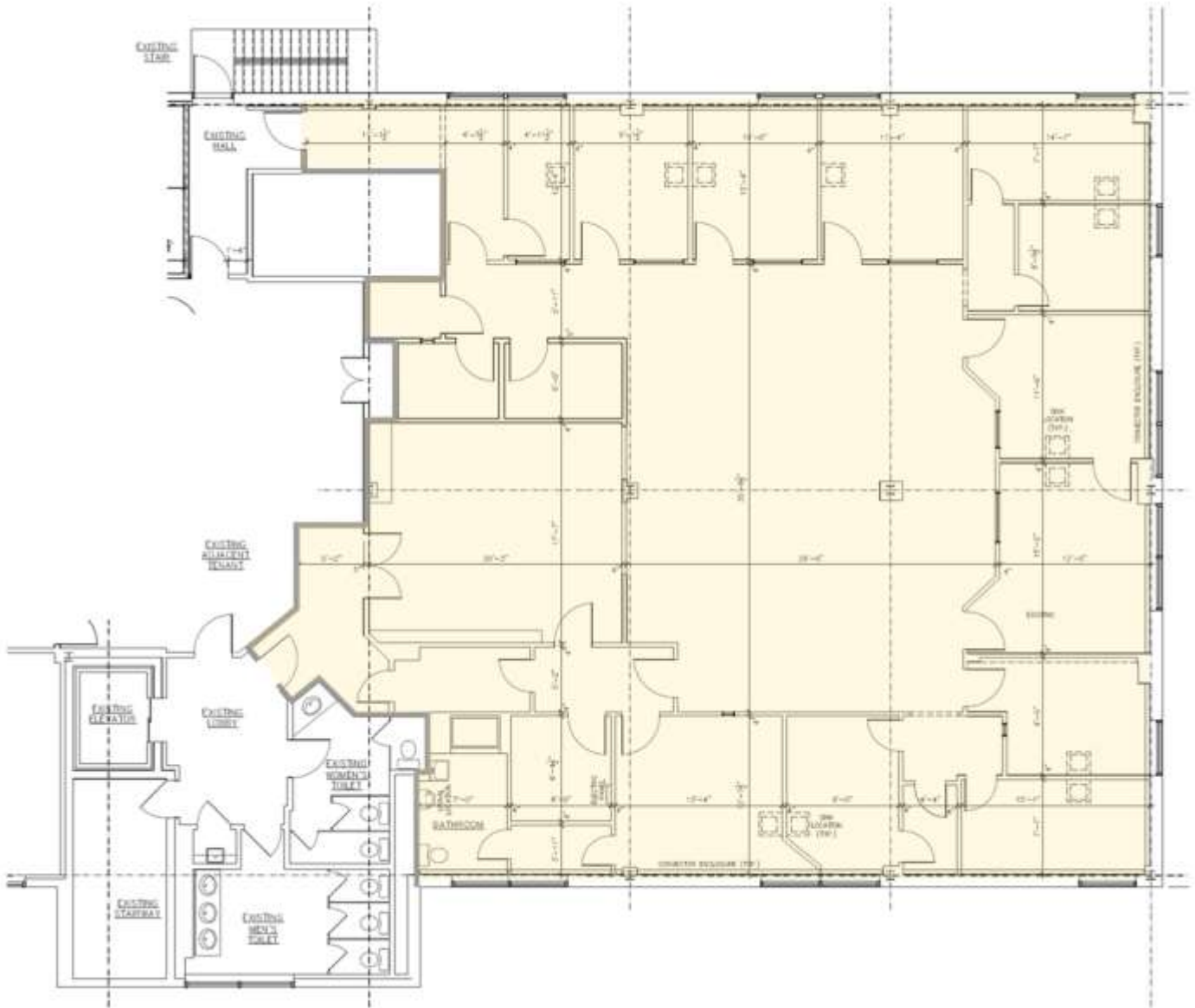
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AERIAL PHOTOGRAPHS





Office Layout



4,639 RSF



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Public Transportation

Long Island Rail Road

Key

- Full Time rail station
- Accessible station
- Part Time rail station
- Major Transit Hub

© 2017 Metropolitan Transportation Authority





VILLAGE OF VALLEY STREAM

Zoning

Legend

-  Village Line
-  Railroad
-  P Zone
-  PK Zone
-  SC Zone
-  C-1 Zone
-  C-2 Zone
-  C-3 Zone
-  C-A Zone
-  CX Zone
-  R-1 Zone
-  R-2 Zone

C-1

Multiple-Family
Residential;
Retail Business



Population in 2014: 37,832 (100% urban, 0% rural). Population change since 2000: +4.0%



Males: 18,593  (49.1%)

Females: 19,239  (50.9%)

Median resident age:  38.4 years

New York median age:  38.3 years

Zip codes: [11580](#).

Estimated median household income in 2015: \$92,158 (it was \$63,243 in 2000)

Valley Stream:  \$92,158

NY:  \$60,850

Estimated per capita income in 2015: \$34,191 (it was \$25,636 in 2000)

[Valley Stream village income, earnings, and wages data](#)

Estimated median house or condo value in 2015: \$381,306 (it was \$202,600 in 2000)

Valley Stream:  \$381,306

NY:  \$293,500



DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	14,776	136,479	354,527
2015 Female Population	15,931	154,067	397,424
% 2015 Male Population	48.12%	46.97%	47.15%
% 2015 Female Population	51.88%	53.03%	52.85%
2015 Total Population: Adult	23,938	226,722	583,397
2015 Total Daytime Population	34,365	234,952	651,149
2015 Total Employees	18,190	79,526	239,881
2015 Total Population: Median Age	40	40	39
2015 Total Population: Adult Median Age	48	49	49
2015 Total population: Under 5 years	1,648	16,060	44,762
2015 Total population: 5 to 9 years	1,781	17,355	45,749
2015 Total population: 10 to 14 years	2,035	18,656	48,310
2015 Total population: 15 to 19 years	2,124	19,384	50,271
2015 Total population: 20 to 24 years	2,214	19,862	53,115
2015 Total population: 25 to 29 years	1,904	18,161	48,771
2015 Total population: 30 to 34 years	1,874	17,385	46,570
2015 Total population: 35 to 39 years	1,927	16,965	44,623
2015 Total population: 40 to 44 years	2,087	18,558	48,496
2015 Total population: 45 to 49 years	2,350	21,554	55,108
2015 Total population: 50 to 54 years	2,612	23,614	59,260
2015 Total population: 55 to 59 years	2,274	21,425	54,100
2015 Total population: 60 to 64 years	1,636	17,471	44,320
2015 Total population: 65 to 69 years	1,268	13,918	34,713
2015 Total population: 70 to 74 years	834	9,775	24,152
2015 Total population: 75 to 79 years	759	7,460	18,543
2015 Total population: 80 to 84 years	659	5,971	14,311
2015 Total population: 85 years and over	721	6,972	16,777
% 2015 Total population: Under 5 years	5.37%	5.53%	5.95%
% 2015 Total population: 5 to 9 years	5.80%	5.97%	6.08%
% 2015 Total population: 10 to 14 years	6.63%	6.42%	6.42%



DEMOGRAPHIC DATA

% 2015 Total population: 10 to 14 years	6.63%	6.42%	6.42%
% 2015 Total population: 15 to 19 years	6.92%	6.67%	6.69%
% 2015 Total population: 20 to 24 years	7.21%	6.84%	7.06%
% 2015 Total population: 25 to 29 years	6.20%	6.25%	6.49%
% 2015 Total population: 30 to 34 years	6.10%	5.98%	6.19%
% 2015 Total population: 35 to 39 years	6.28%	5.84%	5.93%
% 2015 Total population: 40 to 44 years	6.80%	6.39%	6.45%
% 2015 Total population: 45 to 49 years	7.65%	7.42%	7.33%
% 2015 Total population: 50 to 54 years	8.51%	8.13%	7.88%
% 2015 Total population: 55 to 59 years	7.41%	7.37%	7.19%
% 2015 Total population: 60 to 64 years	5.33%	6.01%	5.89%
% 2015 Total population: 65 to 69 years	4.13%	4.79%	4.62%
% 2015 Total population: 70 to 74 years	2.72%	3.36%	3.21%
% 2015 Total population: 75 to 79 years	2.47%	2.57%	2.47%
% 2015 Total population: 80 to 84 years	2.15%	2.06%	1.90%
% 2015 Total population: 85 years and over	2.35%	2.40%	2.23%
2015 White alone	14,212	115,817	284,268
2015 Black or African American alone	7,274	132,830	324,826
2015 American Indian and Alaska Native alone	108	912	3,469
2015 Asian alone	4,685	18,419	61,969
2015 Native Hawaiian and OPI alone	21	92	439
2015 Some Other Race alone	3,109	14,099	49,413
2015 Two or More Races alone	1,298	8,377	27,567
2015 Hispanic	7,381	36,820	108,927
2015 Not Hispanic	23,326	253,726	643,024
% 2015 White alone	46.28%	39.86%	37.80%
% 2015 Black or African American alone	23.69%	45.72%	43.20%
% 2015 American Indian and Alaska Native alone	0.35%	0.31%	0.46%
% 2015 Asian alone	15.26%	6.34%	8.24%
% 2015 Native Hawaiian and OPI alone	0.07%	0.03%	0.06%
% 2015 Some Other Race alone	10.12%	4.85%	6.57%



DEMOGRAPHIC DATA

% 2015 Some Other Race alone	10.12%	4.85%	6.57%
% 2015 Two or More Races alone	4.23%	2.88%	3.67%
% 2015 Hispanic	24.04%	12.67%	14.49%
% 2015 Not Hispanic	75.96%	87.33%	85.51%
2015 Not Hispanic: White alone	19,559	130,659	293,684
2015 Not Hispanic: Black or African American alone	2,621	109,407	296,876
2015 Not Hispanic: American Indian and Alaska Native alone	26	435	1,802
2015 Not Hispanic: Asian alone	2,587	11,522	36,596
2015 Not Hispanic: Native Hawaiian and OPI alone	8	78	264
2015 Not Hispanic: Some Other Race alone	195	1,394	6,455
2015 Not Hispanic: Two or More Races	601	6,332	19,694
% 2015 Not Hispanic: White alone	66.93%	46.37%	40.50%
% 2015 Not Hispanic: Black or African American alone	8.97%	38.82%	40.94%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.09%	0.15%	0.25%
% 2015 Not Hispanic: Asian alone	8.85%	4.09%	5.05%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.03%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.67%	0.49%	0.89%
% 2015 Not Hispanic: Two or More Races	2.06%	2.25%	2.72%
<hr/>			
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	30,707	290,546	751,951
2015 Households	9,780	93,279	239,560
Population Change 2010-2015	-376	11,665	32,477
Household Change 2010-2015	-239	2,343	6,611
% Population Change 2010-2015	-1.21%	4.18%	4.51%
% Household Change 2010-2015	-2.39%	2.58%	2.84%
Population Change 2000-2015	1,486	8,744	26,792
Household Change 2000-2015	-340	463	3,467
% Population Change 2000 to 2015	5.09%	3.10%	3.69%
% Household Change 2000 to 2015	-3.46%	0.50%	1.47%



DEMOGRAPHIC DATA

% Population Change 2010-2015	-1.21%	4.18%	4.51%
% Household Change 2010-2015	-2.39%	2.58%	2.84%
Population Change 2000-2015	1,486	8,744	26,792
Household Change 2000-2015	-340	463	3,467
% Population Change 2000 to 2015	5.09%	3.10%	3.69%
% Household Change 2000 to 2015	-3.36%	0.50%	1.47%
<hr/>			
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	10,264	95,512	244,980
2015 Occupied Housing Units	10,121	92,818	236,094
2015 Owner Occupied Housing Units	7,783	72,805	169,341
2015 Renter Occupied Housing Units	2,338	20,013	66,753
2015 Vacant Housings Units	144	2,696	8,886
% 2015 Occupied Housing Units	98.61%	97.18%	96.37%
% 2015 Owner occupied housing units	76.90%	78.44%	71.73%
% 2015 Renter occupied housing units	23.10%	21.56%	28.27%
% 2000 Vacant housing units	1.40%	2.82%	3.63%
<hr/>			
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$93,350	\$89,064	\$79,033
2015 Household Income: Average	\$112,973	\$112,717	\$104,156
2015 Per Capita Income	\$36,029	\$36,333	\$33,503
2015 Household income: Less than \$10,000	309	2,534	10,291
2015 Household income: \$10,000 to \$14,999	289	2,428	7,400
2015 Household income: \$15,000 to \$19,999	411	3,108	8,912
2015 Household income: \$20,000 to \$24,999	270	2,987	9,315
2015 Household income: \$25,000 to \$29,999	246	2,629	7,620
2015 Household income: \$30,000 to \$34,999	274	3,093	8,274
2015 Household income: \$35,000 to \$39,999	233	2,796	8,771
2015 Household income: \$40,000 to \$44,999	229	2,933	8,515
2015 Household income: \$45,000 to \$49,999	233	2,981	8,493



DEMOGRAPHIC DATA

2015 Household income: \$45,000 to \$49,999	233	2,981	8,493
2015 Household income: \$50,000 to \$59,999	563	5,537	15,112
2015 Household income: \$60,000 to \$74,999	845	8,295	21,849
2015 Household income: \$75,000 to \$99,999	1,346	13,008	32,403
2015 Household income: \$100,000 to \$124,999	1,359	11,837	26,921
2015 Household income: \$125,000 to \$149,999	978	8,308	19,074
2015 Household income: \$150,000 to \$199,999	1,258	11,159	24,209
2015 Household income: \$200,000 or more	937	9,646	22,401
% 2015 Household income: Less than \$10,000	3.16%	2.72%	4.30%
% 2015 Household income: \$10,000 to \$14,999	2.96%	2.60%	3.09%
% 2015 Household income: \$15,000 to \$19,999	4.20%	3.33%	3.72%
% 2015 Household income: \$20,000 to \$24,999	2.76%	3.20%	3.89%
% 2015 Household income: \$25,000 to \$29,999	2.52%	2.82%	3.18%
% 2015 Household income: \$30,000 to \$34,999	2.80%	3.32%	3.45%
% 2015 Household income: \$35,000 to \$39,999	2.38%	3.00%	3.66%
% 2015 Household income: \$40,000 to \$44,999	2.34%	3.14%	3.55%
% 2015 Household income: \$45,000 to \$49,999	2.38%	3.20%	3.55%
% 2015 Household income: \$50,000 to \$59,999	5.76%	5.94%	6.31%
% 2015 Household income: \$60,000 to \$74,999	8.64%	8.89%	9.12%
% 2015 Household income: \$75,000 to \$99,999	13.76%	13.95%	13.53%
% 2015 Household income: \$100,000 to \$124,999	13.90%	12.69%	11.24%
% 2015 Household income: \$125,000 to \$149,999	10.00%	8.91%	7.96%
% 2015 Household income: \$150,000 to \$199,999	12.86%	11.96%	10.11%
% 2015 Household income: \$200,000 or more	9.58%	10.34%	9.35%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,799,934	\$26,263,329	\$66,508,033
2015 Jewelry stores	\$1,119,226	\$10,728,682	\$26,702,173
2015 Mens clothing stores	\$3,478,070	\$32,929,755	\$82,607,665
2015 Shoe stores	\$3,517,582	\$33,071,554	\$82,947,632
2015 Womens clothing stores	\$6,015,515	\$57,364,377	\$143,005,649



DEMOGRAPHIC DATA

2015 Womens clothing stores	\$6,015,515	\$57,364,377	\$143,005,649
2015 Automobile dealers	\$47,642,048	\$455,131,534	\$1,131,195,225
2015 Automotive parts and accessories stores	\$9,116,179	\$87,180,933	\$217,588,057
2015 Other motor vehicle dealers	\$1,220,837	\$11,820,793	\$29,724,582
2015 Tire dealers	\$4,049,212	\$38,730,213	\$96,748,282
2015 Hardware stores	\$210,089	\$2,000,657	\$4,892,704
2015 Home centers	\$2,042,798	\$19,718,162	\$48,425,128
2015 Nursery and garden centers	\$2,517,214	\$24,483,296	\$59,979,476
2015 Outdoor power equipment stores	\$1,065,587	\$10,294,094	\$25,436,683
2015 Paint and wallpaper stores	\$227,081	\$2,167,488	\$5,343,980
2015 Appliance, television, and other electronics stores	\$6,431,837	\$61,612,127	\$152,817,981
2015 Camera and photographic supplies stores	\$520,570	\$4,962,795	\$12,199,380
2015 Computer and software stores	\$16,534,173	\$158,002,066	\$397,274,685
2015 Beer, wine, and liquor stores	\$2,995,825	\$28,705,570	\$71,675,098
2015 Convenience stores	\$12,795,905	\$121,233,315	\$305,643,947
2015 Restaurant Expenditures	\$12,572,582	\$119,784,574	\$298,294,327
2015 Supermarkets and other grocery (except convenience) stores	\$46,698,860	\$443,560,840	\$1,117,579,916
2015 Furniture stores	\$4,535,468	\$43,358,187	\$107,789,783
2015 Home furnishings stores	\$15,610,613	\$149,407,439	\$371,931,378
2015 General merchandise stores	\$82,885,068	\$791,838,756	\$1,966,346,300
2015 Gasoline stations with convenience stores	\$40,110,053	\$381,187,052	\$959,008,393
2015 Other gasoline stations	\$28,788,938	\$273,859,499	\$688,630,191
2015 Department stores (excl leased depts)	\$81,765,842	\$781,110,074	\$1,939,644,127
2015 General merchandise stores	\$82,885,068	\$791,838,756	\$1,966,346,300
2015 Other health and personal care stores	\$3,250,919	\$31,094,927	\$77,163,895
2015 Pharmacies and drug stores	\$12,567,807	\$120,358,294	\$300,667,191
2015 Pet and pet supplies stores	\$3,355,816	\$32,199,489	\$80,472,857
2015 Book, periodical, and music stores	\$549,958	\$5,324,385	\$13,157,998
2015 Hobby, toy, and game stores	\$1,437,105	\$13,697,941	\$34,344,971
2015 Musical instrument and supplies stores	\$163,427	\$1,558,938	\$3,831,458

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. Gabor is past 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 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



Samples of Other Available Properties by Gabor Karsai

LANDMARK REALTORS **Building & Business FOR SALE**

**4 Burns Avenue
Hicksville, NY 11801**

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- Asking \$850,000
- Existing Auto Body Shop
- Spray Booth and Mixing Room
- Central Location
- Ample Parking
- Seven space upstairs
- Two Bays
- 3,800 SF with office
- 11,100 SF lot
- Brick construction

LANDMARK REALTORS **OFFICE SPACE FOR LEASE**

**102 - 114 Jericho Turnpike
Floral Park, NY 11001**

www.LANDMARKBROCHURES.HOMESTEAD.COM

- 16,000 SF Office Space
- Sub dividable
- Flexible Configurations
- Prices from only \$21/SF
- On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

LANDMARK REALTORS **OFFICE SPACE FOR LEASE**

**199 Jericho Turnpike
Floral Park, NY 11001**

www.LANDMARKBROCHURES.HOMESTEAD.COM

- Spaces from 1,500- 6,000SF
- Sub dividable and Flexible
- Elevator Building
- Prices from only \$24/SF
- On a Major Thoroughway
- Steps from public transport Bus Lines & LIRR Train
- Central Location
- Ample Parking, 24/7 Access

LANDMARK REALTORS **Investment Property FOR SALE**

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

www.LANDMARKBROCHURES.HOMESTEAD.COM

- Approx. 3,000 SF Restaurant Bar Plus full Basement
- Plus Approx. 640 SF Retail Store
- Sale price \$499,000
- Lot Size Approx. 40' x 98'
- Bldg. Size Approx. 3,660 SF - Rent
- Zoning: S1 Bar/Restaurant
- Neighborhood Location
- Great Visibility
- Traffic light corner
- Newly renovated

LANDMARK REALTORS **Retail Store FOR SALE OR LEASE**

**16 Ludlam Avenue
Bayville, NY 11709**

www.LANDMARKBROCHURES.HOMESTEAD.COM

- Sale Price: \$499,000
- Lease Asking: \$4,000/Mo Net
- 3,300 SF Retail Store
- Main Thoroughfare
- Great Exposure
- Within a Waterfront Revitalization Area
- 6 Car Front Parking
- On the Gold Coast of Long Island

LANDMARK REALTORS **Office Building For Sale or Lease**

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

www.LANDMARKBROCHURES.HOMESTEAD.COM

- Asking Price: \$4,000,000
- Approximately 25,400 SF Office/Retail Building
- Two sub dividable floors
- 60 car parking lot
- Lot Size: 48,816 SF
- On major thoroughfare
- Traffic light corner
- High Income Area
- Close to Bus and LIRR Lines
- 24/7 Access
- Achievable CAP: 10%

CONTACT INFORMATION



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GABOR KARSAI
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