

40 Carmans Road

Massapequa, NY



Address:	40 Carmans Road, Massapequa, NY		
Space Available:	Approximately 9,000 Sq. ft		
DEMOS:	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
Population:	7,127	52,451	112,596
Avg HH Income:	\$76,442	\$83,836	\$84,346
Lease:	\$25.00 PSF		
Pass Thrus:	\$10.00 PSF		
Details:	<p>Former "Wiz" Location Tremendous Exposure in front of Sunrise Mall, Cross Easements (Maintained by Mall property) 30 Tons of Free Blow HVAC, 1600 Amp service. Attached to sewers and gas.</p>		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



Island Associates Real Estate Inc.

For more information, contact:

Steve McKnight

steve@islandassociates.com

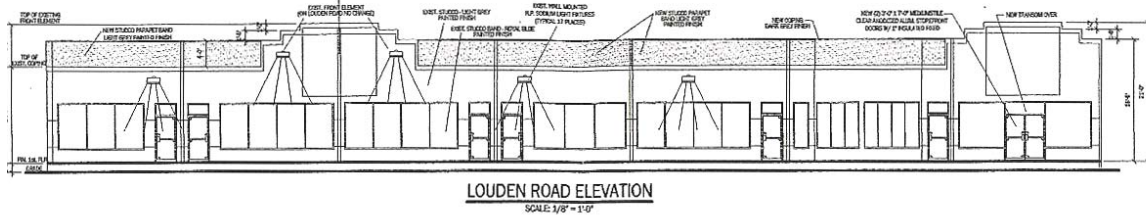
Phone: 631.982.2100 • Fax: 631.982.2101

444 Rte 111, Suite 1, Smithtown, NY 11787

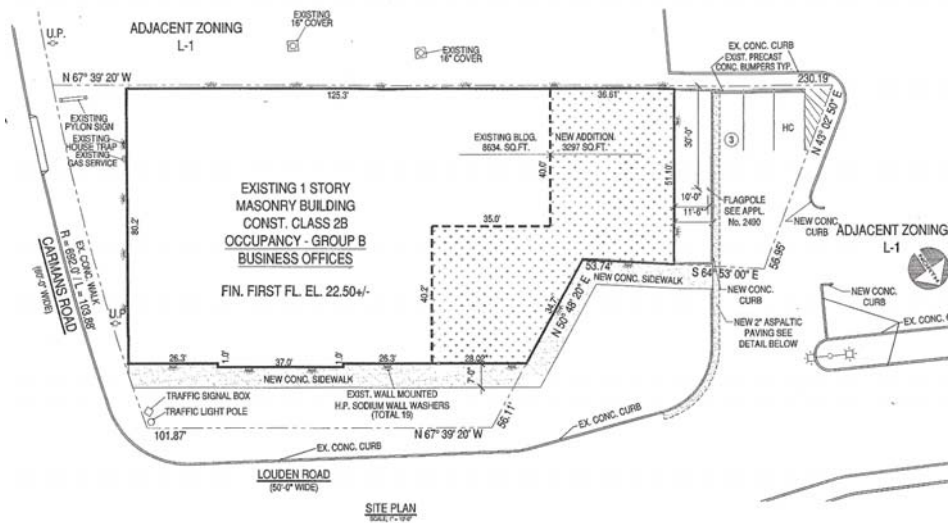
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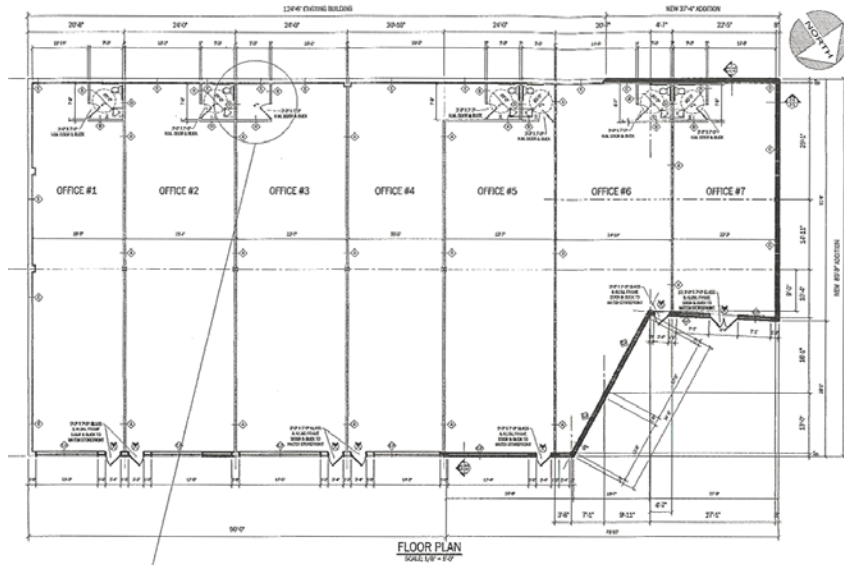
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Elevation



Site Plan



Floor Plan