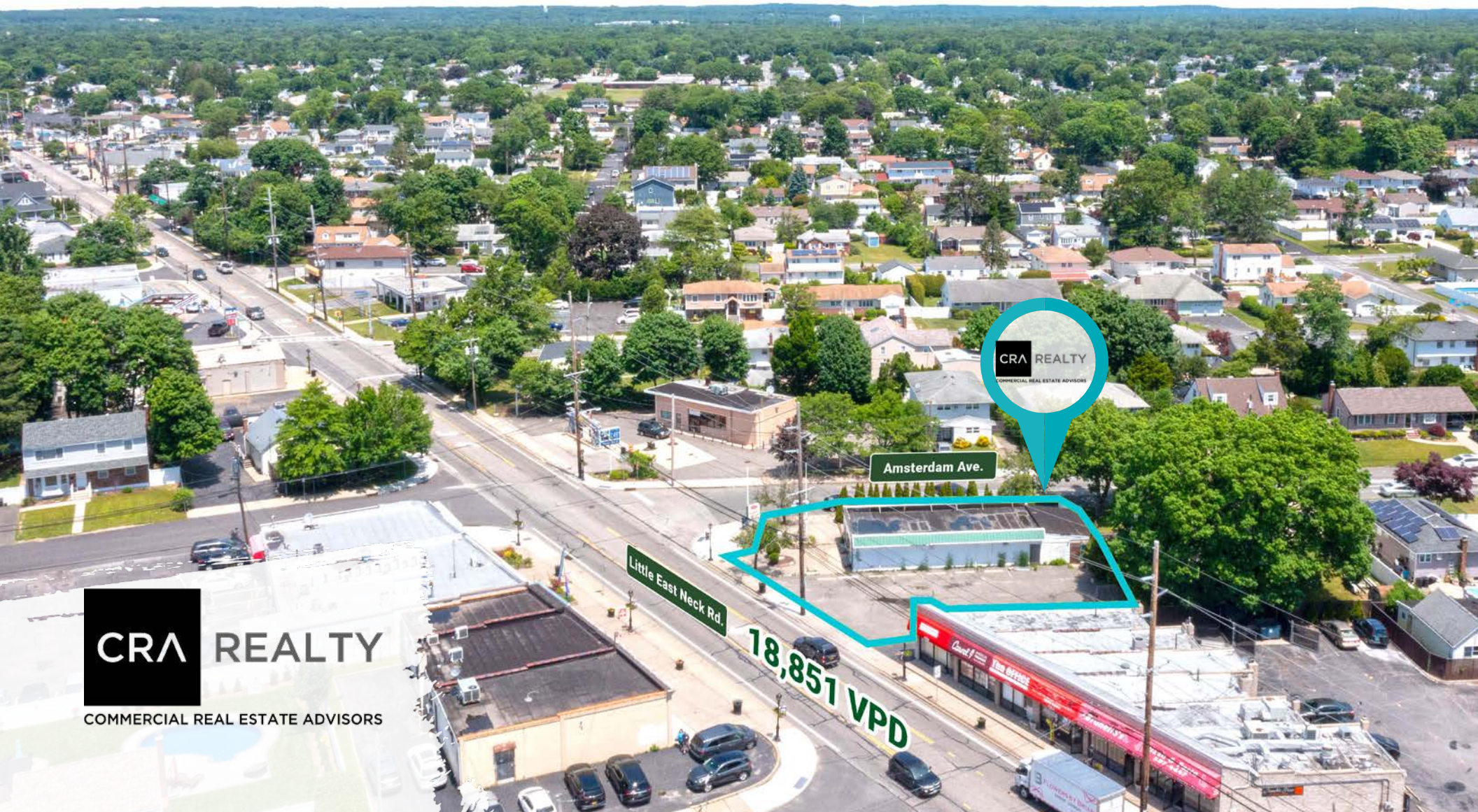


# For Sale

## Retail/Office Building in Residential Dense Trade Area

941 Little E Neck Rd. | West Babylon, NY 11704



Amsterdam Ave.

Little East Neck Rd.

18,851 VPD



Property Information	
Sale Price	\$649,000
Real Estate Taxes	\$19,000 (2022)
Currently under Tax Grievance for reduction	
Address	941 Little East Neck Road West Babylon NY 11704
Parcel ID	0100-140.00-01.00-001.001
Lot Size	±10,230 SF
Zoning	<a href="#">E Business District</a>
Parking	10 Spaces
Building Size	±1,900 SF (±24' x ±77')
Year Built	1970



### Strategic Located on Little East Neck Road

Property is equidistant between Southern State Parkway and Sunrise Highway (Highway 27)

### High Income, Dense Trade Area

Over \$126,000 Average HH income with over 145,00 population (3 mile radius)

### Retails in the Trade Area



*Property  
Highlights*

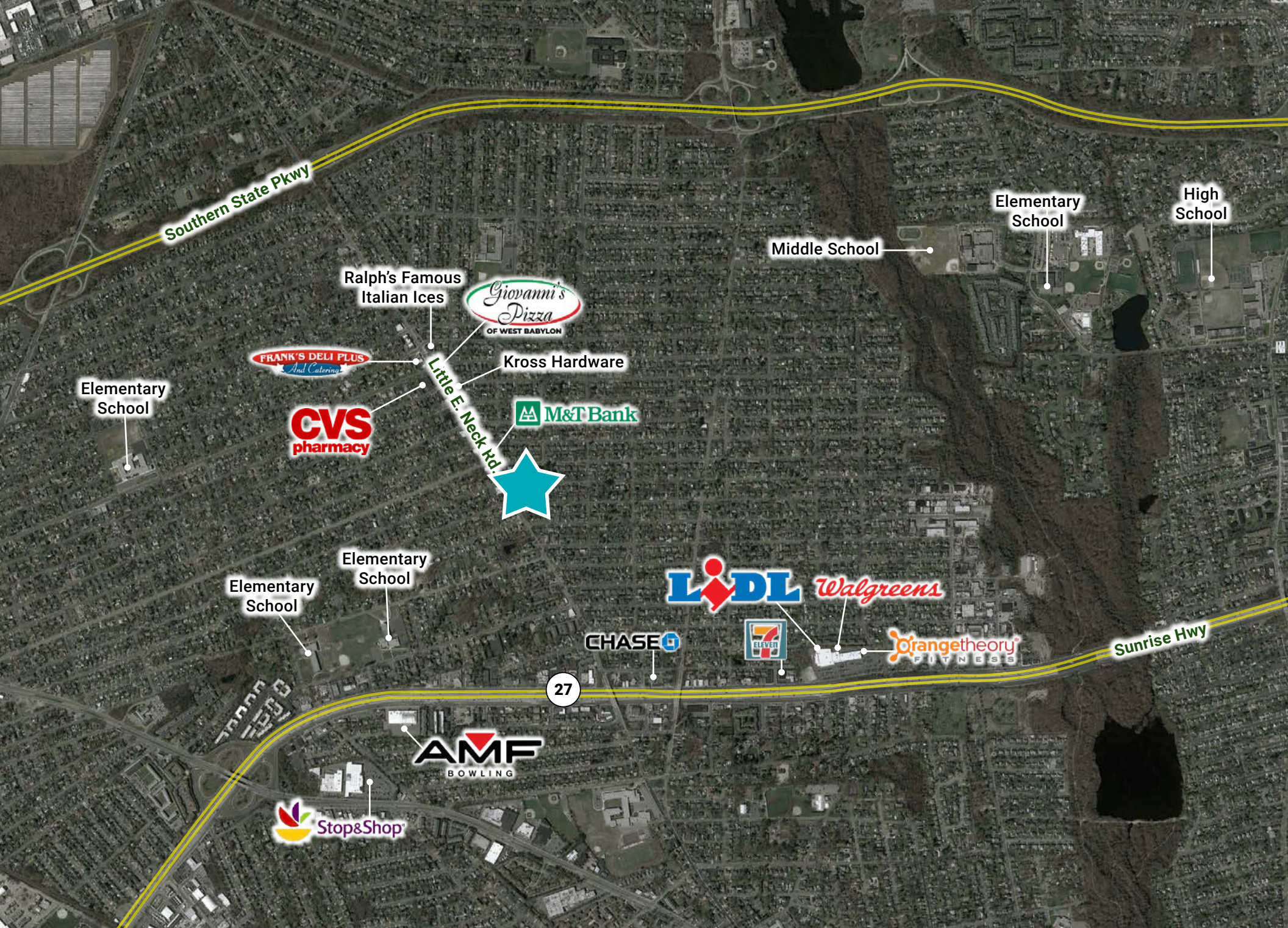
# Exterior Photos

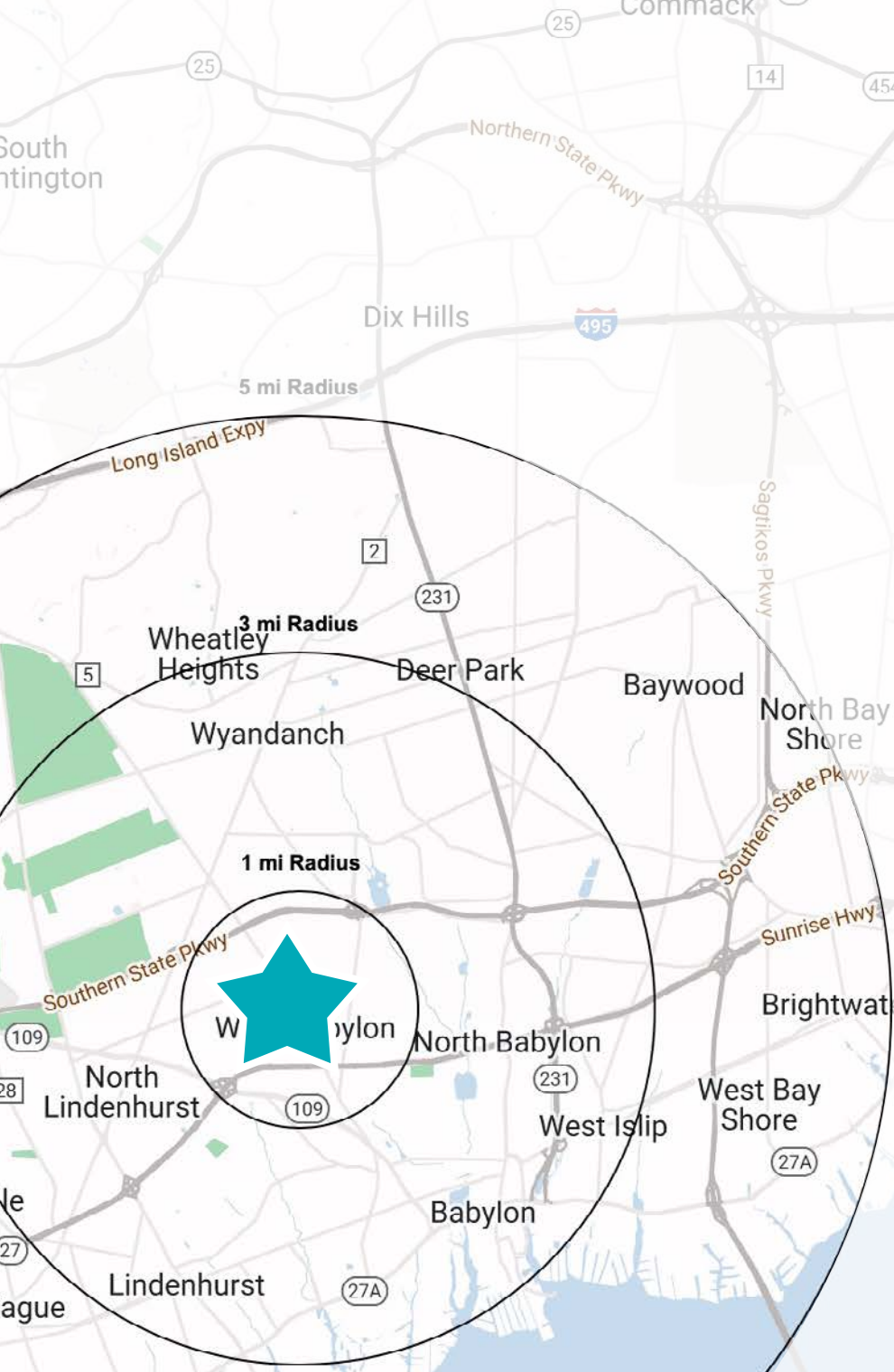


# Interior Photos









	1 Mile	3 Mile	5 Mile
2022 Estimated Population	21,409	145,199	307,542
2022 Est. Median Age	39.5	39.3	40.0

#### Population

2022 Estimated Households	7,201	47,496	101,638
2022 Median Home Value	\$434,066	\$453,411	\$479,154
2022 Median Rent	\$1,933	\$1,851	\$1,826

#### Households/Housing

2022 Est. Average Household Income	\$124,183	\$126,131	\$131,551
2022 Est. Median Household Income	\$112,739	\$109,069	\$110,645
2022 Est. Total Businesses	666	5,985	15,287
2022 Est. Total Employees	5,070	53,529	154,669

#### Businesses/Employees

2022 Est. Total Household Expenditure	\$597.91 M	\$3.95 B	\$8.72 B
2022 Est. Apparel	\$21.51 M	\$142.42 M	\$314.85 M
2022 Est. Entertainment	\$34.91 M	\$230.33 M	\$509.42 M
2022 Est. Food, Beverages, Tobacco	\$89.85 M	\$593.61 M	\$1.31 B
2022 Est. Furnishings, Equipment	\$21.59 M	\$142.39 M	\$314.76 M
2022 Est. Health Care, Insurance	\$53.65 M	\$353.89 M	\$779.86 M

#### Household Expenditures