

CMS

Real Estate Services, Inc.

*Retail * Office * Industrial * Investments * Development * Sales/Leasing*

Retail Space Available: Ultimate Game Sports

Carleton Avenue, Central Islip, NY (Suffolk County)



Property Overview

GLA:	500,000 SF Building + Five Outdoor Fields
Commercial Space:	200,000 SF Available for lease
Lot Size:	34 Acres
Available:	1,000 SF - 50,000 SF
Parking:	1300
Overview/Amenities:	Full size indoor Football Field, 10-Basketball Courts/20-Volleyball Courts, 5-Outdoor Fields, Batting Cages, 24-Lane Bowling Alley, Racquetball Courts, Virtual Golf, Gym, Restaurants, Daycare, Bank & Office
Comments:	Located next to Ducks Stadium, NY Institute of Technology, Suffolk County District Court, Home Depot & Target

Asking Price: **Please Call For Pricing**

Demographics

Year 2011	1-Mile	3-Mile	5-Mile
Estimated Population	15,215	118,873	255,679
Housing Units ('00)	4,323	32,616	74,774
Average HHI	\$87,605	\$90,648	\$96,196
Median HHI	\$75,568	\$76,887	\$79,243
AADT ('11)	22,602 VPD (Carlton Avenue)		

For Additional Information Call: Hayes H. Hstand

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hayes@cms-re.com or hhstand@yahoo.com • Website: www.CMS-RE.com

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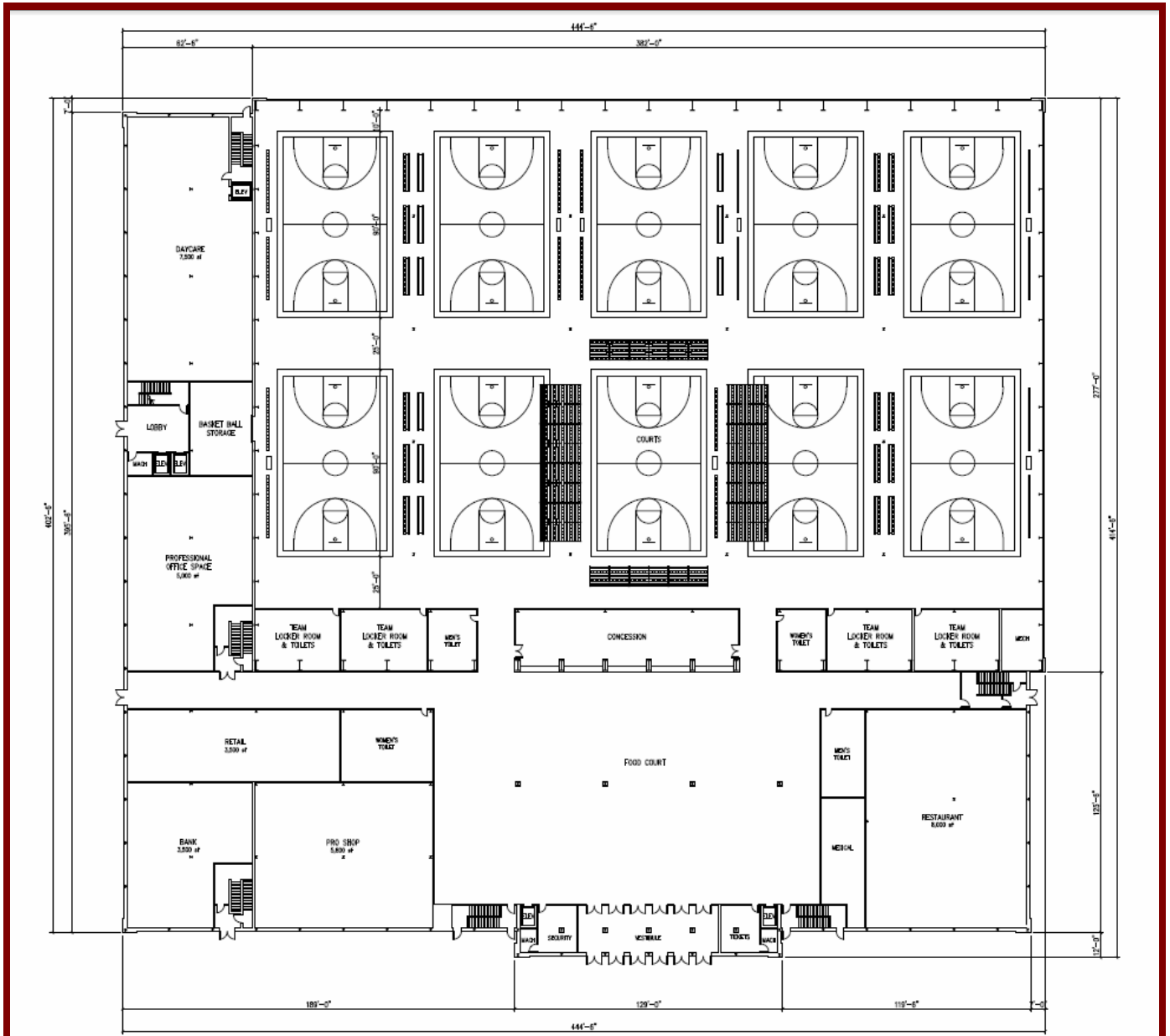
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Floor Plans: 1st Floor



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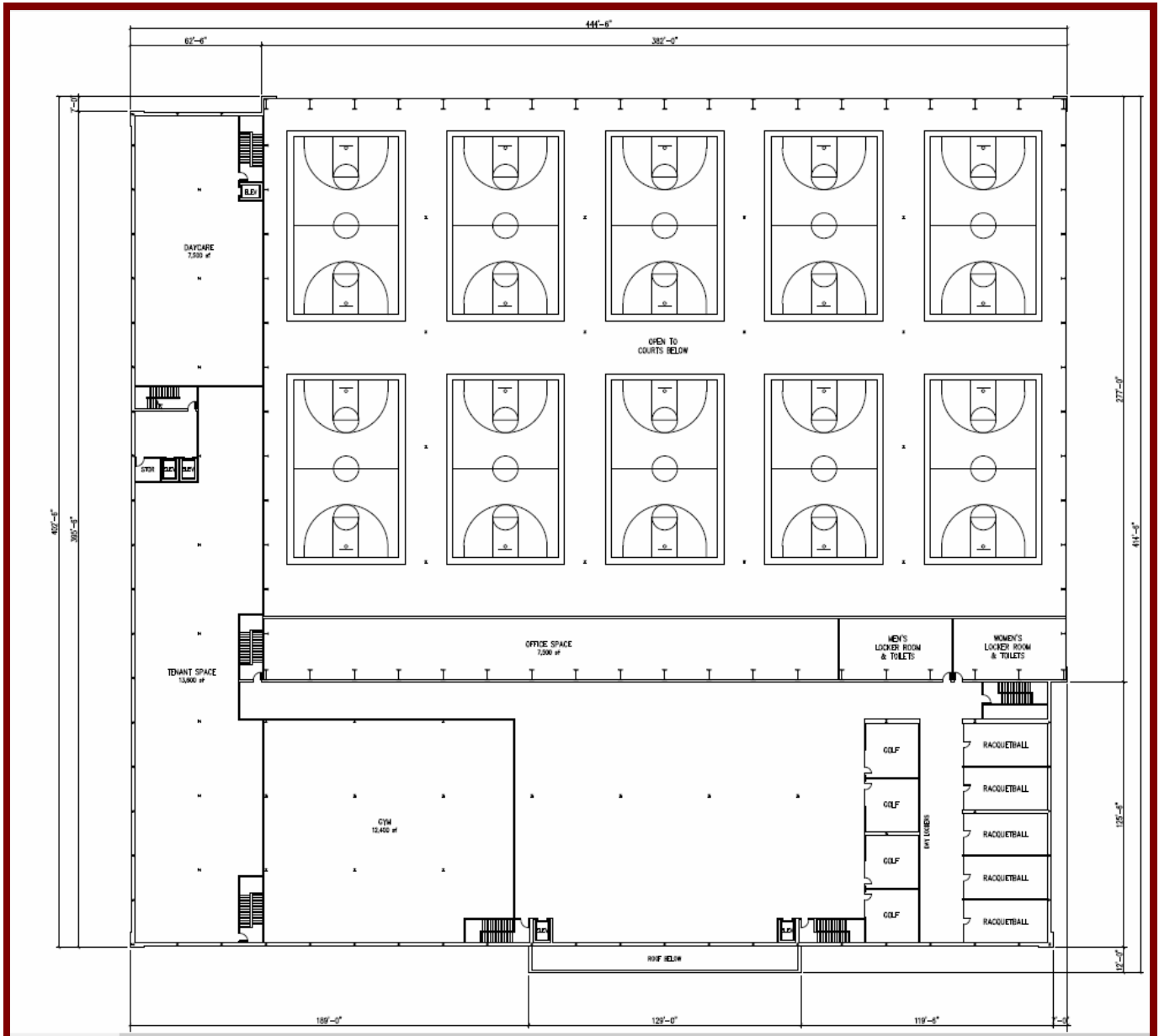
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Floor Plans: 2nd Floor



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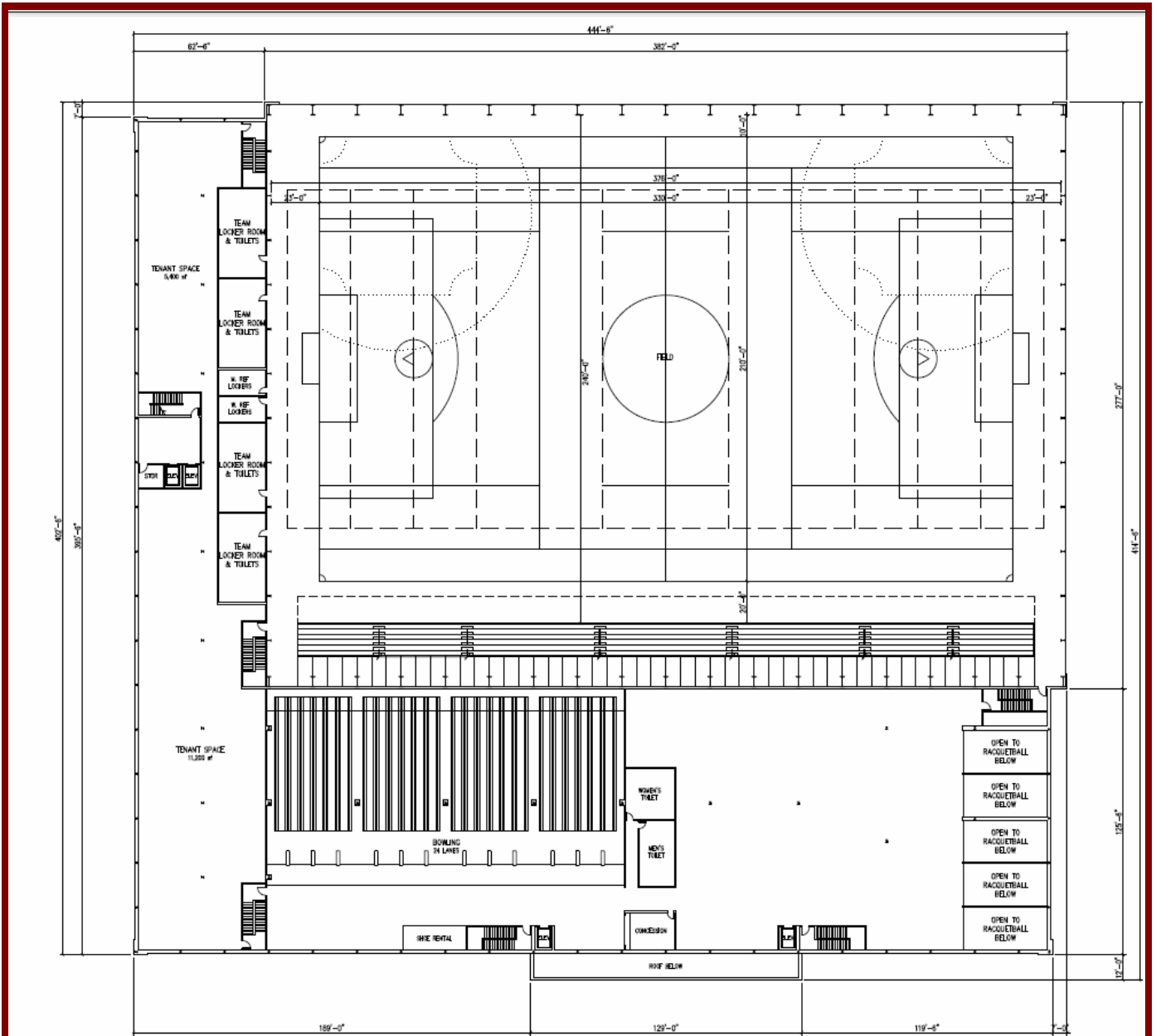
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Floor Plans: 3rd Floor



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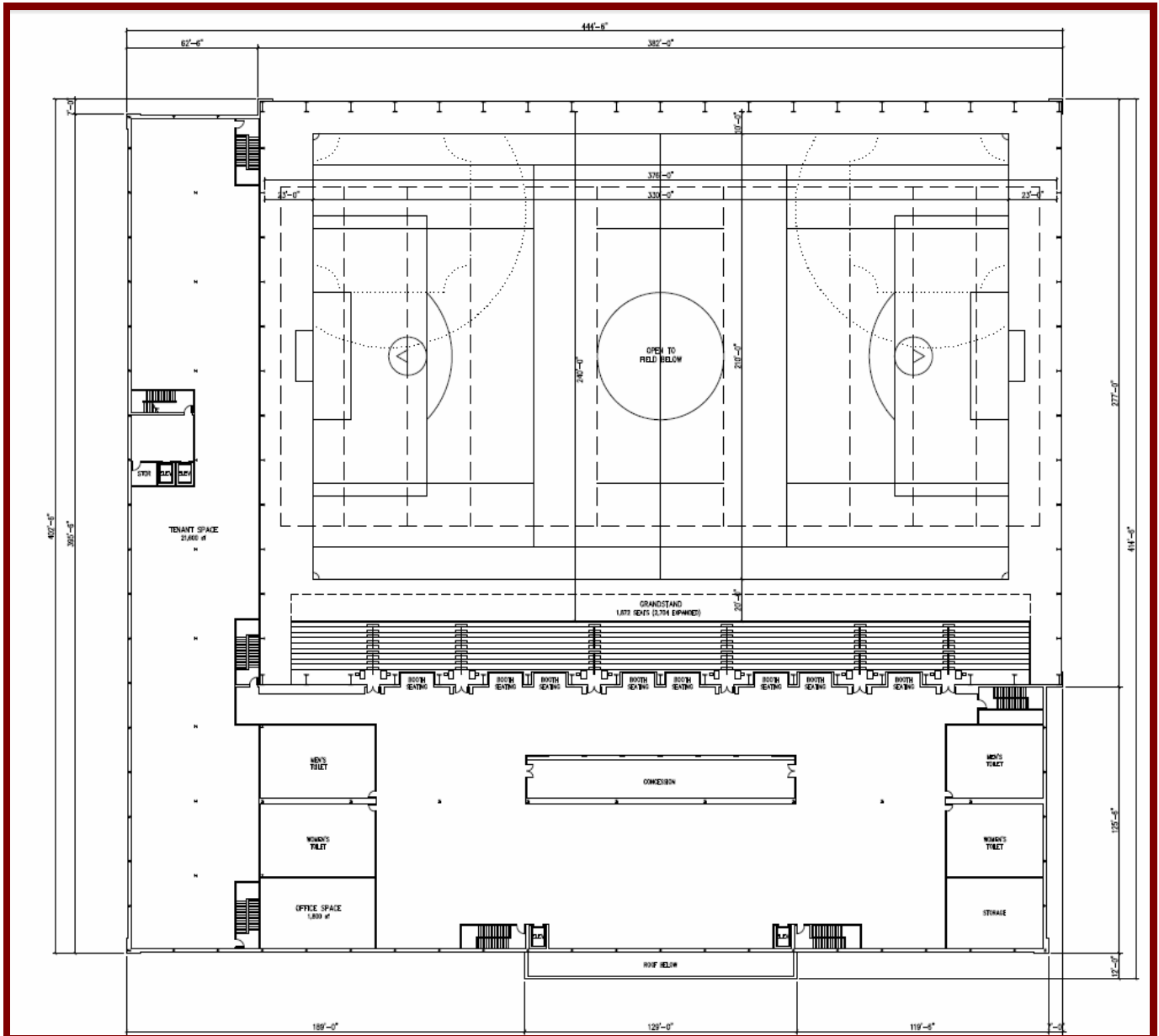
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Floor Plans: 4th Floor



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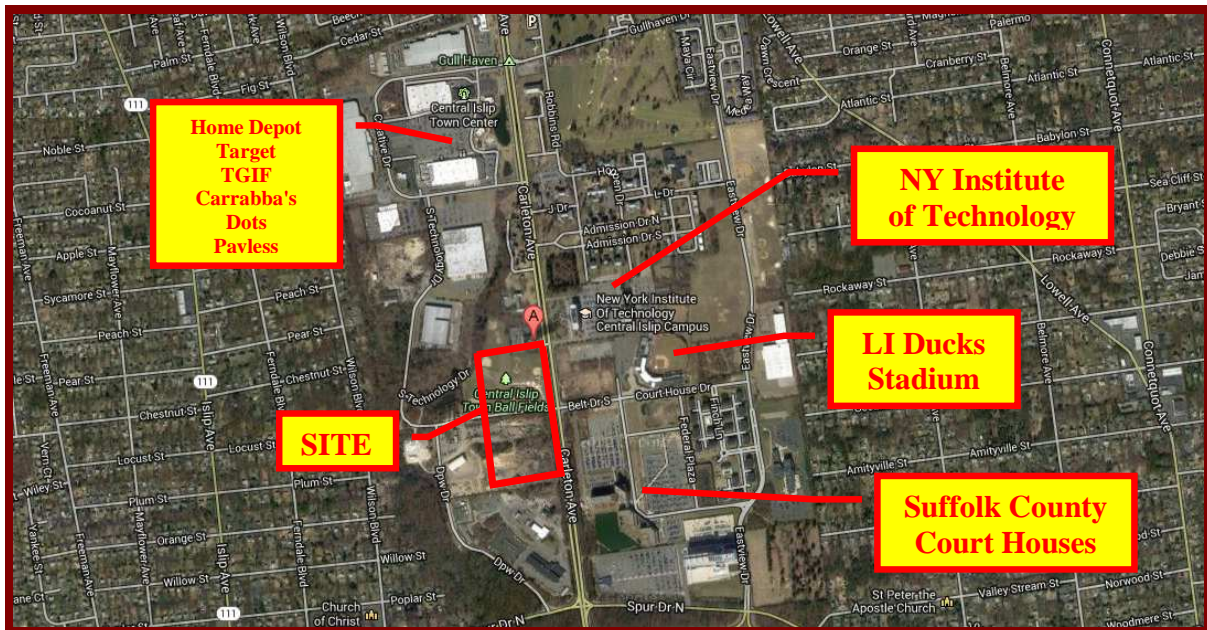
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Overhead & Site Rendering



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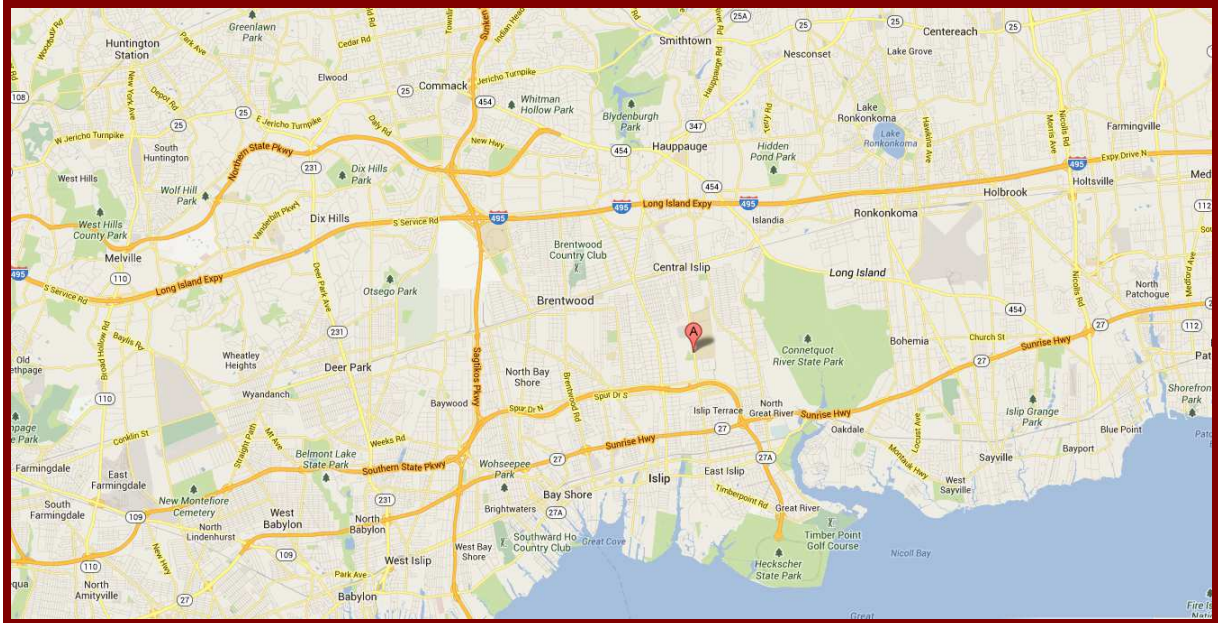
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Map



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