

# CMS

## REAL ESTATE SERVICES, INC.

RETAIL \* OFFICE \* INDUSTRIAL \* INVESTMENTS \* DEVELOPMENT \* SALES/LEASING

### Development Site Available

74 Westbury Avenue, Carle Place, NY



### Property Overview

<b>Lot Size:</b>	<b>5.5 acres</b>
<b>Zoning:</b>	<b>Industrial B (Retail, Office &amp; Industrial)</b>
<b>Buildable:</b>	<b>70,000+ SF</b>
<b>Frontage:</b>	<b>541'</b>
<b>Asking Price:</b>	<b>\$12,000,000</b>

### Demographics

<u>Year 2008</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Estimated Population</b>	<b>17,212</b>	<b>153,272</b>	<b>431,409</b>
<b>Housing Units ('00)</b>	<b>6,525</b>	<b>49,139</b>	<b>142,703</b>
<b>Median HHI</b>	<b>\$80,038</b>	<b>\$77,137</b>	<b>\$79,867</b>
<b>Average HHI</b>	<b>\$112,027</b>	<b>\$116,771</b>	<b>\$115,628</b>

**AADT Count ('05)                      Route 25B:                      36,551 VPD**

**Between Old Country Road & Westbury Avenue**

**For Additional Information Call: Hayes H. Hestand**

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

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: [hhstand@yahoo.com](mailto:hhstand@yahoo.com) • Website: [www.CMS-RE.com](http://www.CMS-RE.com)

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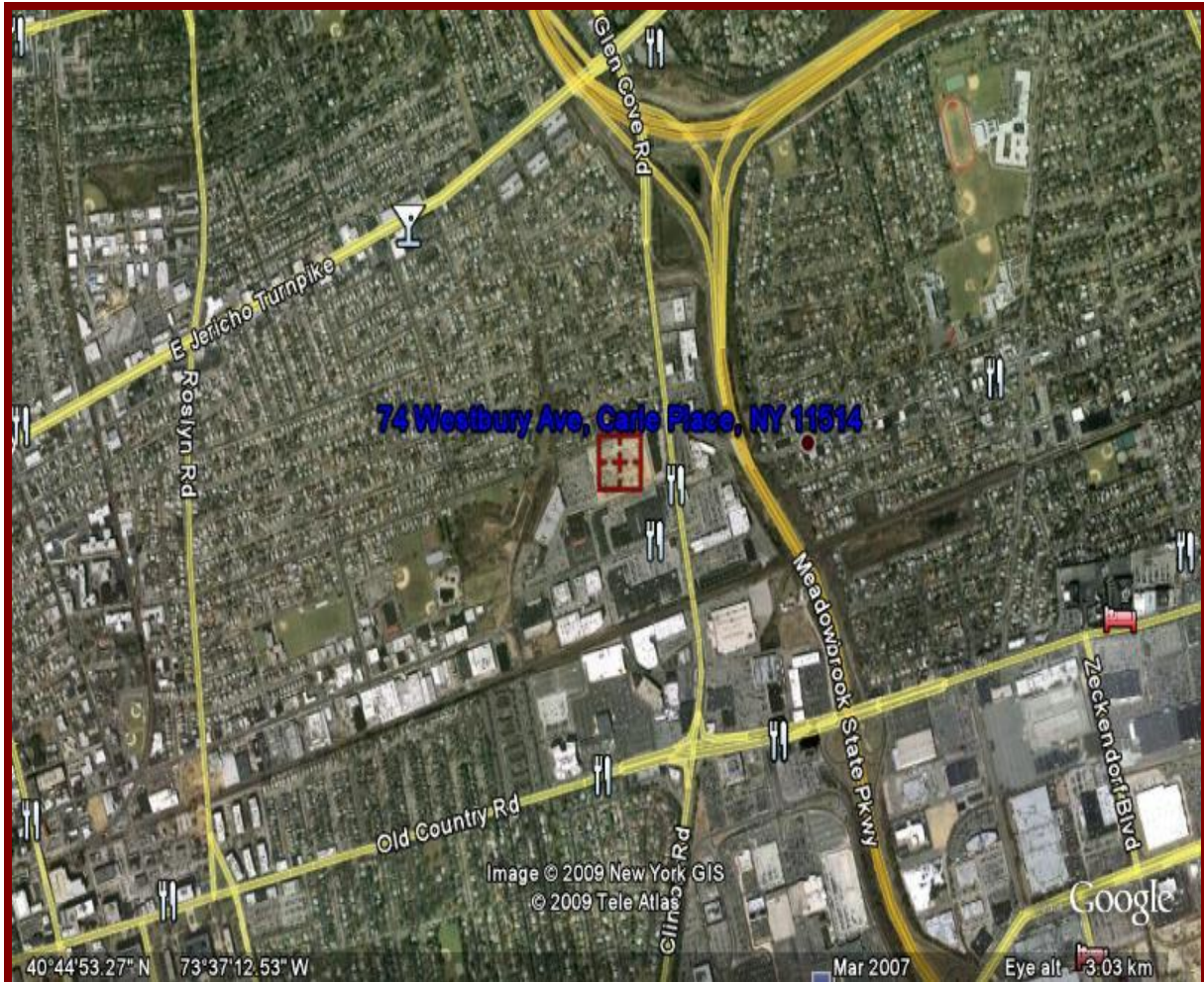
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### Maps



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