

EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS

MEDICAL OFFICE BUILDING

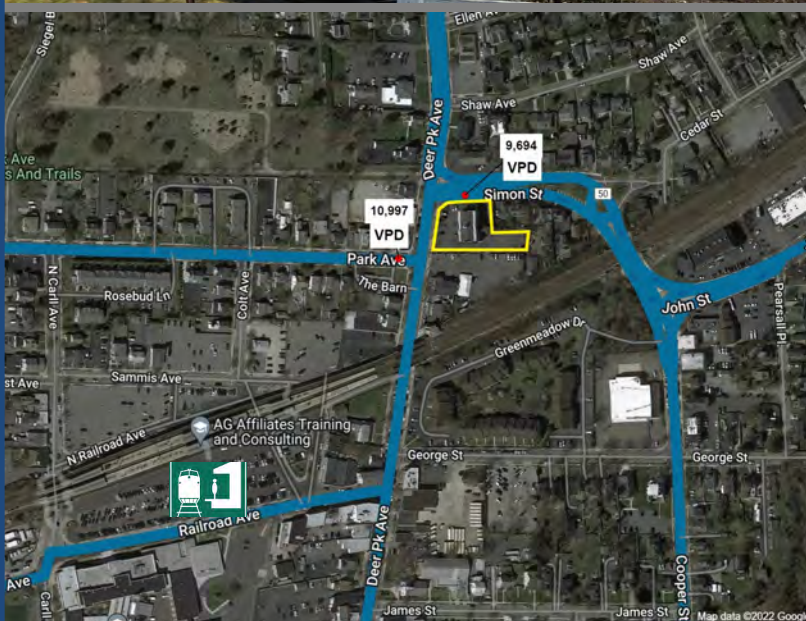
375 DEER PARK AVENUE
BABYLON, NY

PROPERTY DESCRIPTION

DESCRIPTION:	Two-story brick building in the heart of the vibrant Babylon Village
BUILDING SF:	± 6,500 SF
LOT SIZE:	± .69 acre
TAXES:	\$58,728
BUILT:	1988
PARKING:	32 private spaces
ROOF:	± 10 years old
NOI:	\$156,956
PRICE:	\$2,650,000

NOTES

- Class A office building (former bank)
- Two curb cuts (Deer Park Ave. & County Rd 50/ Simon St.)
- Drive-thru in place
- Building is on sewers
- All tenants pay their own heat
- Landlord pays electric
- Building has 1 elevator
- In close proximity to the Long Island Rail Road Babylon station, downtown Babylon, restaurants, beaches and Fire Island ferries



The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

Rent Roll
375 Deer Park Avenue
Babylon, New York 11702

Unit	Tenant	Location	SF	Lease Start	Lease Expiration	Monthly Base Rent	Monthly CAMS	Total Monthly Rent	Annual Rent	Price Per Square Foot
1	JAMES BAKER GROUP, INC.	1st Floor	2,000	11/1/2019	10/31/2026	\$ 8,017	\$ 1,986	\$ 10,003	\$ 120,036	\$ 60.00
2	HEALTH SOS P.T. P.C.	2nd Floor	2,500	6/1/2016	5/31/2026	\$ 4,630	\$ 67	\$ 4,697	\$ 56,364	\$ 22.55
3	ATTENTIVE CARE	2nd Floor	2,000	1/1/2017	2/29/2024	\$ 4,451	\$ 945	\$ 5,396	\$ 64,752	\$ 32.38
Totals			6,500			\$ 17,098	\$ 2,998	\$ 20,096	\$ 241,152	

Notes:

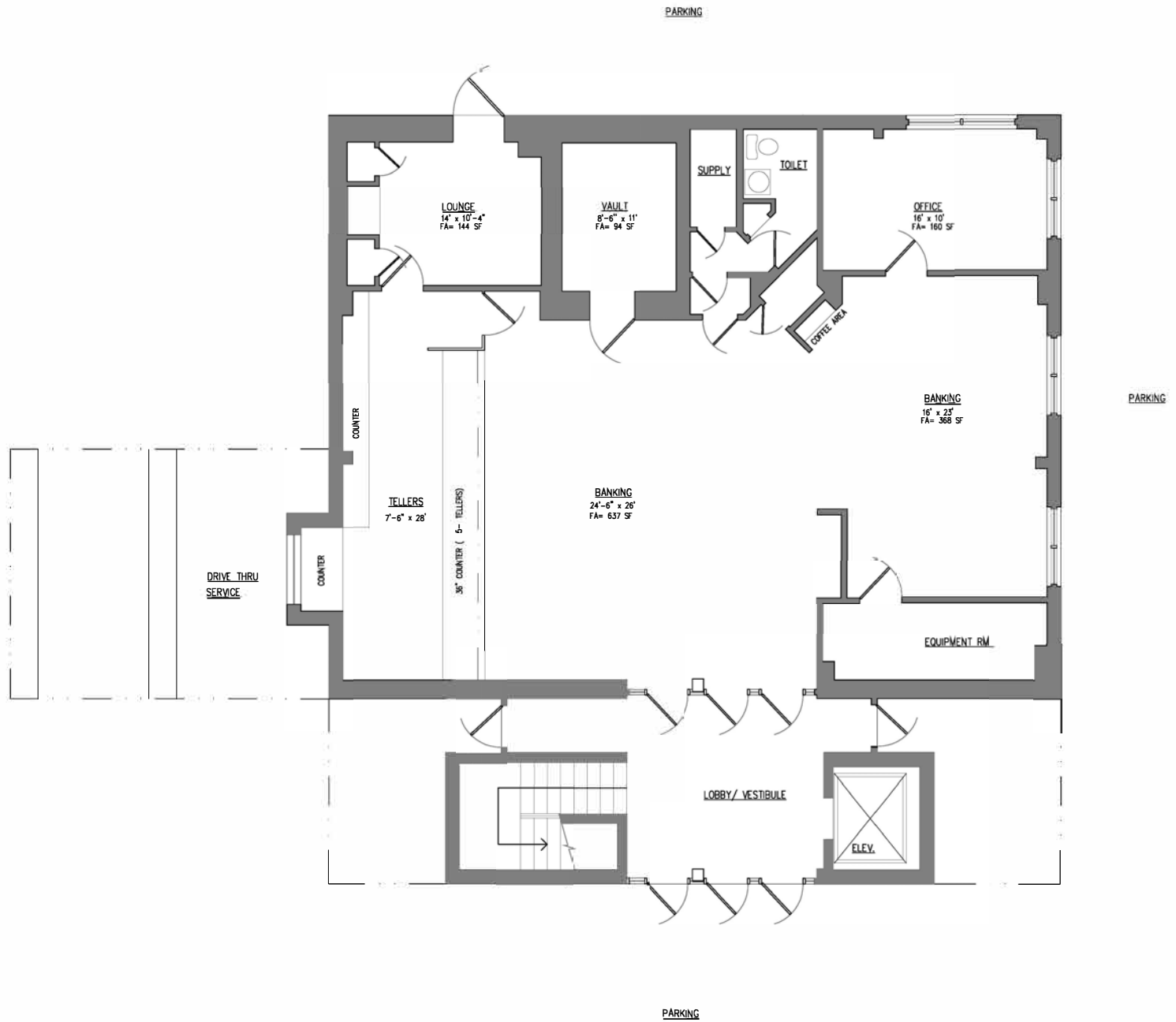
- HVAC portions for units 2 & 3 (800 accounted monthly in CAMS)

INCOME	
Base Rent	\$ 205,176
CAM Contributions	\$ 35,976
Total Income	\$ 241,152
EXPENSES	
Real Estate Taxes	\$ 58,728
Insurance	\$ 6,170
General Maintenance	\$ 1,500
Utilities	\$ 7,800
Water	\$ 274
Janitorial	\$ 4,800
Trash Disposal	\$ 4,924
Total Expenses	\$ 84,196
NOI	\$ 156,956

S

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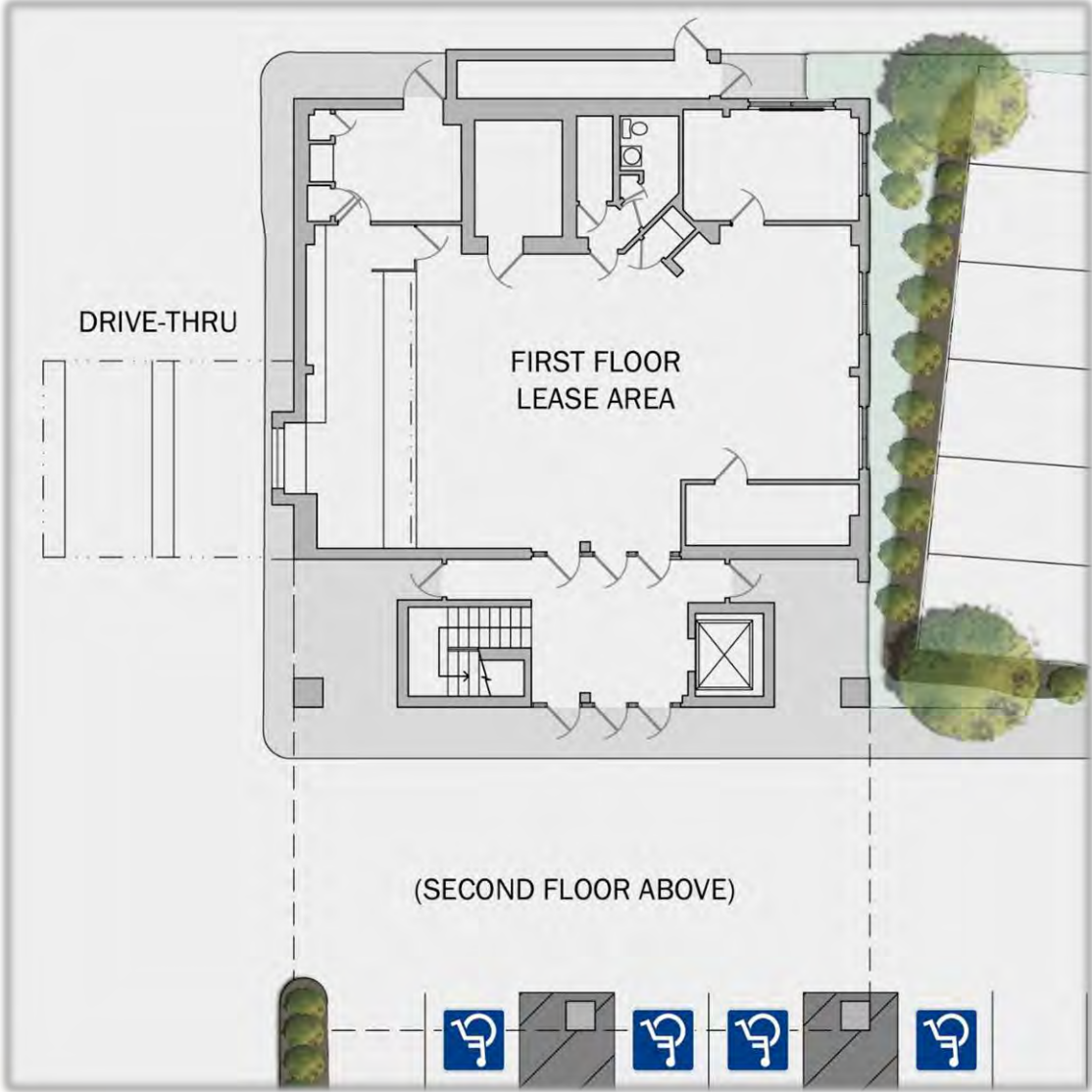
375 Deer Park Avenue, Babylon



DEER PARK AVE.

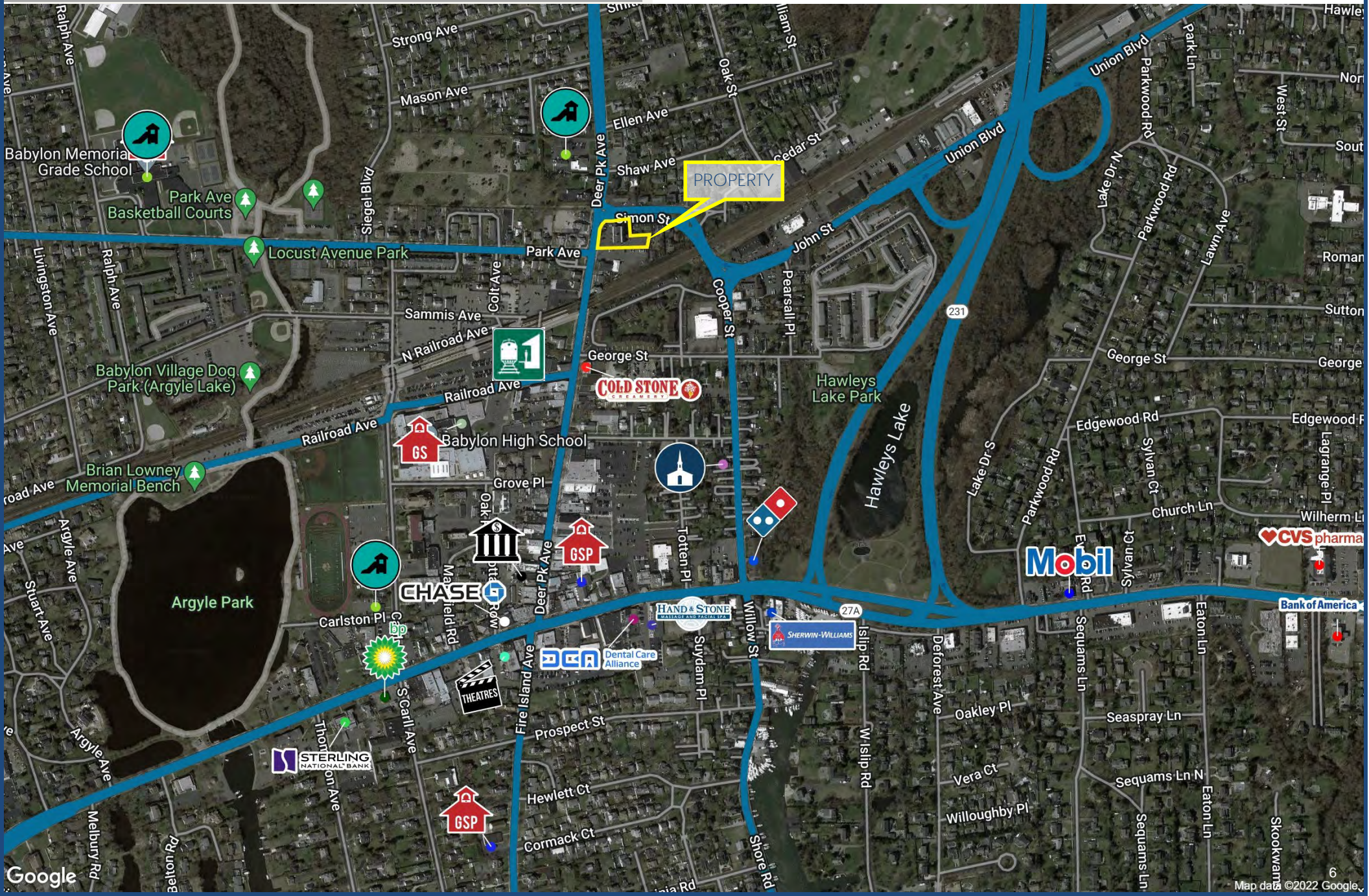
SIMON ST.

375 Deer Park Avenue, Babylon

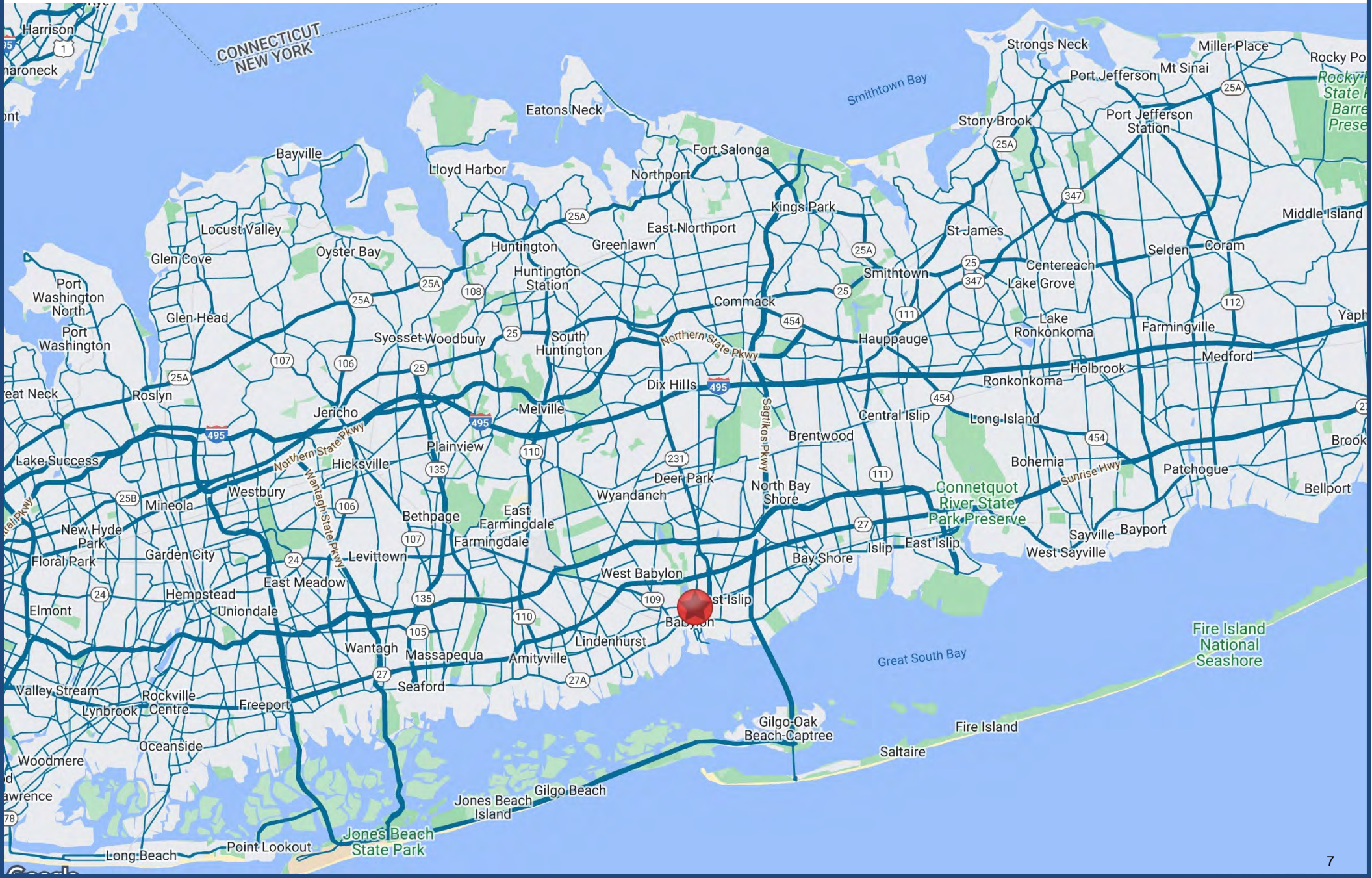


- First floor Lease Area
- Drive-thru location
- Ample parking
- Prominent corner location
- Conveniently located near downtown

375 Deer Park Avenue, Babylon, NY



375 Deer Park Avenue, Babylon, NY



DEMOGRAPHICS

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.7022/-73.3215

375 Deer Pk Ave Babylon, NY 11702	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	13,516	110,982	264,064
2027 Projected Population	13,211	108,537	260,242
2020 Census Population	13,614	111,906	265,202
2010 Census Population	13,513	112,247	259,372
Projected Annual Growth 2022 to 2027	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2022	-	-	0.2%
2022 Median Age	42.1	41.6	39.1
Households			
2022 Estimated Households	4,943	38,385	85,908
2027 Projected Households	4,894	38,077	85,863
2020 Census Households	4,967	38,637	86,072
2010 Census Households	4,945	38,708	85,089
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2022	-	-	-
Race and Ethnicity			
2022 Estimated White	82.3%	76.1%	59.2%
2022 Estimated Black or African American	3.0%	6.0%	13.4%
2022 Estimated Asian or Pacific Islander	2.6%	3.2%	4.0%
2022 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.6%
2022 Estimated Other Races	12.0%	14.4%	22.8%
2022 Estimated Hispanic	12.8%	16.0%	25.1%
Income			
2022 Estimated Average Household Income	\$151,572	\$133,449	\$124,416
2022 Estimated Median Household Income	\$125,838	\$114,171	\$106,870
2022 Estimated Per Capita Income	\$55,536	\$46,287	\$40,563
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.0%	4.8%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	4.0%	5.9%
2022 Estimated High School Graduate	19.4%	28.9%	29.1%
2022 Estimated Some College	14.9%	17.3%	17.9%
2022 Estimated Associates Degree Only	9.1%	10.8%	10.2%
2022 Estimated Bachelors Degree Only	29.6%	20.2%	18.4%
2022 Estimated Graduate Degree	21.8%	15.9%	13.6%
Business			
2022 Estimated Total Businesses	940	4,096	11,870
2022 Estimated Total Employees	5,665	41,665	112,918
2022 Estimated Employee Population per Business	6.0	10.2	9.5
2022 Estimated Residential Population per Business	14.4	27.1	22.2

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