

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

PRICE: \$2,600,000

CAP RATE: 5.00%



**CLICK TO VIEW
DRONE VIDEO**

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO

Associate RE Broker

matt@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS

Associate RE Broker

ed@schuckmanrealty.com

AVI SCHUCKMAN

Lic. RE Salesperson

avi@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

PROPERTY INFORMATION

ADDRESS: 3274 LONG BEACH RD
TOWN: OCEANSIDE, LONG ISLAND
TENANT: 7-ELEVEN, INC.
LEASE TYPE: ABSOLUTE NNN GROUND LEASE
NNN RENT: \$129,885 (APRIL 1, 2026)
LEASE EXPIRATION: MARCH 31, 2032
BLOCK-LOT: 43-337-40
LOT ACREAGE: 0.321
BUILDING SF: 2,664
YEAR BUILT: 2009

HIGHLIGHTS:

- PRIME LONG ISLAND, NY LOCATION - CLOSE PROXIMITY TO BROOKLYN, QUEENS, AND MANHATTAN
- AFFLUENT NEIGHBORHOOD - HOUSEHOLD INCOME OF \$191,958 IN 0.5 MILE RADIUS
- EXTREMELY HIGH DENSITY - HIGH BARRIER-TO-ENTRY LOCATION
- SIGNALIZED CORNER - 30,249 CARS PER DAY
- RECENTLY EXTENDED LEASE - DEMONSTRATES COMMITMENT TO THE LOCATION
- AMAZON LOCKER LOCATION - INDICATOR OF HIGH VOLUME LOCATION



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	20,107	145,745	411,087
AVERAGE HH INCOME	\$178,825	\$179,706	\$174,055

NEIGHBORING TENANTS



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

Tenant: 7- Eleven Inc.

Address: 3274 Long Beach Rd.
Oceanside, NY 11572

Building Size: 2,664 SF

Land Size: .321 Acres

Year Built: 2009

Rent Commencement: 4/1/2009

Lease Expiration: 3/31/2032

Lease Type: Absolute NNN Ground Lease

Options: Two 5-Year Options

Option Period Rent Increases:

7.5% at Year 1 and Year 4 of each option

Initial Term	Monthly Rent	Annual Rent
Current - 3/31/2026	\$10,068.58	\$120,822.96
4/1/2026 - 3/31/2032	\$10,823.72	\$129,884.64
Option Terms	Monthly Rent	
Option Term 1 4/1/2032 - 3/31/2035	\$11,635.50	\$139,626.00
Option Term 1 4/1/2035 - 3/31/2037	\$12,508.16	\$150,097.92
Option Term 2 4/1/2037 - 3/31/2040	\$13,446.57	\$161,358.84
Option Term 2 4/1/2040 - 3/31/2042	\$14,454.74	\$173,456.88

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO
Associate RE Broker
matt@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

AVI SCHUCKMAN
Lic. RE Salesperson
avi@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

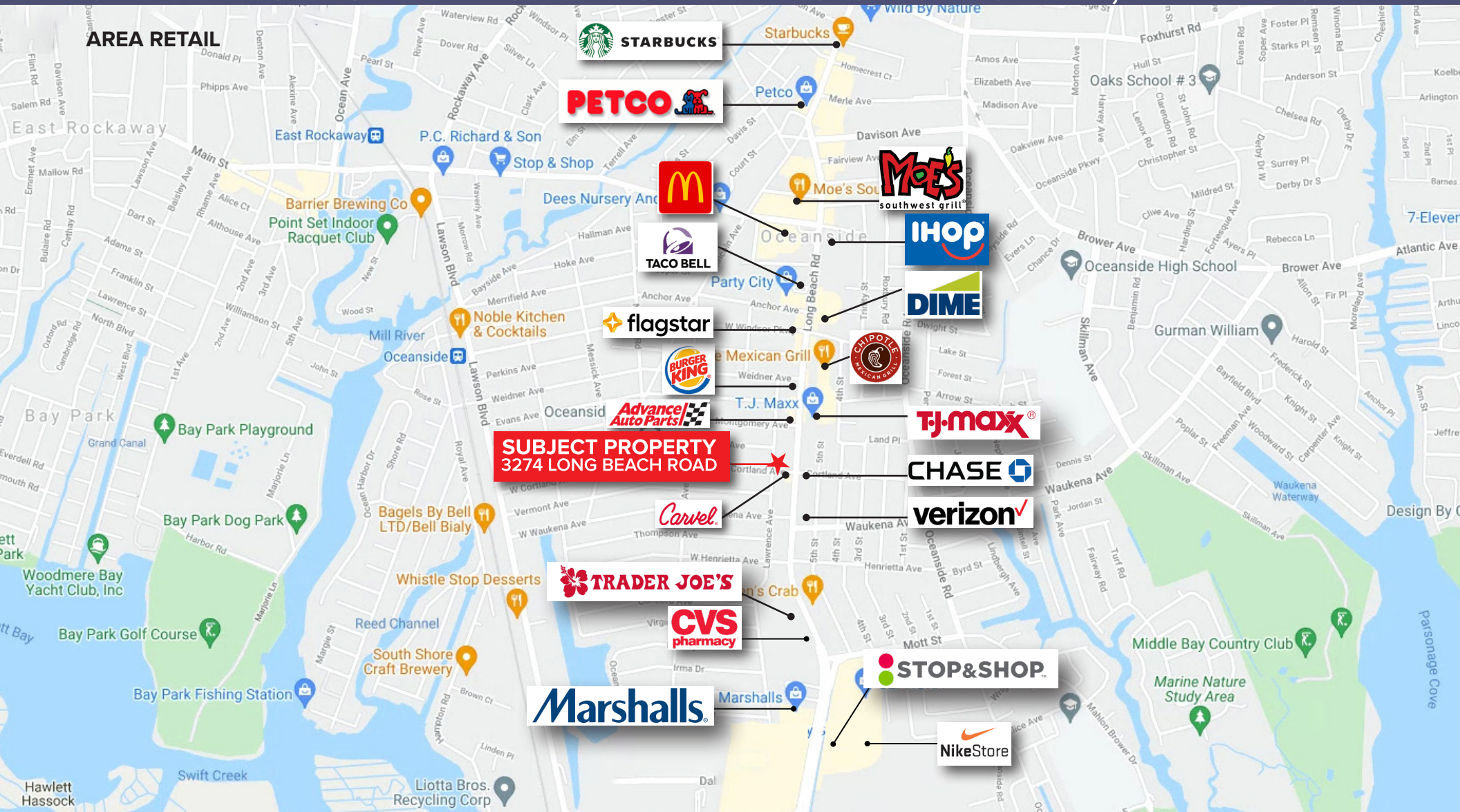
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN
REALTY INC.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

12 MILES TO BROOKLYN

18 MILES TO MANHATTAN

5 MILES TO QUEENS

3274 LONG BEACH ROAD



SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

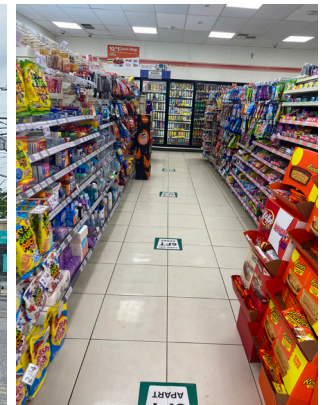
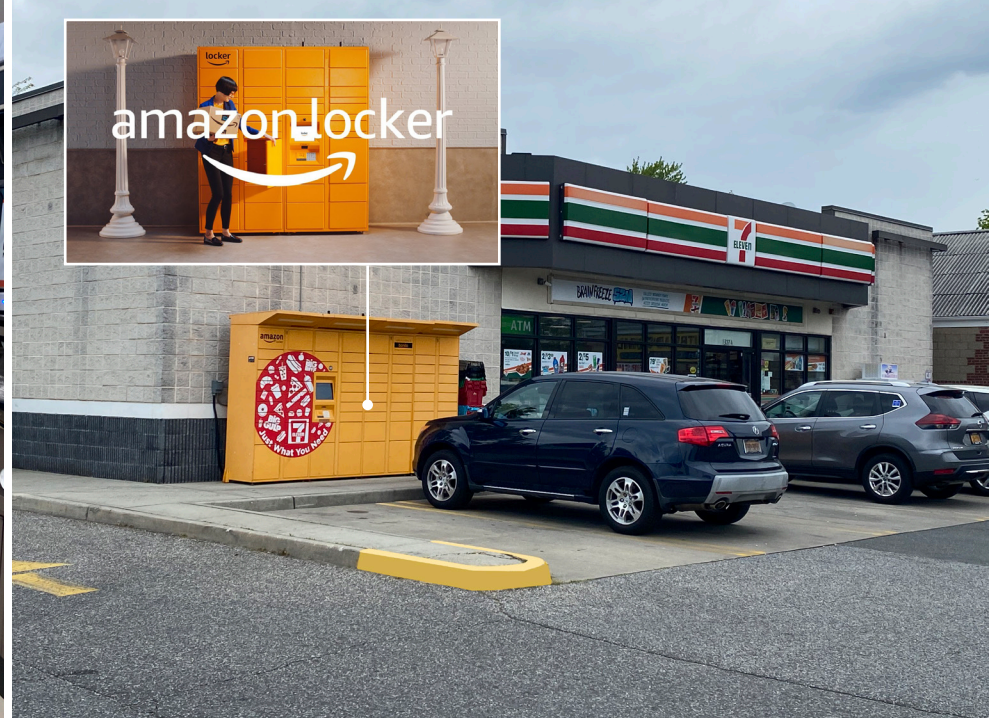
WWW.SCHUCKMANREALTY.COM

516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

Long Island Comparable NNN Rents

Address	City	Tenant	NNN Rent	SF	\$/SF	Vehicles Daily
3274 Long Beach Rd (Subject Property)	Oceanside	7 Eleven	\$120,823	2,664	\$45	29,552
8225 Jericho Tpke	Woodbury	Bank of America	\$600,300	4,400	\$136	35,944
160 Sunnyside Blvd	Plainview	7 Eleven	\$168,372	2,989	\$56	10,750
2756 Long Beach Rd	Oceanside	Bank of America	\$716,760	3,500	\$205	30,720
3041 Jericho Tpke	East Northport	7 Eleven	\$264,632	2,624	\$101	37,626
420 Nassau Rd	Roosevelt	7 Eleven	\$125,400	3,000	\$42	27,470
2259 Jerusalem Ave	North Bellmore	7 Eleven	\$158,400	2,268	\$70	12,857
369 Merrick Ave	East Meadow	Capital One Bank	\$189,665	2,264	\$84	23,135
7920 Jericho Tpke	Woodbury	Chase	\$492,903	5,060	\$97	30,400
3483 Long Beach Rd	Oceanside	T-Mobile	\$150,000	2,400	\$63	30,249
380 Rockaway Tpke	Cedarhurst	Suffolk Health Urgent Care	\$268,750	4,200	\$64	30,478
3200 Long Beach Rd	Oceanside	The Learning Experience	\$310,000	10,000	\$31	29,552
1235 Grand Ave	Baldwin	Chase	\$193,000	4,506	\$43	26,861
31 Main St	Hempstead	Citi Bank	\$190,630	5,767	\$33	8,093

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

7-ELEVEN[®] TENANT PROFILE

7-Eleven, Inc. is the world's largest convenience store chain and a dominant player in the single-tenant net lease (STNL) market. Established in 1927 and headquartered in Dallas, Texas, the company operates, franchises, or licenses over 84,000 stores in more than 20 countries, including 13,000+ locations across the U.S. and Canada. Known for its iconic branding and around-the-clock service, **7-Eleven** has become synonymous with convenience retail, offering a broad range of products including snacks, beverages, fresh food, groceries, and fuel.

The company is a wholly owned subsidiary of Seven & i Holdings Co., Ltd., a global retail conglomerate based in Japan. This relationship provides strong corporate backing, operational synergies, and access to international retail expertise. **7-Eleven** continues to innovate through digital transformation, including the 7Rewards loyalty platform, mobile ordering, and delivery partnerships, ensuring continued relevance in an increasingly tech-driven retail landscape.

From an investment standpoint, **7-Eleven** is considered one of the most creditworthy tenants in the STNL sector, boasting an investment-grade credit rating of AA- (S&P). Its leases are typically long-term, absolute triple-net (NNN) structures, offering investors stable income with zero landlord responsibilities. These leases often include corporate guarantees and built-in rent escalations, providing predictable cash flow and inflation protection—features highly desirable in passive income investment portfolios.

7-Eleven's continued growth and acquisition strategy, most notably its \$21 billion acquisition of Speedway in 2021, reinforce its position as an industry leader and a resilient tenant with a proven track record of profitability. With its global brand strength, credit quality, and operational consistency, **7-Eleven** remains one of the most sought-after tenants in the net lease investment market, offering investors long-term security and dependable performance.



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO
Associate RE Broker
matt@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

AVI SCHUCKMAN
Lic. RE Salesperson
avi@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

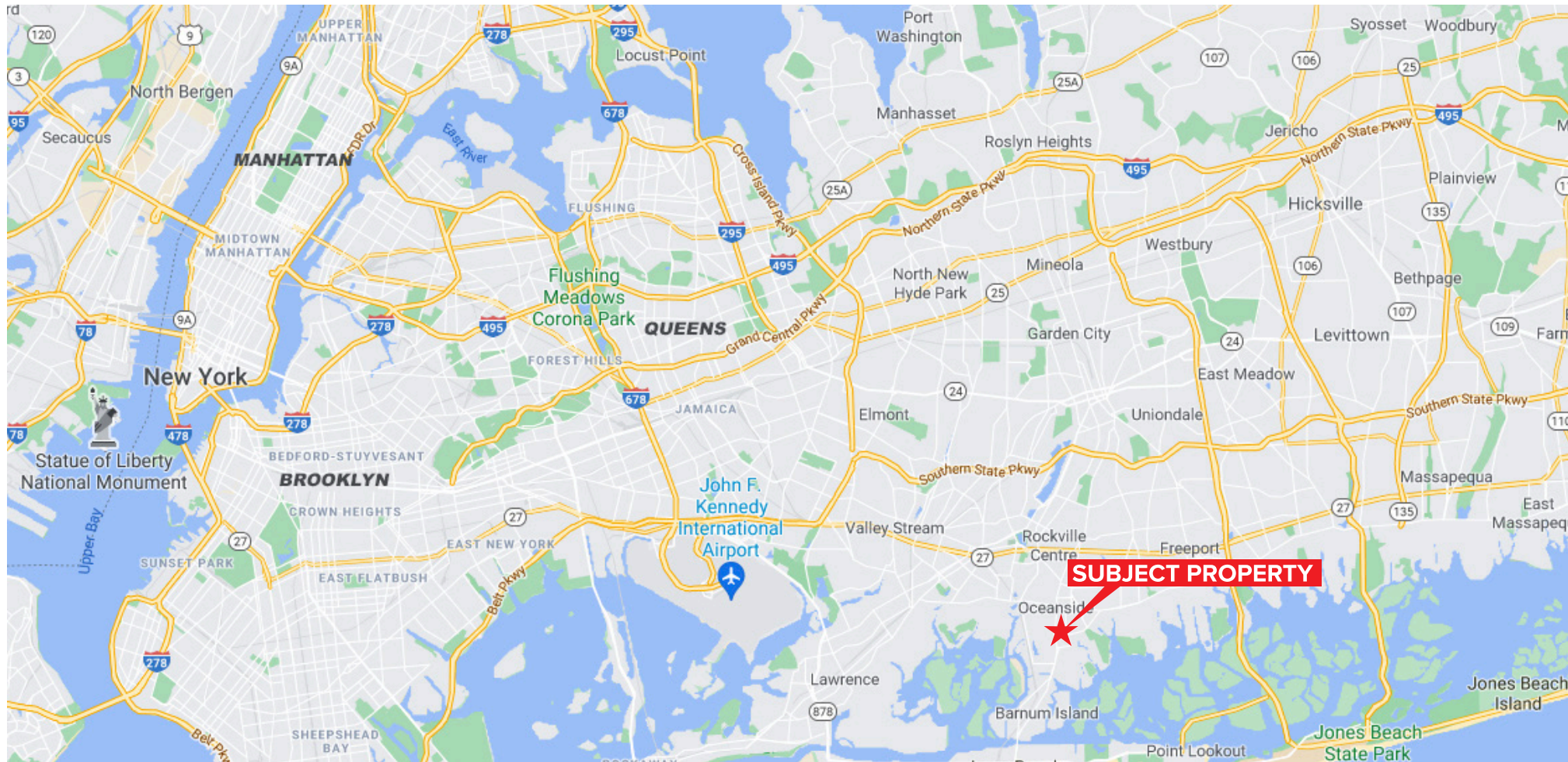
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN[®]
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO
Associate RE Broker
matt@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

AVI SCHUCKMAN
Lic. RE Salesperson
avi@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN REALTY'S INVESTMENT SALES TEAM



Kenneth Schuckman
President & CEO • RE Broker
516-496-8888
ken@schuckmanrealty.com



Matthew Colantonio
Associate Real Estate Broker
516-284-8638
matt@schuckmanrealty.com



Baruch Edelkopf
Associate Real Estate Broker
718-964-9048
be@schuckmanrealty.com



Edward Gottlieb CRX, CLS
Associate Real Estate Broker
516-299-9306
ed@schuckmanrealty.com



Carter Clark
Real Estate Salesperson
516-515-9133
carter.clark@schuckmanrealty.com



Avi Schuckman
Real Estate Salesperson
516-475-2084
avi@schuckmanrealty.com



Bryan Altamirano
Real Estate Salesperson
718-690-2589
bryan.a@schuckmanrealty.com



Eugene McLaughlin
RE Salesperson
516--703-3182
eugene@schuckmanrealty.com



Mendy Wiesner
Investment Sales Analyst • RE Salesperson
646-847-2429
mw@schuckmanrealty.com