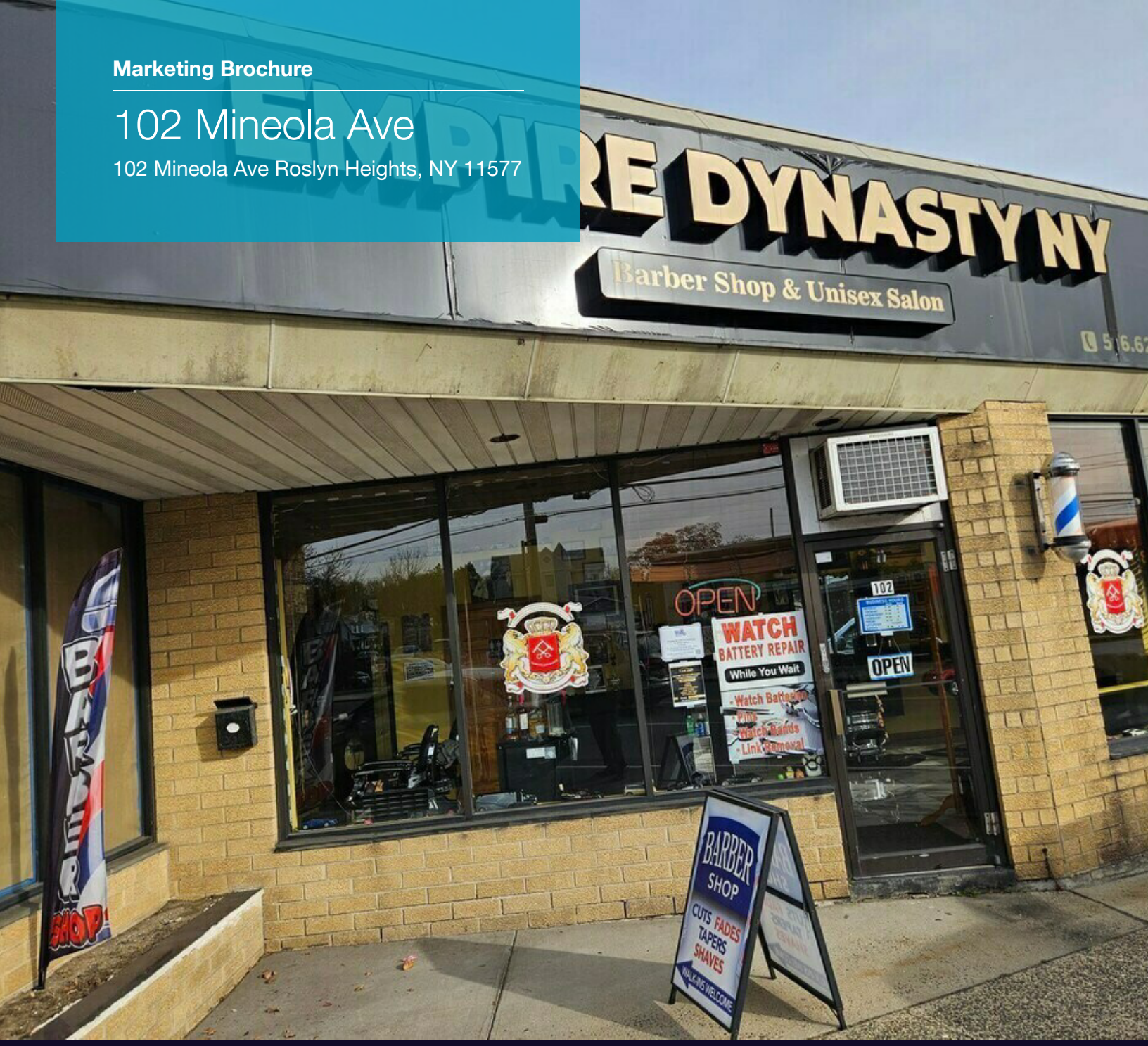
Marketing Brochure

102 Mineola Ave

102 Mineola Ave Roslyn Heights, NY 11577



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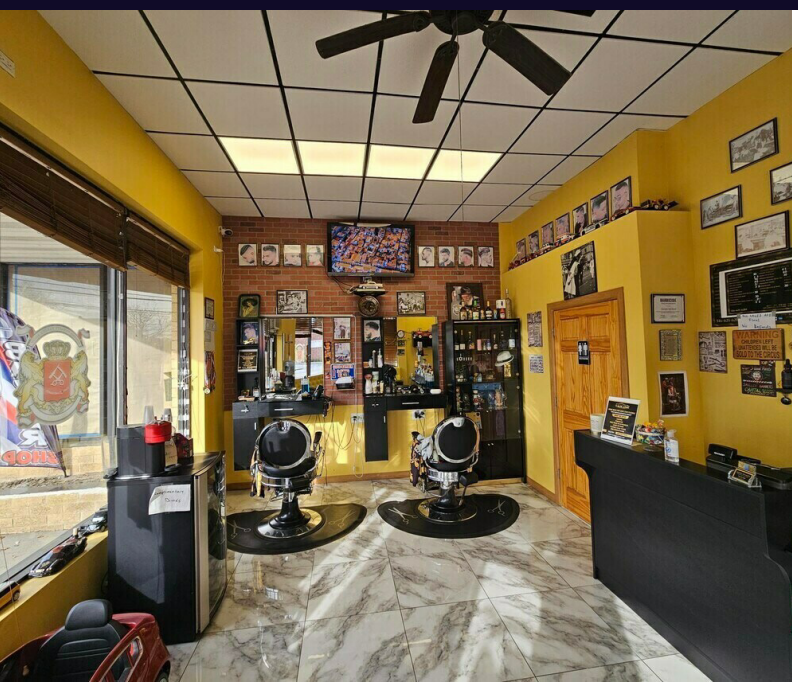

Offering Summary

Lease Rate:	$2,100 SF/yr (Gross)
Building Size:	3,371 SF
Available SF:	550 SF
Lot Size:	

Property Overview

Position your brand for success in this versatile, modern space located on the high-traffic Mineola Avenue. Designed for maximum impact, this property offers the perfect blend of aesthetic appeal and functional flexibility.

Property Highlights:
Prime Exposure: High-visibility facade with significant signage potential to capture constant vehicular and pedestrian traffic.

Modern Interior: A bright, open-concept layout flooded with natural light, creating an inviting environment for both clients and staff.

Turnkey Flexibility: A versatile "blank canvas" floor plan ready for custom build-outs to suit retail, professional services, or creative ventures.

Seamless Access: Convenient nearby parking and excellent transit connectivity in the heart of Roslyn Heights.

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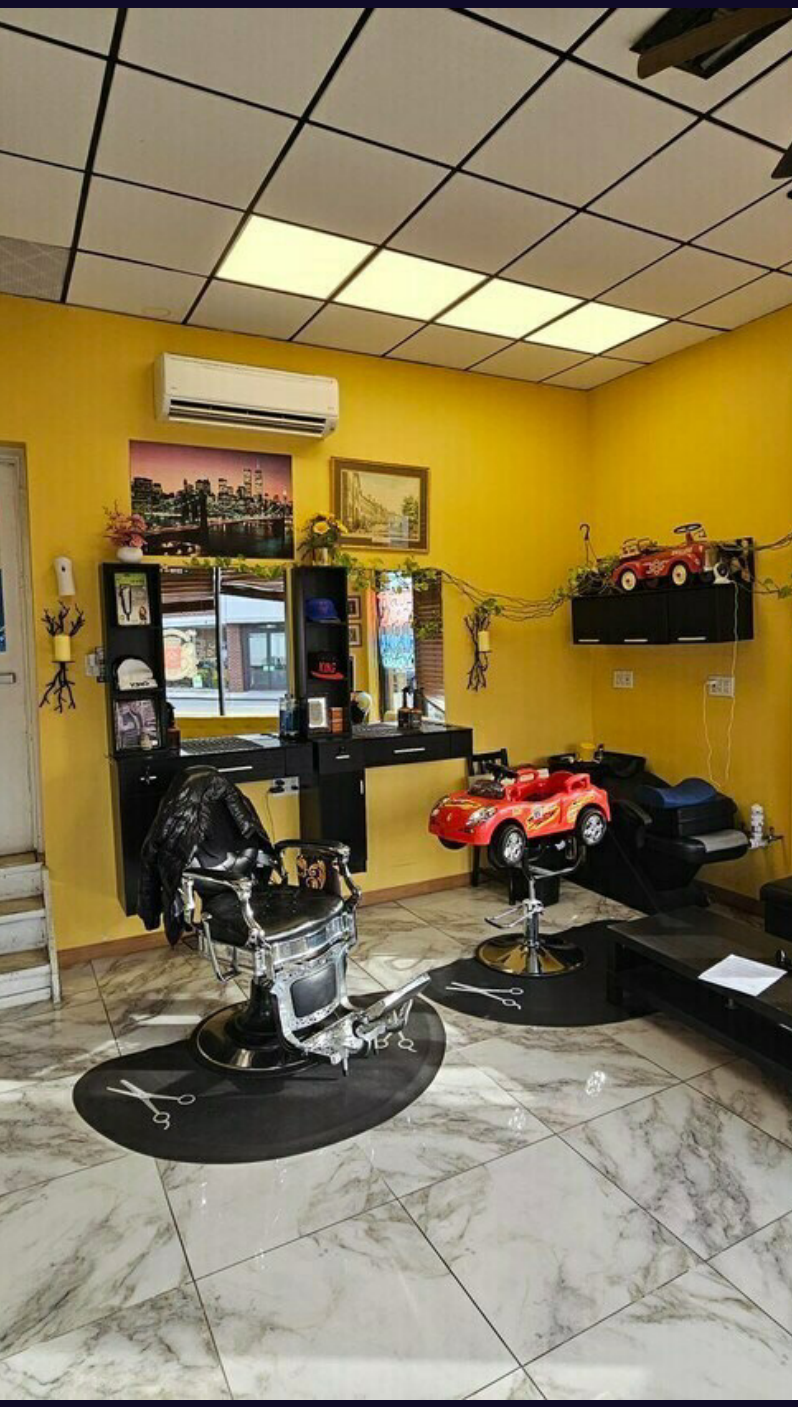

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Location Description

Elevate your business in the vibrant and sought-after enclave of Roslyn Heights. This premier property is strategically positioned within a high-energy retail corridor, offering unparalleled exposure and a sophisticated local demographic.
Location Highlights:
Dynamic Connectivity: Situated just minutes from the quintessential downtown district, known for its curated boutiques, specialty retail, and acclaimed dining destinations.
Built-in Foot Traffic: Benefit from a steady stream of local and visiting consumers drawn to the area's unique charm and active community lifestyle.
High Visibility: Located near prominent local landmarks, ensuring maximum brand exposure for street-level retail and boutique storefronts.
Strategic Advantage: This prime location offers a rare opportunity to tap into a captive market characterized by strong purchasing

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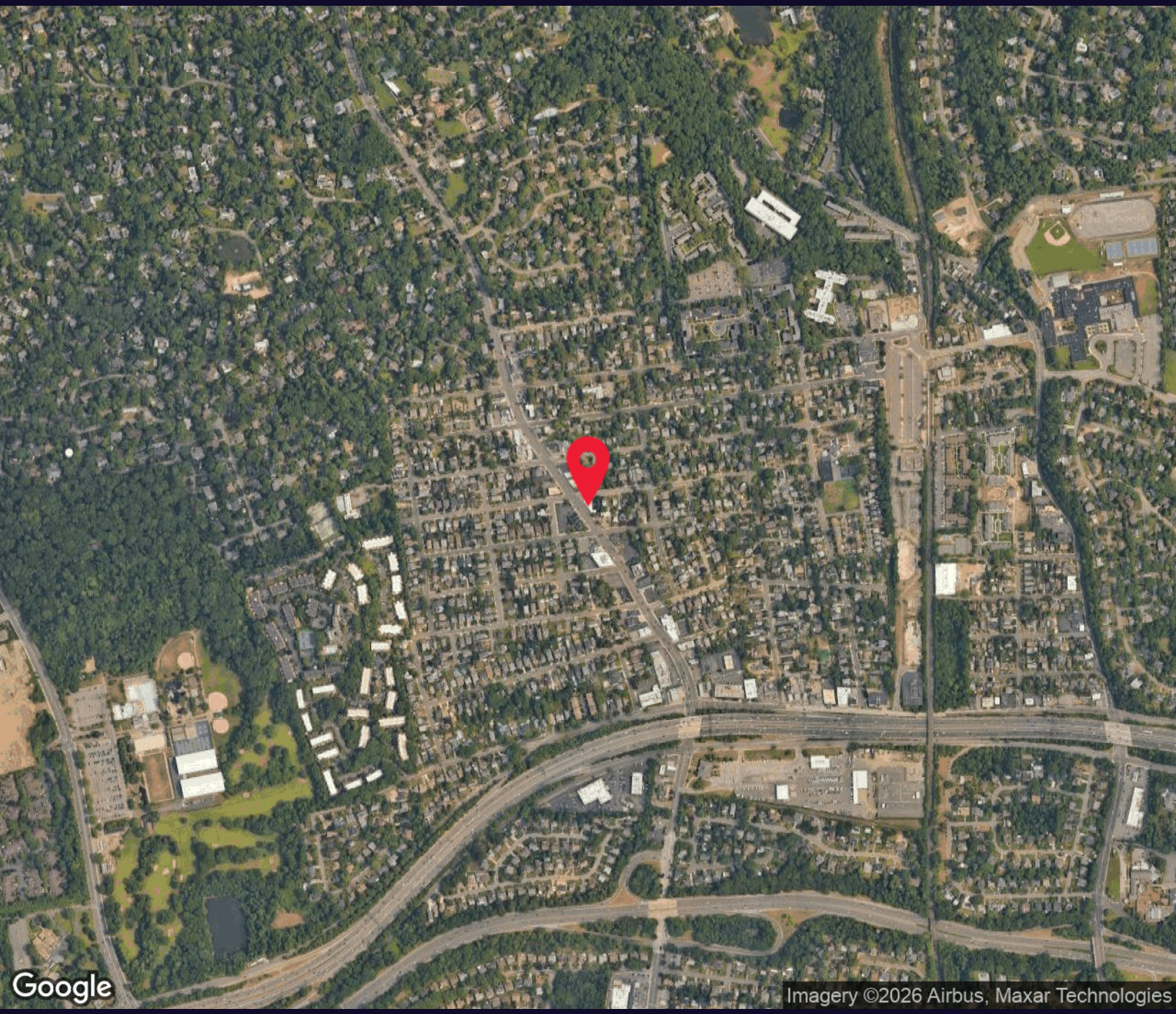
Aerial map



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Section 1

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Section 2

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Section 3

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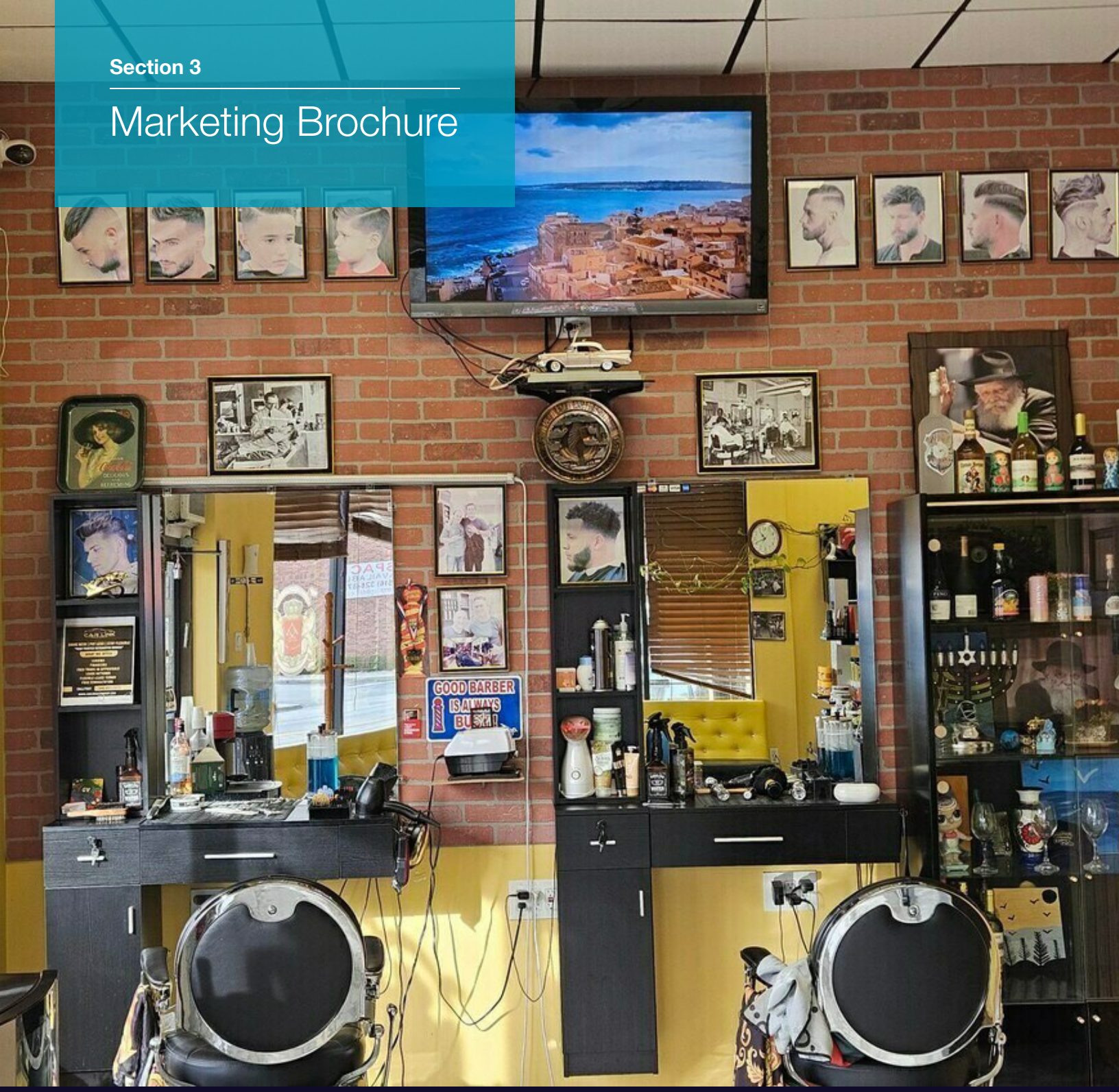

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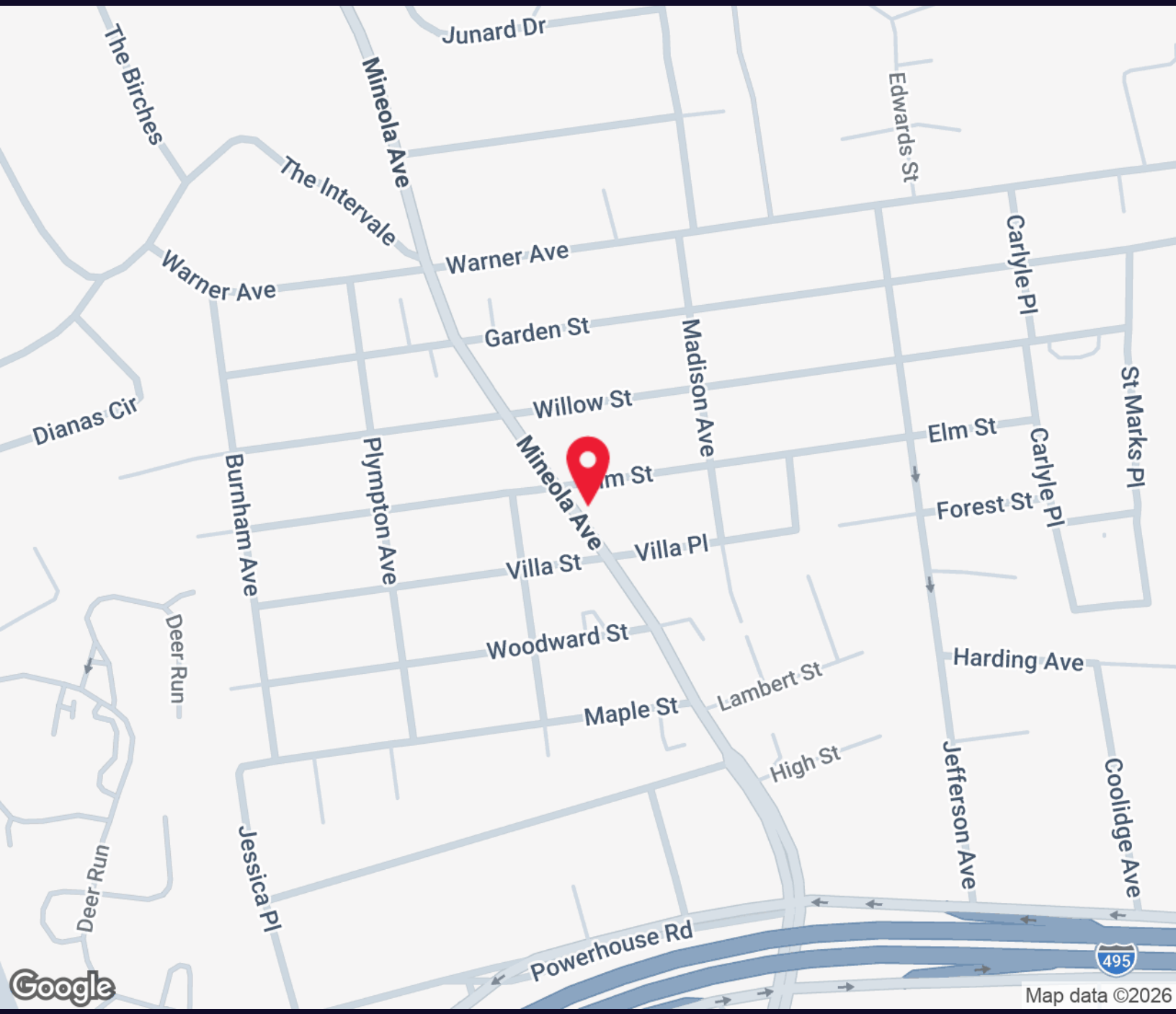
Location Map



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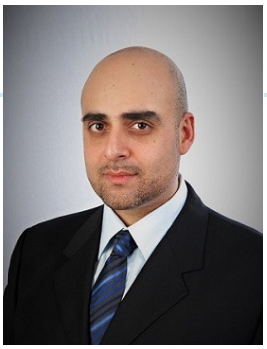

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