

FOR SALE: Free-Standing Corner Retail Building

with Parking, Across from Five Towns Shopping Center

248-56 ROCKAWAY BLVD. – ROSEDALE, NY 11422

PROPERTY INFORMATION:

ADDRESS: 248-56 ROCKAWAY BLVD
CITY, STATE: ROSEDALE, NY 11422
NEIGHBORHOOD: MEADOWMERE
SIZE AVAILABLE: 10,000 SF (125' x 80')
ROOF HEIGHT: 28'
FRONTAGE: 276' ON ROCKAWAY PKY
ASKING RENT: UPON REQUEST
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- PRIME CORNER RETAIL OPPORTUNITY WITH PARKING.
- HIGH-VISIBILITY LOCATION ACROSS FROM BUSY FIVE TOWNS SHOPPING CENTER
- AADT IN FRONT OF THIS LOCATION IS OVER 60,000 VEHICLES PER DAY

AREA TENANTS:



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Asking Price: \$9,000,000



Contact Exclusive Brokers for More Information

Edward Gottlieb, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

Jessica Vilmenay
Associate RE Broker
jessica@schuckmanrealty.com

Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

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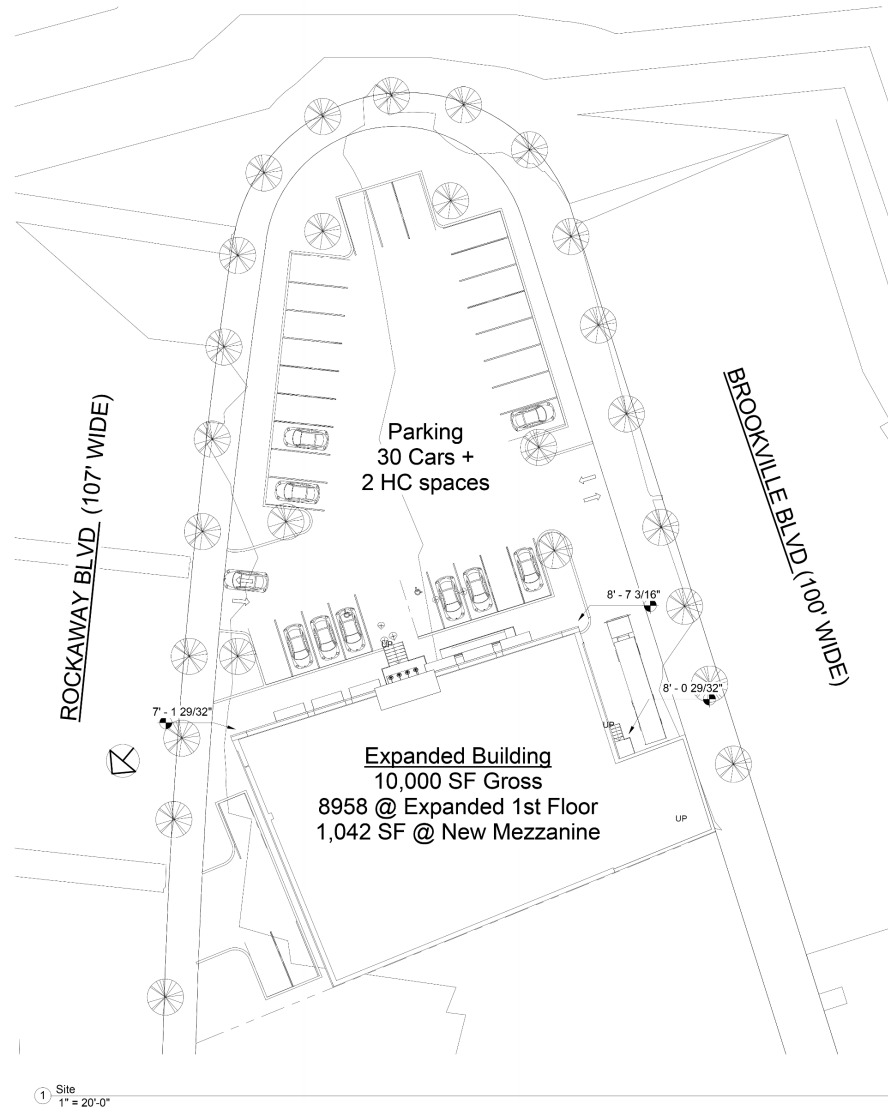
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SITE PLAN

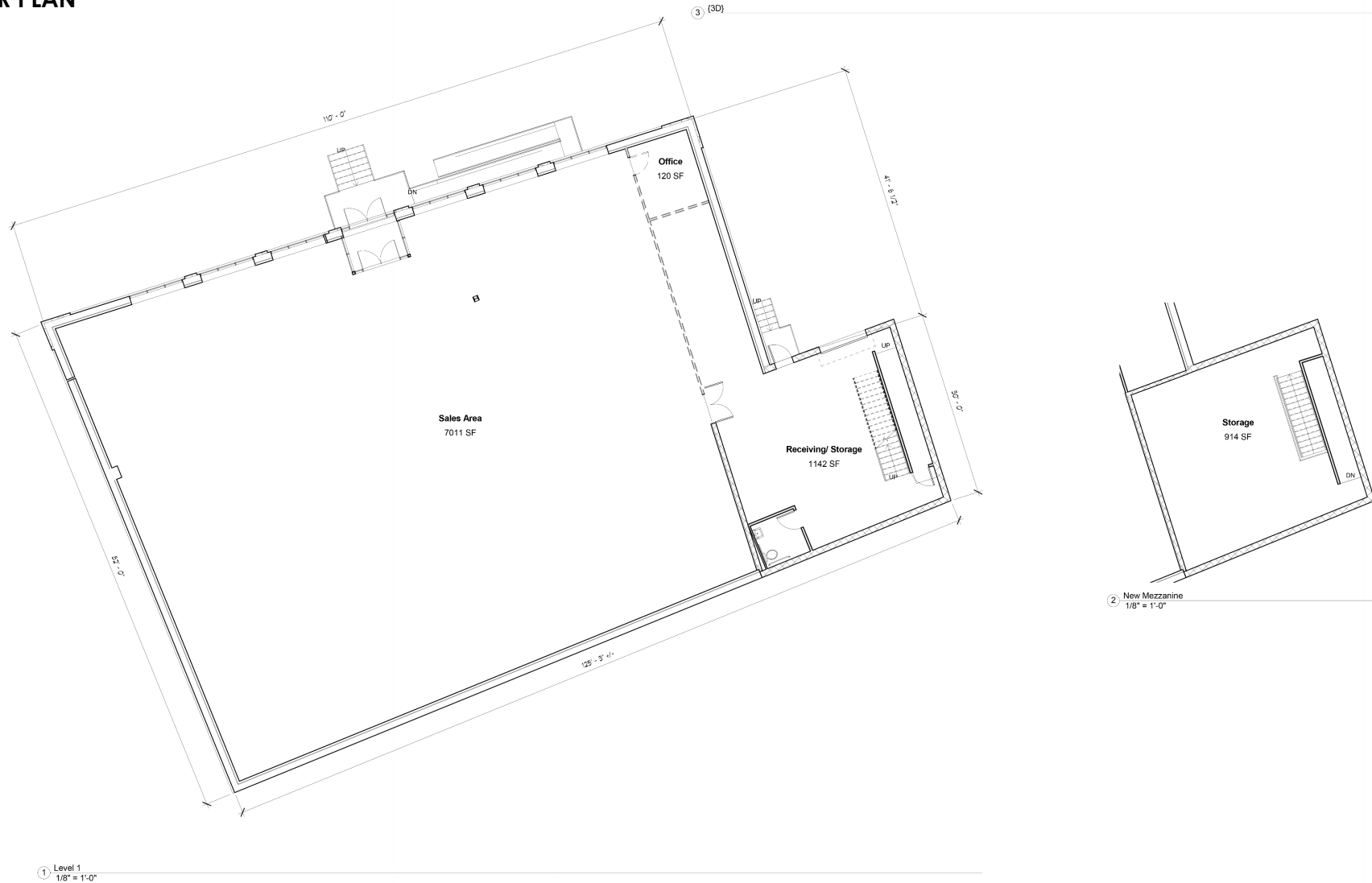


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FLOOR PLAN



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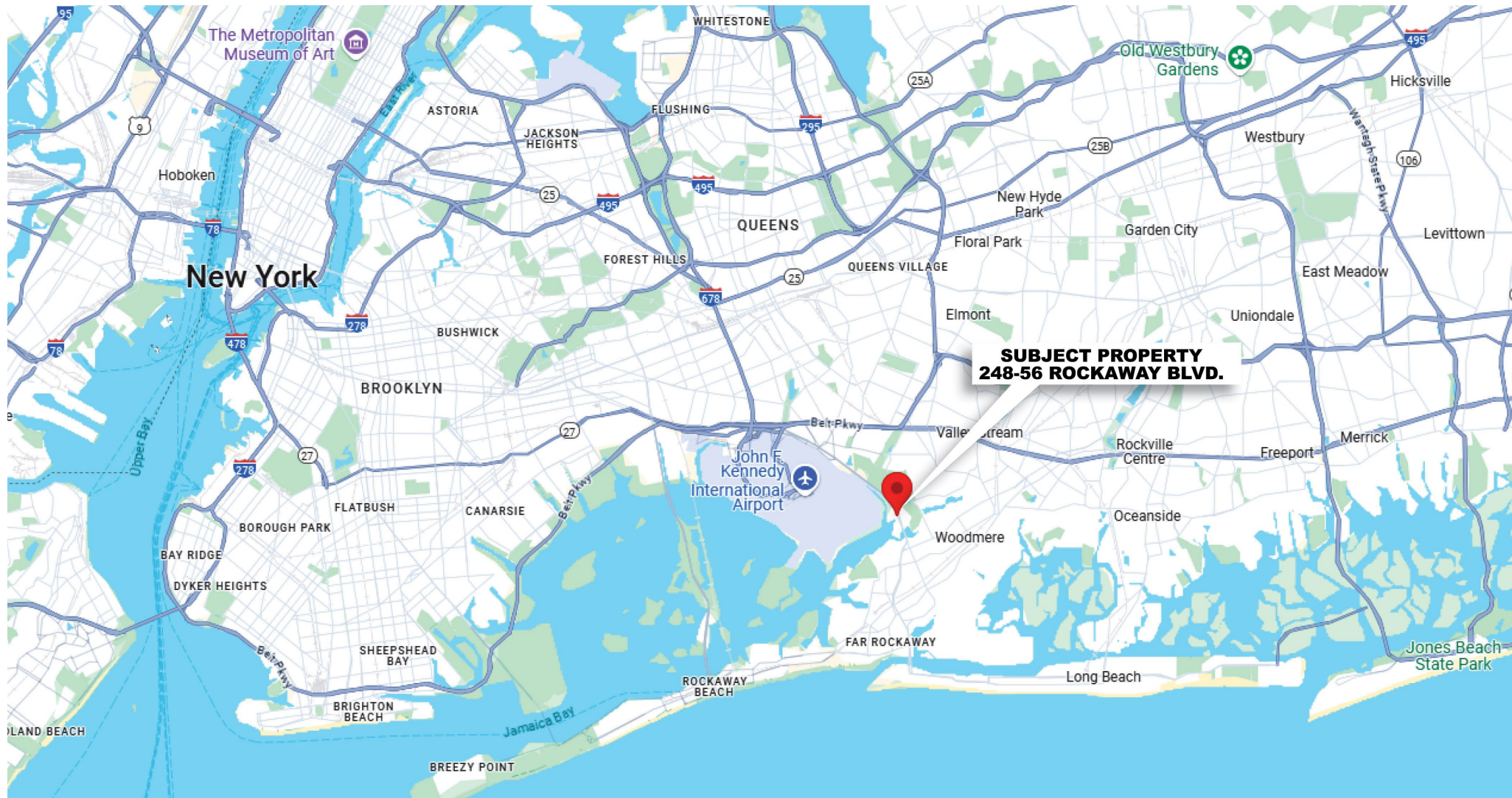
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LOCATION MAP



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DEMOGRAPHICS		1 mile	2 miles	3 miles
	Population			
	2010 Population	9,591	78,191	204,132
	2020 Population	10,649	85,892	224,229
	2024 Population	10,647	84,831	221,280
	2029 Population	10,662	84,428	221,022
	2010-2020 Annual Rate	1.05%	0.94%	0.94%
	2020-2024 Annual Rate	0.00%	-0.29%	-0.31%
	2024-2029 Annual Rate	0.03%	-0.10%	-0.02%
	2020 Male Population	49.9%	47.8%	47.2%
	2020 Female Population	50.1%	52.2%	52.8%
	2020 Median Age	34.7	36.6	37.4
	2024 Male Population	51.1%	48.8%	48.2%
	2024 Female Population	48.9%	51.2%	51.8%
	2024 Median Age	35.6	37.4	38.1
	Households			
	2024 Wealth Index	162	143	127
	2010 Households	3,081	24,166	63,905
	2020 Households	3,051	25,537	67,958
	2024 Households	2,995	25,106	67,034
	2029 Households	2,974	24,880	66,715
	2010-2020 Annual Rate	-0.10%	0.55%	0.62%
	2020-2024 Annual Rate	-0.43%	-0.40%	-0.32%
	2024-2029 Annual Rate	-0.14%	-0.18%	-0.10%
	2024 Average Household Size	3.46	3.32	3.23
	Median Household Income			
	2024 Median Household Income	\$124,908	\$112,051	\$105,347
	2029 Median Household Income	\$137,792	\$124,604	\$116,591
	2024-2029 Annual Rate	1.98%	2.15%	2.05%
	Average Household Income			
	2024 Average Household Income	\$186,910	\$160,419	\$143,131
	2029 Average Household Income	\$208,637	\$181,531	\$162,291
	2024-2029 Annual Rate	2.22%	2.50%	2.54%
	Per Capita Income			
	2024 Per Capita Income	\$51,983	\$47,435	\$43,493
	2029 Per Capita Income	\$57,524	\$53,451	\$49,126
	2024-2029 Annual Rate	2.05%	2.42%	2.47%