

# 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 SHOPPPING CENTER
- AADT IN FRONT OF THIS LOCATION IS OVER 60,000 VEHICLES PER DAY

## AREA TENANTS:



**Asking Price: \$9,000,000**



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

Contact Exclusive Brokers for More Information

**Edward Gottlieb, CRX, CLS**  
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**Jessica Vilmenay**  
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**Kenneth Schuckman**  
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REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

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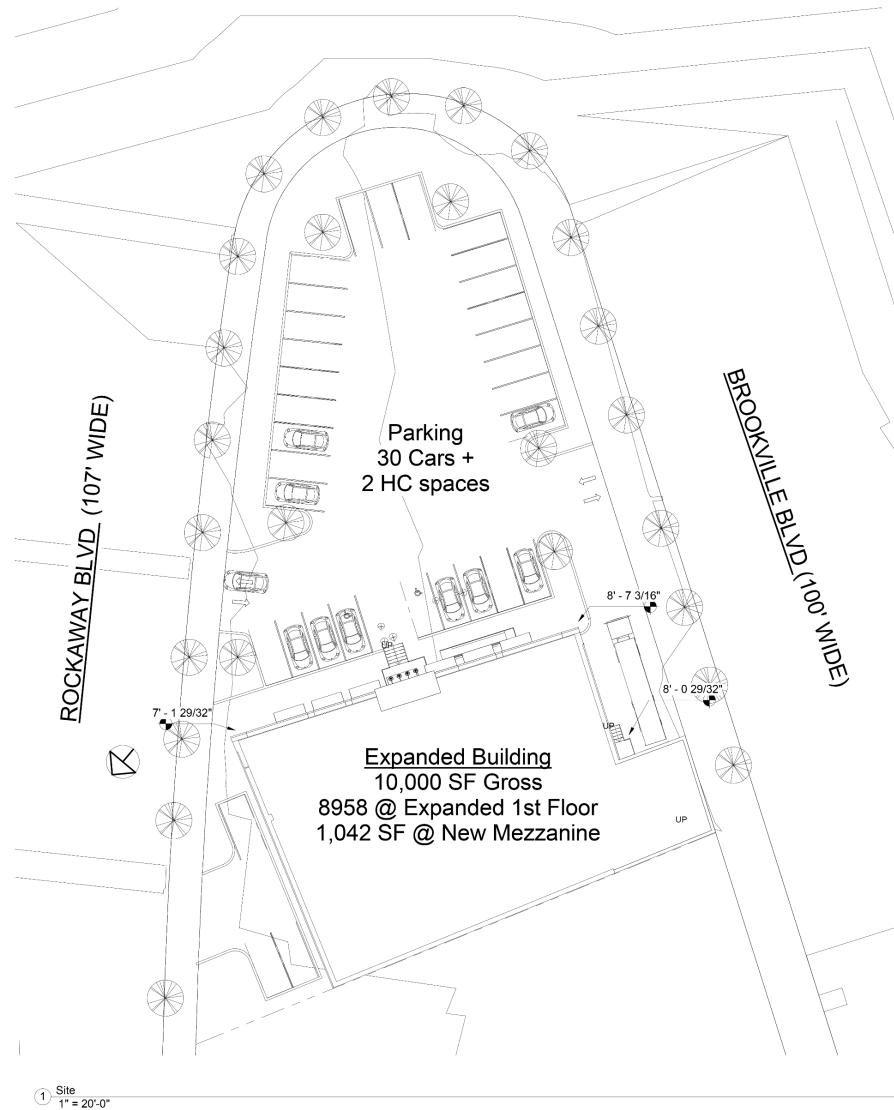
RE Broker

[ken@schuckmanrealty.com](mailto:ken@schuckmanrealty.com)

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## SITE PLAN



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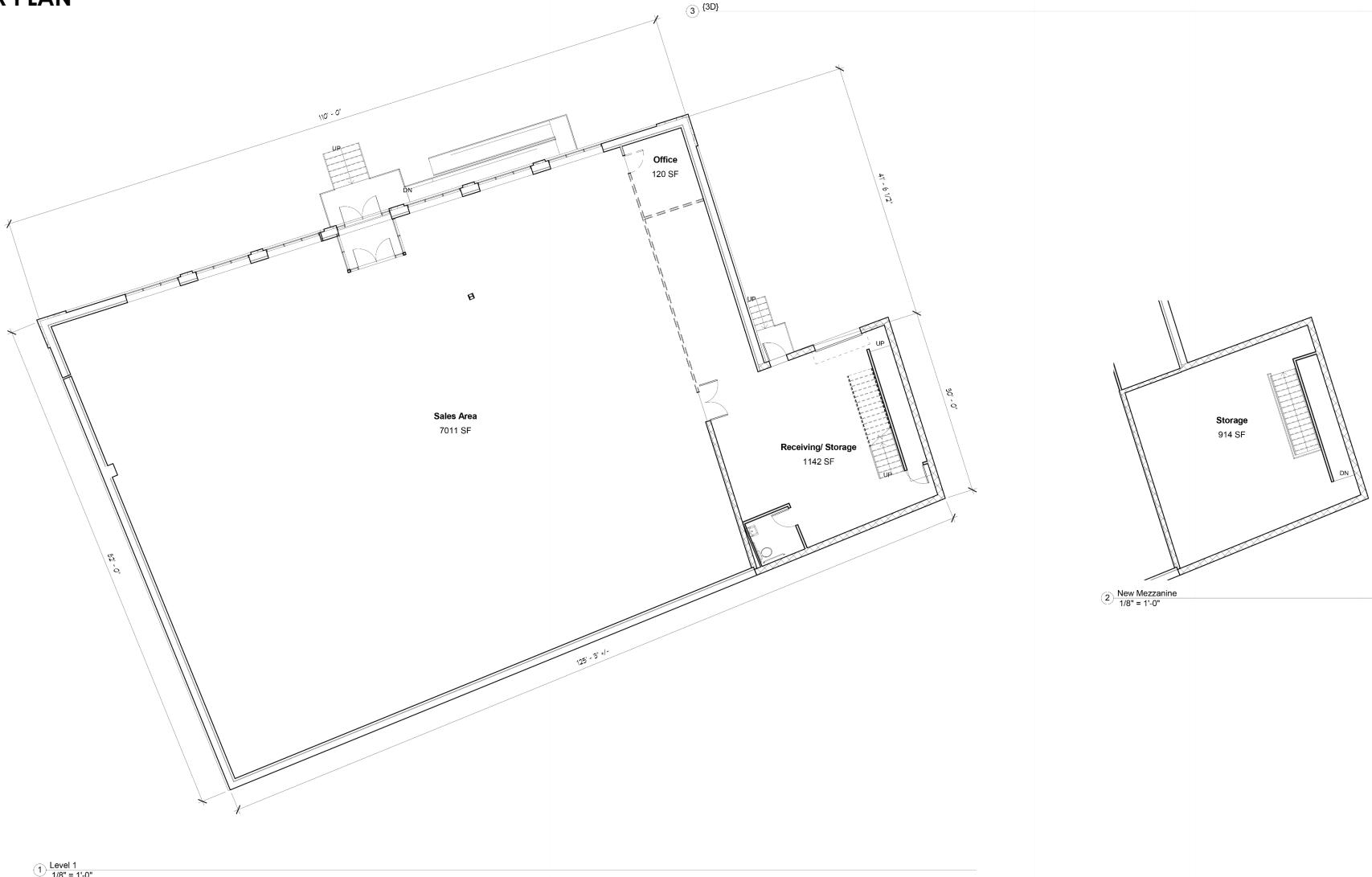
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## FLOOR PLAN



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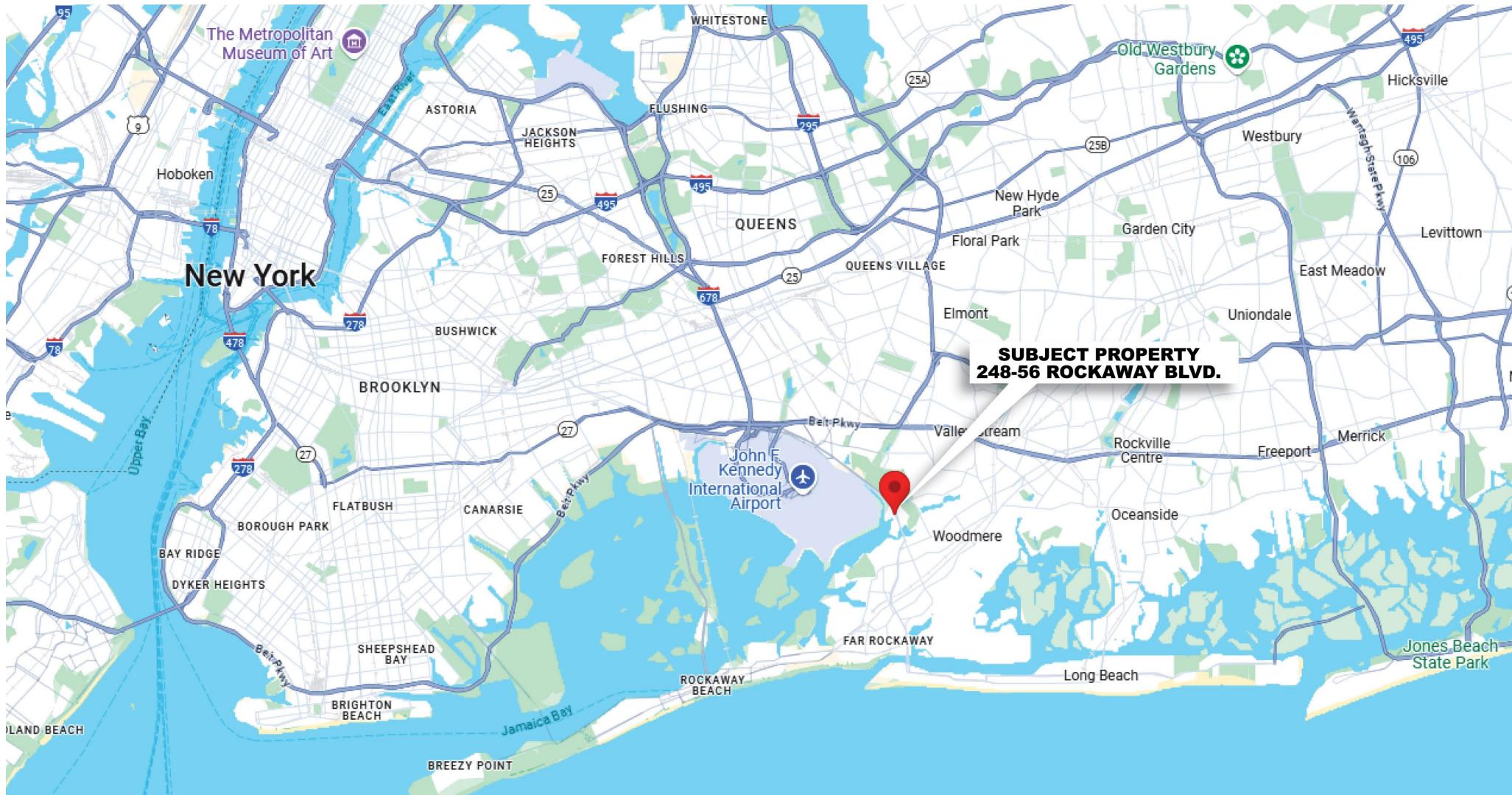
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## LOCATION MAP



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		1 mile	2 miles	3 miles
<b>DEMOGRAPHICS</b>	<b>Population</b>			
	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
	<b>Households</b>			
	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
	<b>Median Household Income</b>			
	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%
	<b>Average Household Income</b>			
	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%
	<b>Per Capita Income</b>			
	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%