

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING



269-279 BURNSIDE AVENUE LAWRENCE, NY



FOR SALE | FULLY OCCUPIED FIVE TOWNS RETAIL STRIP
±8,748 SF | 5 COMMERCIAL UNITS | 100% OCCUPIED
DURABLE CASH FLOW | SERVICE-ORIENTED TENANCY | SOUTHERN NASSAU LOCATION

269-279 BURNSIDE AVENUE | LAWRENCE, NY

EXECUTIVE SUMMARY

ASKING PRICE: \$5,800,000

Cushman & Wakefield has been exclusively retained to arrange the sale of **269-279 Burnside Avenue**, a fully occupied five-tenant retail strip located in Lawrence, New York, within the established Five Towns / Southern Nassau retail market.

The Property consists of approximately 8,748 square feet across five commercial units on an approximately 18,731-square-foot lot. **269-279 Burnside Avenue** offers investors a clean opportunity to acquire stabilized neighborhood retail in a high-barrier Nassau County submarket with durable cash flow, service-oriented tenancy, and a manageable private-capital basis.



100%
OCCUPIED



328K
NOI

PROPERTY SNAPSHOT

Address	269-279 Burnside Avenue
Location	Lawrence, NY 11559
Submarket	Southern Nassau / Five Towns
Property Type	Retail Strip
Gross Building Size	±8,748 SF
Lot Size	±18,731 SF
Lot Dimensions	±130' x 150'
Stories	1
Commercial Units	5
Property Taxes (25/26)	\$54,004



INVESTMENT HIGHLIGHTS

01 FULLY OCCUPIED FIVE-TENANT RETAIL STRIP

The Property is 100% occupied across five commercial units, providing immediate in-place cash flow from a diversified neighborhood retail rent roll.

02 SERVICE-ORIENTED TENANCY WITH DAILY-NEEDS DEMAND

The tenant roster is anchored by food, personal care, and healthcare-related uses, creating a practical neighborhood retail destination supported by repeat local customer traffic.

03 ESTABLISHED FIVE TOWNS / SOUTHERN NASSAU LOCATION

Located in Lawrence, the Property benefits from a dense surrounding residential base, strong local consumer demand, and limited competing retail supply within the Five Towns market.

04 STABLE CASH FLOW WITH FUTURE LEASING OPTIONALITY

The Property generates durable in-place income while preserving future flexibility to renew, re-tenant, or mark select spaces to market over time.



FINANCIAL OVERVIEW



EFFECTIVE ANNUAL INCOME
\$411,654



TOTAL ANNUAL EXPENSES
(\$83,828)



NET OPERATING INCOME
\$327,826

TENANT SUMMARY / RENT ROLL

Unit	Tenant	RSF	Lease Expiration	Options	Annual Increases	Annual Rent	Rent / SF
269-271	Meat Market	3,600	Mar-2040	One, 5-Year	3.00%	\$182,304	\$51
273	Mexican Restaurant	1,500	Apr-2029	-	-	\$62,512	\$42
275	Mexican Restaurant	1,000	Apr-2029	-	5.00%	\$50,268	\$50
277	Nail Salon	900	Feb-2030	-	4.00%	\$48,000	\$53
279	Chiropractor	1,700	Dec-2027	-	4.00%	\$80,990	\$48
Total / W.A.		8,700	7.3 Years			\$424,074	\$49



FINANCIAL SUMMARY

INCOME - IN PLACE	
Gross Annual Income	\$424,074
Tenant Reimbursements / Contributions	\$312
Less: General Vacancy / Credit Loss	(\$12,732)
Effective Gross Income	\$411,654
EXPENSES - IN PLACE	
Real Estate Taxes (25/26)	(\$54,004)
Insurance (Actual)	(\$13,100)
Reserves & Replacements (\$.50 / SF)	(\$4,374)
Management Fee (3% of Effective Income)	(\$12,350)
Total Expenses	(\$83,828)
NET OPERATING INCOME	\$327,826

PRICING SUMMARY	
Asking Price	\$5,800,000
Price / SF	\$663
Capitalization Rate	5.65%

TRANSPORTATION MAP



JOHN F. KENNEDY INTERNATIONAL AIRPORT

SPRINGFIELD GARDENS

Belt-Pkwy

VALLEY STREAM

ROSEDALE

- Lowe's
- Applebees
- TJ-maxx
- CHAR RYNE
- STOP & SHOP
- five BEL'W
- Visanworks



MEADOWMERE

Costco

- Marshalls
- LAIFITNESS
- Target
- DSW
- Chase
- McDonald's
- TACO BELL
- CAJUNOTE RESTAURANT

CEDARHURST

Burnside Ave

INWOOD

MTA Lawrence LIRR Station

LAWRENCE

MTA Far Rockaway LIRR Station

BAYSWATER

Rock Hall Road

FAR ROCKAWAY

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269-279 BURNSIDE AVENUE

LAWRENCE, NY

FOR MORE INFORMATION, PLEASE CONTACT

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