

FOR SALE
ASKING PRICE \$4,000,000

168 ATLANTIC AVENUE

Freeport, NY 11520 | Long Island

FREESTANDING STARBUCKS
AT TRAFFIC LIGHT CORNER

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Traffic Light Corner

#2

NN Leased to Starbucks
(BBB+ investment grade credit)

#3

10-Year Lease
with three 5-year options

#4

10% Increases every 5 years

#5

Fee Simple Ownership
(New roof and parking lot in 2024)

#6

Strong Demographics
Median HHI of \$123K+ in 3-mile
radius



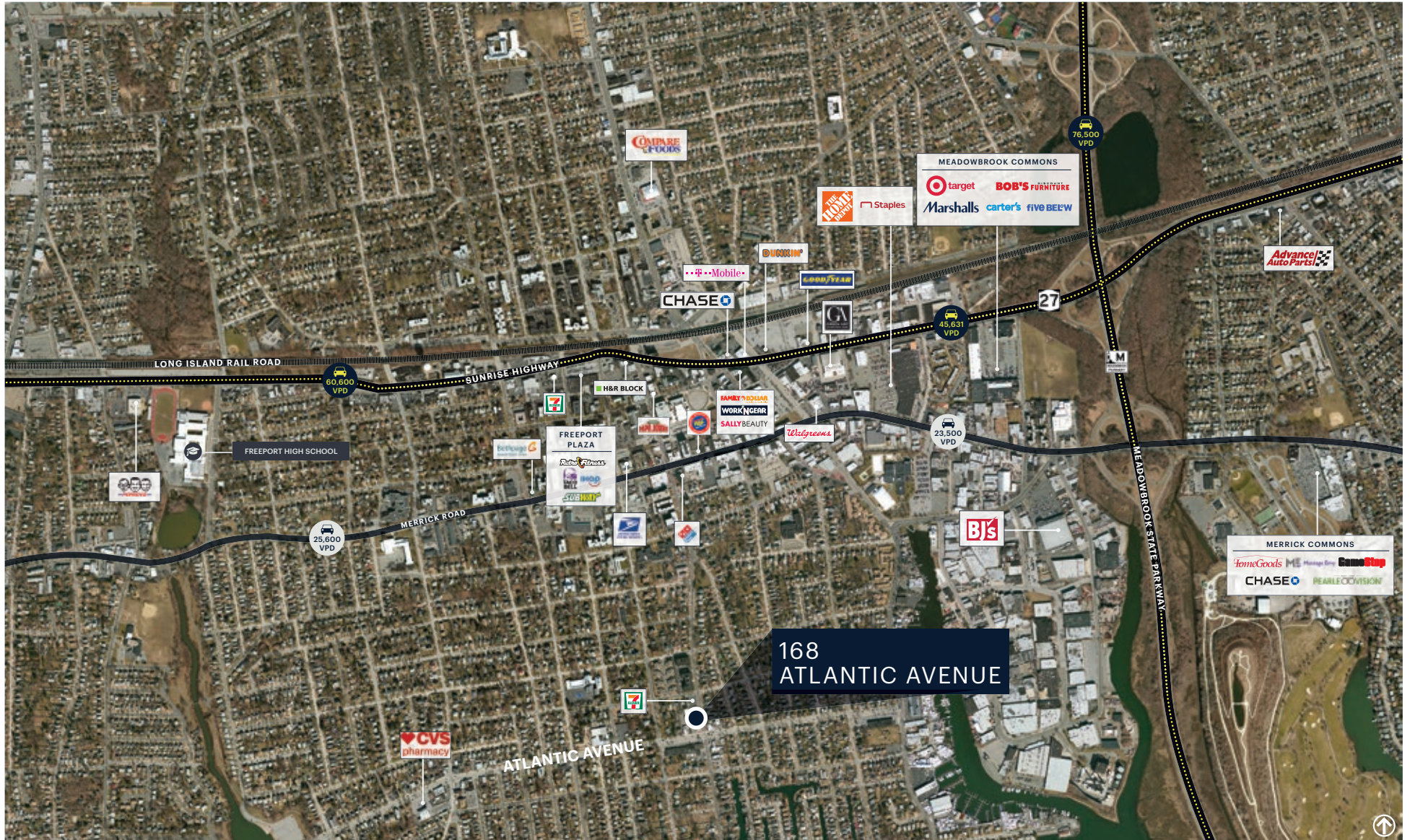
168 ATLANTIC AVENUE
FOR SALE

CLOSE UP AERIAL

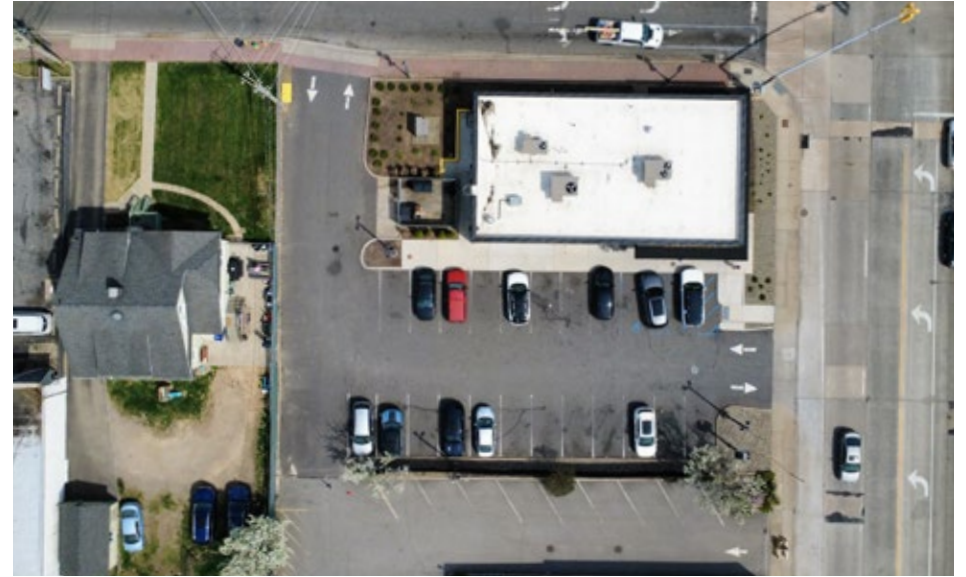


168 ATLANTIC AVENUE
FOR SALE

RETAIL MAP



PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	27,418	156,962	396,978
NUMBER OF HOUSEHOLDS	8,858	48,821	125,617
AVERAGE HOUSEHOLD INCOME	\$113,948	\$164,249	\$160,665
MEDIAN HOUSEHOLD INCOME	\$83,909	\$123,642	\$120,149
COLLEGE GRADUATES	5,988 31.0%	48,874 44.0%	121,893 43.0%
TOTAL BUSINESSES	1,361	5,185	13,812
TOTAL EMPLOYEES	10,930	47,837	128,961
DAYTIME POPULATION	25,464	128,700	334,042

CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

JON WINZELBERG

jwinzelberg@ripcony.com
516.933.8880

DOUG WEINSTEIN

dweinstein@ripcony.com
516.933.8880