

**PRIME APARTMENT/RETAIL BUILDING  
SIGNIFICANT UPSIDE  
ROCKVILLE CENTRE, NY**



**PRICE:   PRESENT OFFERS**



# SELECT INVESTMENT PROPERTIES, INC.

EST: 1987

## PRIME APARTMENT/RETAIL BUILDING SIGNIFICANT UPSIDE

**LOCATION:** 526-532 Merrick Rd, Rockville Centre, NY

**PLOT:** 95' X 106'

**DESCRIPTION:** ±10,000 sq. ft. two-story building consisting of:  
5 retail store fronts and 8 apartments (4) 1br and (4) studios  
Rear parking for 8 vehicles

**TRAFFIC COUNT:** ±22,000 VPD on Merrick Road  
±13,000 VPD on Long Beach Ave

<b><u>INCOME:</u></b>	<b><u>CURRENT</u></b>	<b><u>PROFORMA*</u></b>
Rent:	\$338,064	\$378,548
**Est Reimbursement:	<u>\$ 3,000</u>	<u>\$ 3,000</u>
Total Income:	\$341,064	\$381,548
<b><u>EXPENSES:</u></b>		
Taxes:	\$ 51,596	\$ 51,596
Village Tax:	\$ 11,181	\$ 11,181
Insurance:	\$ 14,520	\$ 14,520
Trash:	\$ 5,900	\$ 5,900
Utility:	\$ 7600	\$ 7,600
Repair/Maintenance:	<u>\$ 3,500</u>	<u>\$ 3,500</u>
Total Expenses:	\$ 94,297	\$ 94,297
<b><u>NOI:</u></b>	<b><u>\$246,767</u></b>	<b><u>\$287,251</u></b>

**PRICE:** Present offers

\* Proforma assumes apartments rented at \$1,800 for studio and \$2,300 for 1-bedroom and barber store is brought to market rent.

\*\*Due per lease, but not currently collected

### **Select Investment Properties Inc.**

*The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. JC MxdUse 623*

# SELECT INVESTMENT PROPERTIES, INC.

## RENT ROLL

526-532 MERRICK ROAD, ROCKVILLE CENTRE, NY

as of 11/1/2025

TENANT	SIZE (SF)	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT	MONTHLY MARKET RENT	RENT INCREASES	Notes
<b>RETAIL</b>							
Allstate	800	10/31/27	\$2,825	\$33,900	\$33,900	\$75/mo ann.	
Nat's Unisex Hair Cutter	800	Month-Month	\$1,675	\$20,100	\$35,000		m-m should be increased substantially
Wireless For You	400	Month-Month	\$1,594	\$19,128	\$19,128		helps landlord with vendors/showings
P&P Liquor	800	7/31/2027 +	\$3,278	\$39,336	\$36,720		should pay 10% of tax increases over 2021/2022 base
Ginkgo Wellness	2,250	9/30/2034 + (2)5 yr options	\$4,250	\$51,000	\$51,000	3% p.a. Starting 10/1/2027	Pays 21% CAM,TAX and Insurance over 23/24 base
<b>Total Retail</b>	<b>3,450</b>		<b>\$13,622</b>	<b>\$163,464</b>	<b>\$175,748</b>		

\* Barber still paying \$1000/mo from Covid (m-m lease calls for 1675) , PP Liquor has verbal agreement to pay 3060 through 7/31/25

TENANT	LAYOUT	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT	MONTHLY MARKET RENT
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## APARTMENTS

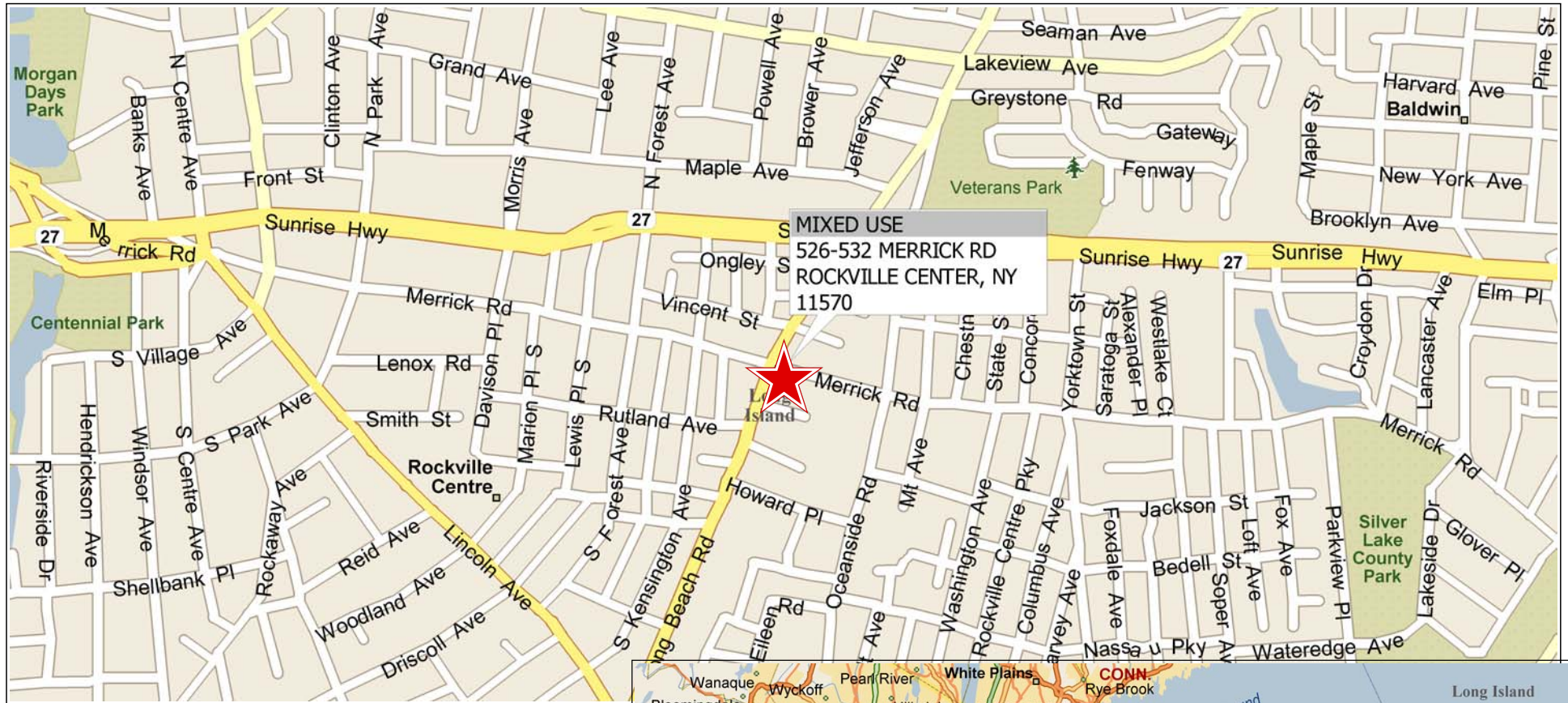
526 FW	Studio	10/29/2025	\$1,725	\$20,700	\$1,800
526 FE	Studio	09/30/23	\$1,675	\$20,100	\$1,800
526 RE	1BR	Month-Month	\$2,075	\$24,900	\$2,300
526 RW	1BR	02/29/24	\$2,100	\$25,200	\$2,300
530 FW	Studio	Month-Month	\$1,475	\$17,700	\$1,800
530 FE	Studio	05/31/24	\$1,650	\$19,800	\$2,300
530 RE	1BR	Month-Month	\$1,850	\$22,200	\$2,300
530 RW	1BR	Month-Month	\$2,000	\$24,000	\$2,300
<b>Total Apartments</b>			<b>\$14,550</b>	<b>\$174,600</b>	<b>\$16,900</b>

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Rockville Centre, New York, United States





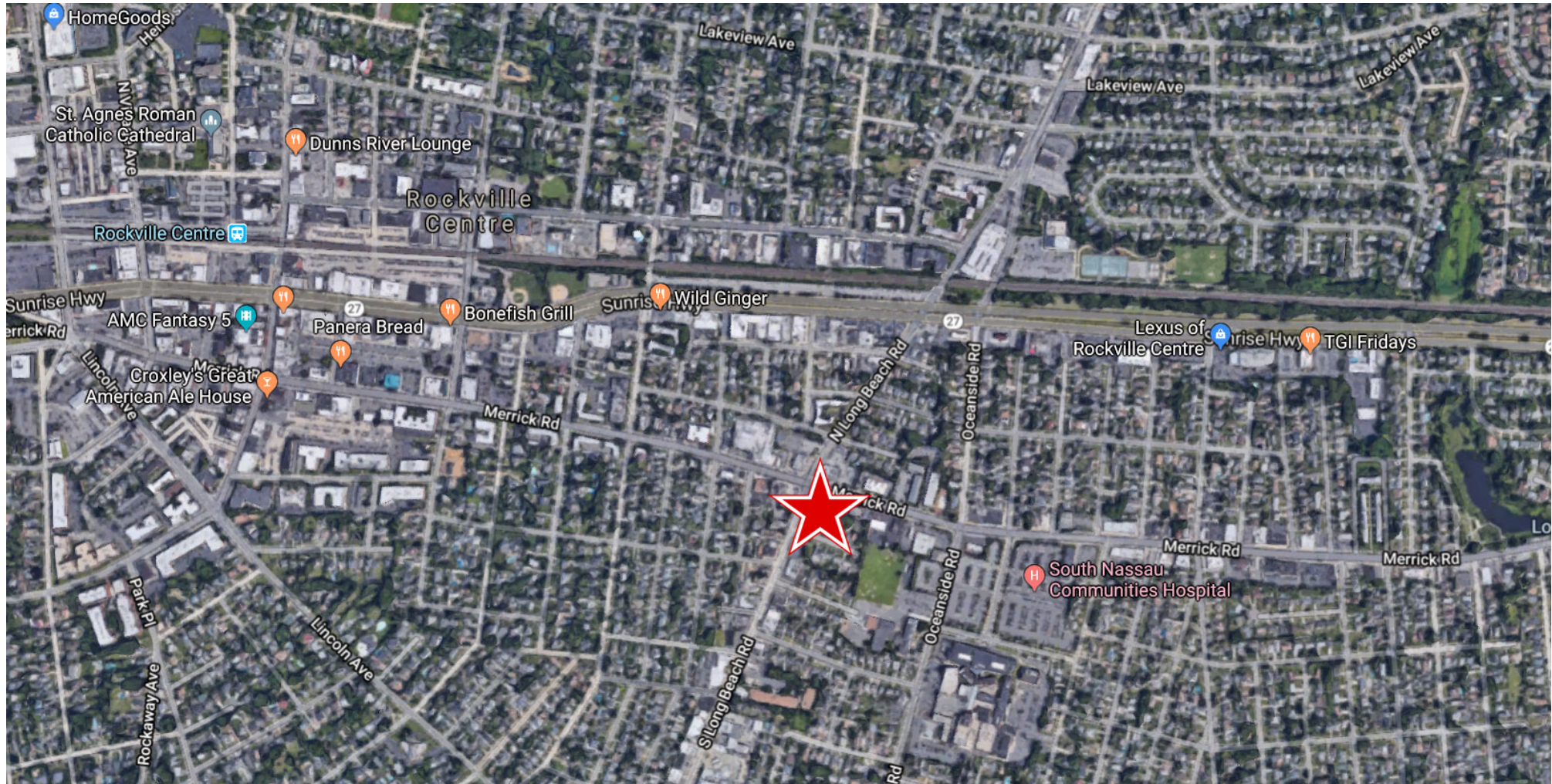
SELECT INVESTMENT PROPERTIES INC.



215 HALLOCK ROAD ▪ SUITE 4 ▪ STONY BROOK ▪ NY ▪ 11790  
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# Demographic Summary Report

526-532 Merrick Rd, Rockville Centre, NY 11570

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **4,400 SF**  
 Year Built: **1949**

Total Available: **2,100 SF**  
 % Leased: **52.27%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	28,289		541,602		1,781,090	
2023 Estimate	27,623		529,681		1,747,992	
2010 Census	26,192		506,854		1,699,151	
Growth 2023 - 2028	2.41%		2.25%		1.89%	
Growth 2010 - 2023	5.46%		4.50%		2.87%	
2023 Population by Hispanic Origin	4,215		130,962		324,322	
2023 Population	27,623		529,681		1,747,992	
White	24,042	87.04%	343,003	64.76%	911,969	52.17%
Black	1,744	6.31%	132,058	24.93%	517,918	29.63%
Am. Indian & Alaskan	113	0.41%	4,743	0.90%	16,212	0.93%
Asian	1,237	4.48%	36,803	6.95%	252,998	14.47%
Hawaiian & Pacific Island	15	0.05%	889	0.17%	3,247	0.19%
Other	472	1.71%	12,184	2.30%	45,647	2.61%
U.S. Armed Forces	0		141		567	
Households						
2028 Projection	10,449		177,264		580,249	
2023 Estimate	10,229		173,368		569,907	
2010 Census	9,847		165,743		556,332	
Growth 2023 - 2028	2.15%		2.25%		1.81%	
Growth 2010 - 2023	3.88%		4.60%		2.44%	
Owner Occupied	7,585	74.15%	130,531	75.29%	396,830	69.63%
Renter Occupied	2,644	25.85%	42,837	24.71%	173,076	30.37%
2023 Households by HH Income	10,231		173,369		569,906	
Income: <\$25,000	1,082	10.58%	17,313	9.99%	62,873	11.03%
Income: \$25,000 - \$50,000	1,169	11.43%	19,710	11.37%	74,173	13.01%
Income: \$50,000 - \$75,000	934	9.13%	20,798	12.00%	73,188	12.84%
Income: \$75,000 - \$100,000	1,291	12.62%	18,788	10.84%	64,830	11.38%
Income: \$100,000 - \$125,000	933	9.12%	18,830	10.86%	62,584	10.98%
Income: \$125,000 - \$150,000	819	8.01%	15,386	8.87%	49,801	8.74%
Income: \$150,000 - \$200,000	1,297	12.68%	25,214	14.54%	76,696	13.46%
Income: \$200,000+	2,706	26.45%	37,330	21.53%	105,761	18.56%
2023 Avg Household Income	\$148,135		\$139,409		\$129,881	
2023 Med Household Income	\$117,135		\$113,376		\$103,950	

