

Retail Space

115 Main St, East Rockaway, NY 11518

For
LEASE

Call For Guidance
on Rates

Freestanding Building Formerly Occupied by Capital One Bank Branch



Lease & Building Details:

Retail Space: 2,407 SF
Lease Type: Triple-Net
Available: Immediately
Building Size: 2,407 SF
Year Built: 1976
Lot: 0.59 Acres



Features & Highlights:

- ✓ Sheltered Drive-Thru With 3 Lanes
- ✓ On-Site Parking
- ✓ Adjacent to Retail Strip Center
- ✓ Corner Lot on Signalized Intersection
- ✓ Surrounded by Gas Stations, Restaurants, & Other Major Retail

This site was the location of a successful Capital One Branch, which performed over \$115 million in annual deposits. It features on-site parking and a sheltered drive through with the capacity to fit 3 lanes for ATM machines.

Perfectly positioned on the corner of a signalized intersection, and adjacent to a retail strip with a Tutor Time, this space is a great choice for a major bank or retail tenant.

Demographics for this location are strong. Within a 5 mile radius you'll find almost half a million people, with an average household income over \$125,000.

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Demographics (3 Miles)

Population: 170,914
Households: 60,623
Average HH Income: \$139,991

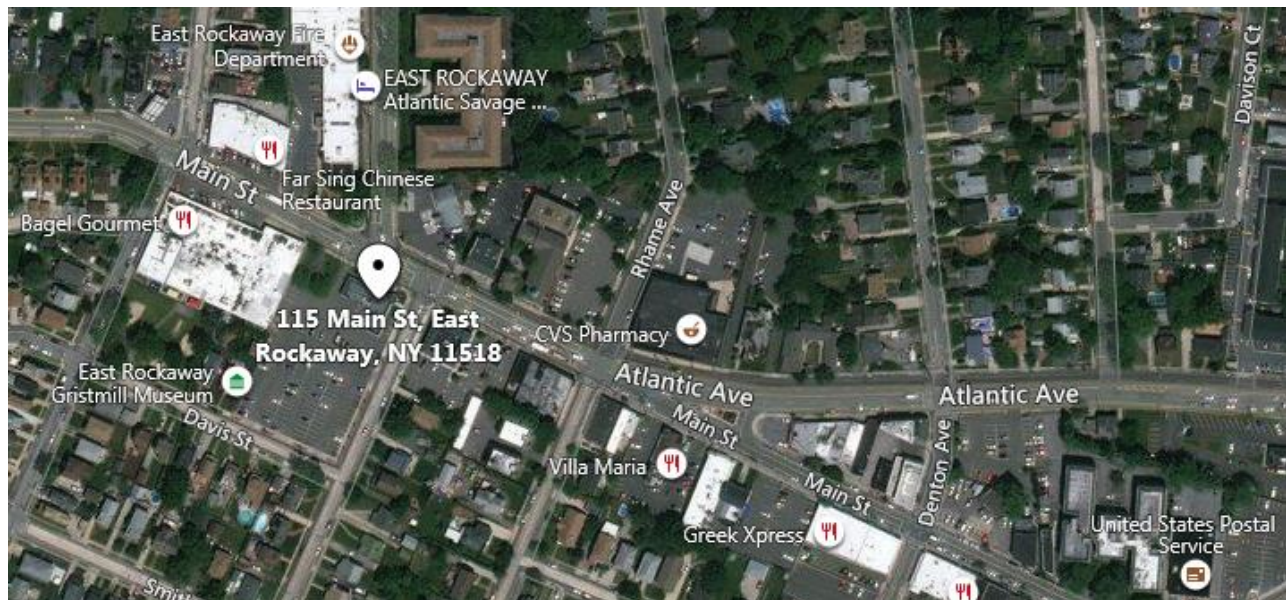
Demographics (5 Miles)

Population: 497,176
Households: 165,954
Average HH Income: \$127,964

Nearby Retailers



Traffic Count Map



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From Main Street Intersection



Sheltered Drive-Thru & Parking



On-Site Parking



Traffic View on Atlantic Ave (Main St)

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Window View of Busy Intersection



Bank Vaults



Bank Vaults



Bank Vaults