



114-20 ROCKAWAY BLVD, SOUTH OZONE PARK

114-20 Rockaway blvd.
south ozone park, NY 11420

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



AVNISH KUMAR

R.E. Broker

Mobile: 9179579969

raj@visionrealestateny.com

License #: 10491209469

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SOUTH OZONE PARK, NY 11420

VISION REAL ESTATE NY LLC
650 South Broadway
Hicksville, NY 11801
Office: 718-480-1231
www.visionrealestateny.com

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$1,369,000.00
Building SqFt	3,589 SqFt
Parcel ID	11706-0039
Zoning Type	VACANT LAND
County	Queens
Frontage	25.00 Ft
Coordinates	40.676629,-73.824030

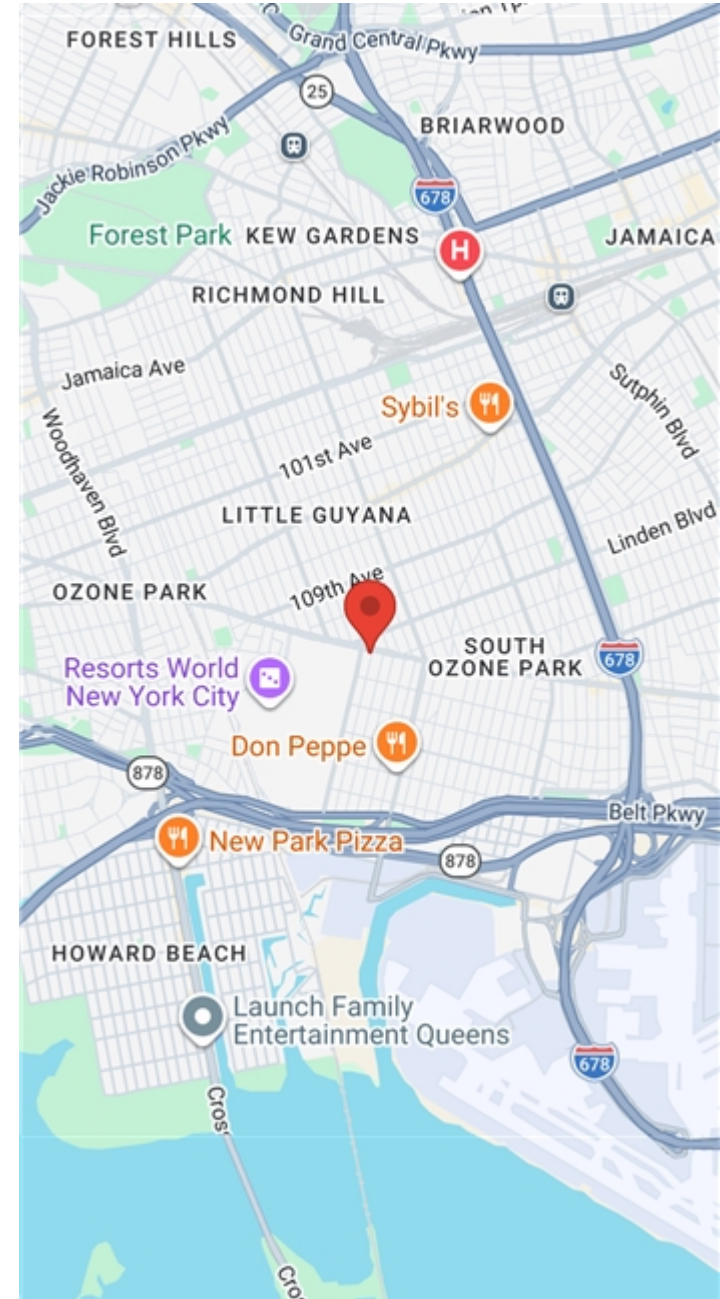
INVESTMENT SUMMARY

[Vision Real Estate](#) is pleased to present the exclusive listing for Brick Mixed use Corner investment or End-user located at 114-20 Rockaway Blvd., South Ozone Park, NY 11420. Built in 1931 , This property is comprised of 3589 square feet of building space between 1st 7 2nd floor and sits on roughly 2600sqft.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Property is strategically located in the South ozone Park with direct frontage on Rockaway Blvd The opportunity is being offered for \$1,459,000.00.
- Very close to Major Highway, Airport & Casino.





LOCATION HIGHLIGHTS

- Excellent Visibility from Rockaway Blvd and Surrounding Businesses.
- Located on Rockaway Blvd, a major thoroughfare and premier location in the submarket.
- One of the strongest and most desirable retail trade areas within South Ozone Park.

RENT ROLL

Unit	Tenant	Size (SF)	Rent / SF	Annual Base Rent	Lease Type	Lease Start	Lease End	Notes
1st floor	Therapist	2,200	\$46.36	\$102,000.00	MG	12/01/2022	02/28/2027	
2nd Front		700	\$25.71	\$18,000.00				Tenant pays for cooking and electric
2nd fl Rear		700	\$36.00	\$25,200.00				
	Total Occupied	3600		\$145,200.00				
	Total	3600		\$145,200.00				

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$1,369,000.00
Price PSF	\$380.28
In Place NOI	\$102,579.00
In Place Cap Rate	7.49%
Year 1 NOI	\$102,579.00
Year 1 Cap Rate	7.49%

General Information

Analysis Period	1
Analysis Start Date	02/11/2026

Expense Breakdown

General Expenses	
electric	\$680.00
Gas/ heating	\$3,800.00
water	\$2,345.00
Total General Expenses	\$6,825.00
Property Insurance	\$3,800.00
Property Tax	\$31,996.00
Total Expenses	\$42,621.00

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$145,200.00	\$145,200.00
SCHEDULED BASE RENTAL REVENUE	\$145,200.00	\$145,200.00
TOTAL POTENTIAL GROSS REVENUE	\$145,200.00	\$145,200.00
EFFECTIVE GROSS REVENUE	\$145,200.00	\$145,200.00
OPERATING EXPENSES		
PROPERTY TAX	\$31,996.00	\$31,996.00
INSURANCE	\$3,800.00	\$3,800.00
GENERAL EXPENSES	\$6,825.00	\$6,825.00
TOTAL OPERATING EXPENSES	\$42,621.00	\$42,621.00
NET OPERATING INCOME	\$102,579.00	\$102,579.00
CAP RATE	7.49%	7.49%





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PHYSICAL THERAPY
CHIROPRACTOR
ACUPUNCTURIST
MASSAGE THERAPIST
SPEECH THERAPIST
HEALTH EDUCATION

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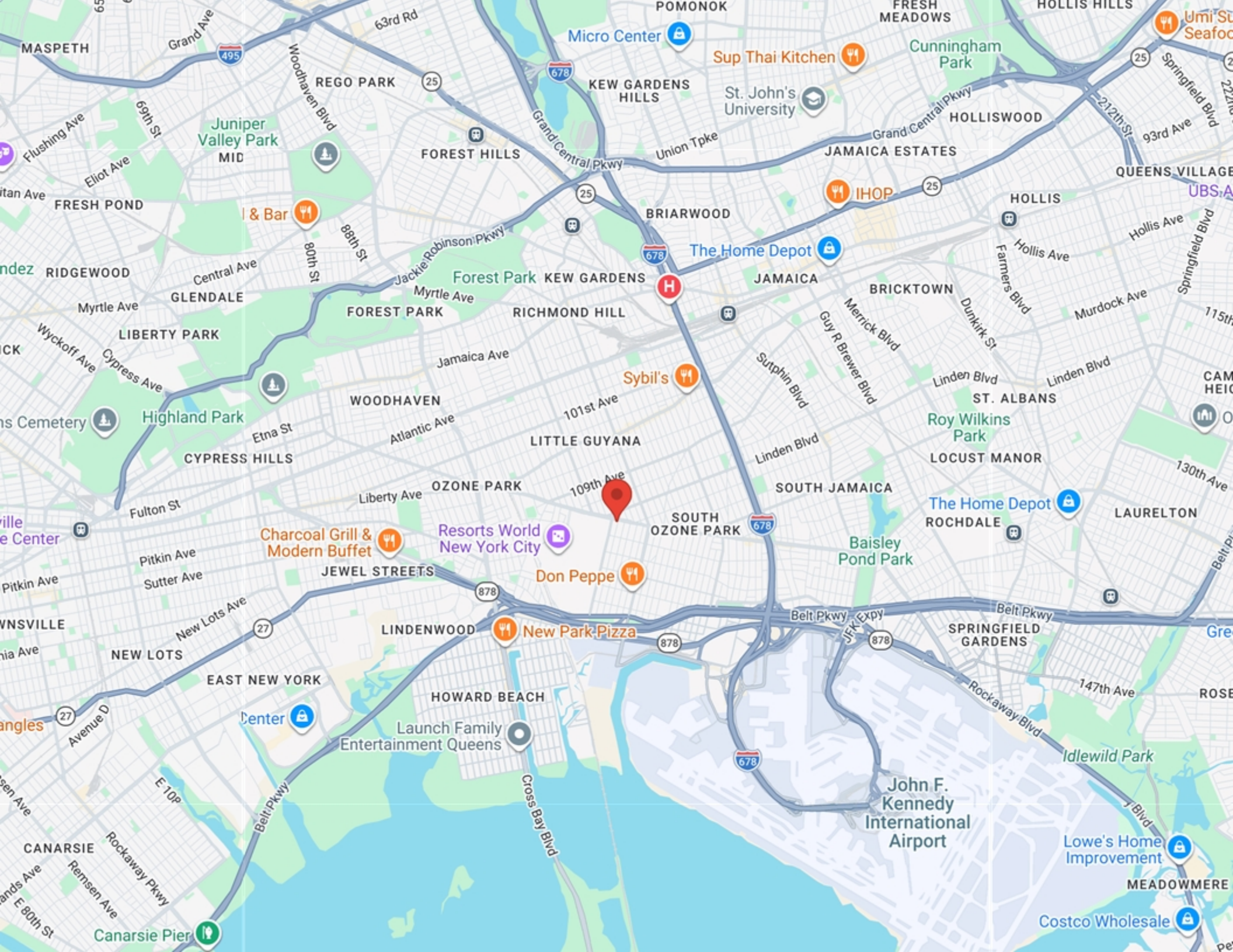
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	86,586	547,231	1,412,163
2010 Population	83,488	557,146	1,428,768
2025 Population	83,889	598,048	1,521,512
2030 Population	82,442	596,769	1,510,540
2025-2030 Growth Rate	-0.35 %	-0.04 %	-0.14 %
2025 Daytime Population	59,712	485,472	1,237,577

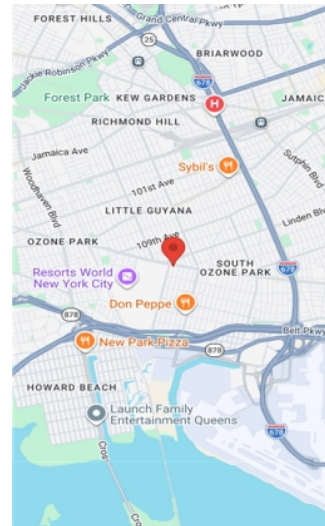


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,843	20,202	59,563
\$15000-24999	1,248	10,499	32,735
\$25000-34999	1,145	13,059	33,085
\$35000-49999	2,330	19,402	50,217
\$50000-74999	3,410	29,136	75,303
\$75000-99999	2,980	23,954	62,547
\$100000-149999	5,420	34,909	91,144
\$150000-199999	3,426	20,639	54,775
\$200000 or greater	3,780	26,151	68,243
Median HH Income	\$ 98,248	\$ 80,684	\$ 79,131
Average HH Income	\$ 121,743	\$ 109,559	\$ 106,748

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	25,169	178,399	480,239
2010 Total Households	24,147	180,413	486,328
2025 Total Households	25,582	197,958	527,655
2030 Total Households	25,442	199,910	529,699
2025 Average Household Size	3.26	2.98	2.83
2025 Owner Occupied Housing	13,551	82,776	209,417
2030 Owner Occupied Housing	13,618	83,908	211,995
2025 Renter Occupied Housing	12,031	115,182	318,238
2030 Renter Occupied Housing	11,824	116,002	317,705
2025 Vacant Housing	1,337	12,805	33,775
2025 Total Housing	26,919	210,763	561,430



ABOUT SOUTH OZONE PARK



CITY OF

AREA

POPULATION

CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISION REAL ESTATE NY LLC
ADVISOR FOR MORE DETAILS.**

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