



SOVEREIGN
REALTY GROUP



FOR SALE OR LEASE

**426 PLANDOME ROAD
MANHASSET, NEW YORK**

Prime North Shore Long Island Building For Sale
Currently Operating As A Boutique Movie Theater



Prime Location This 2-story, multi-tenant retail building sits on the corner of Orchard Street. It is walking distance to the Long Island Railroad Manhasset Train Station. The Town recently extended the sewer connection down Plandome Road. This property is now eligible to connect to it allowing for more diverse uses and more dense re-development.

Special Use The building is currently being used as a fully operational movie theatre with three screens and a liquor license. The corner stores operate on a month to month basis as a real estate office and a coffee importing company.

Rooftop Access The upper theater has a door that walks out onto a roof deck facing Plandome Road. The right business could utilize the space creatively.

Parking exists along Plandome Road as well as Orchard Street

Upscale demographics Nearly 330,000 residents live within a 5 mile radius of the site. Median Household Income are nearly \$200,000 per annum within a 1 mile radius of the site.

Short Term Tenancy The real estate office and adjoining business are on a month to month lease for easier redevelopment.

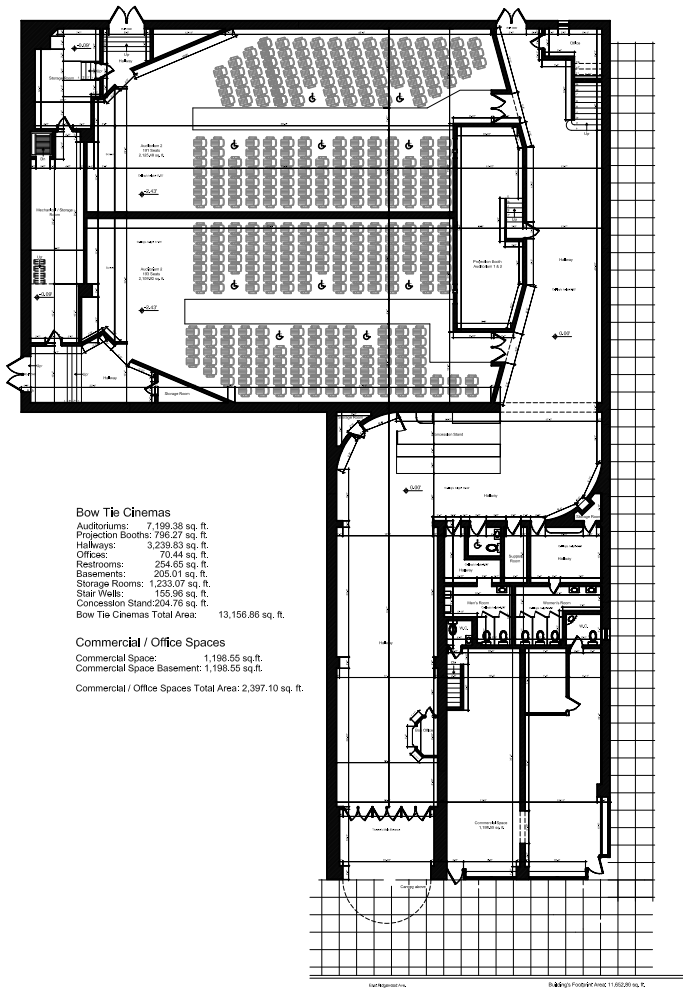
**THE OFFERING**

PROPERTY ADDRESS	426 Plandome Road Manhasset, NY
PRICE	\$3,600,000.00
PRICE PER S.F.	\$281.01
LEASE PRICE	TBD
REAL ESTATE TAXES	General: \$27,538.46 School: \$40,031.57
OWNERSHIP INTEREST	Fee Simple
INTERSECTION/LOCATION	Orchard Street
AREA TENANTS	Walgreens, Starbucks, For Five Coffee, Buttercookie Bakery, Bank of America, Chase Bank, Umberto's of New Hyde Park

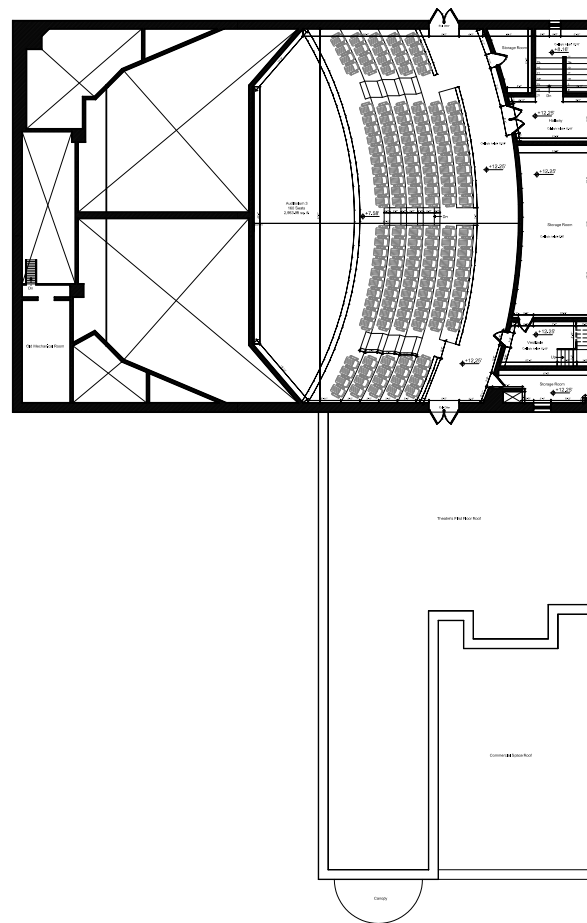
**LEASE SUMMARY**

GROSS LEASEABLE AREA	Ground Floor: 11,411 SF
	Second Floor: 1,400 SF
	Basement: 1,742 SF
	Total: 14,552 SF
LOT SIZE	.33 acres
LOT FRONTAGE	51.06 feet on Plandome Road
PARKING	Street parking
STORIES	2 (max 3 stories & 45 Feet)
YEAR BUILT	1936
SEPTIC SYSTEM	Septic
ZONING	Business A / Business B
PERMITTED USES	-Offices
	-Retail Stores
	-Personal Services
	-Laundry / Tailor
	-Funeral Home
CONDITIONAL USES	-Hotel
	-Restaurant; Bar / Grille
	-Pet Shop
	-Grocery / Food
	-Senior / Assisted Living

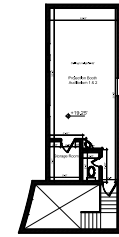




1 Existing Layout Ground Floor
 Scale: 3/32" = 1'-0"



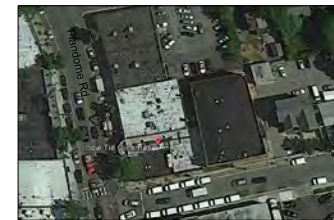
2 Existing Layout Second Floor
 Scale: 3/32" = 1'-0"



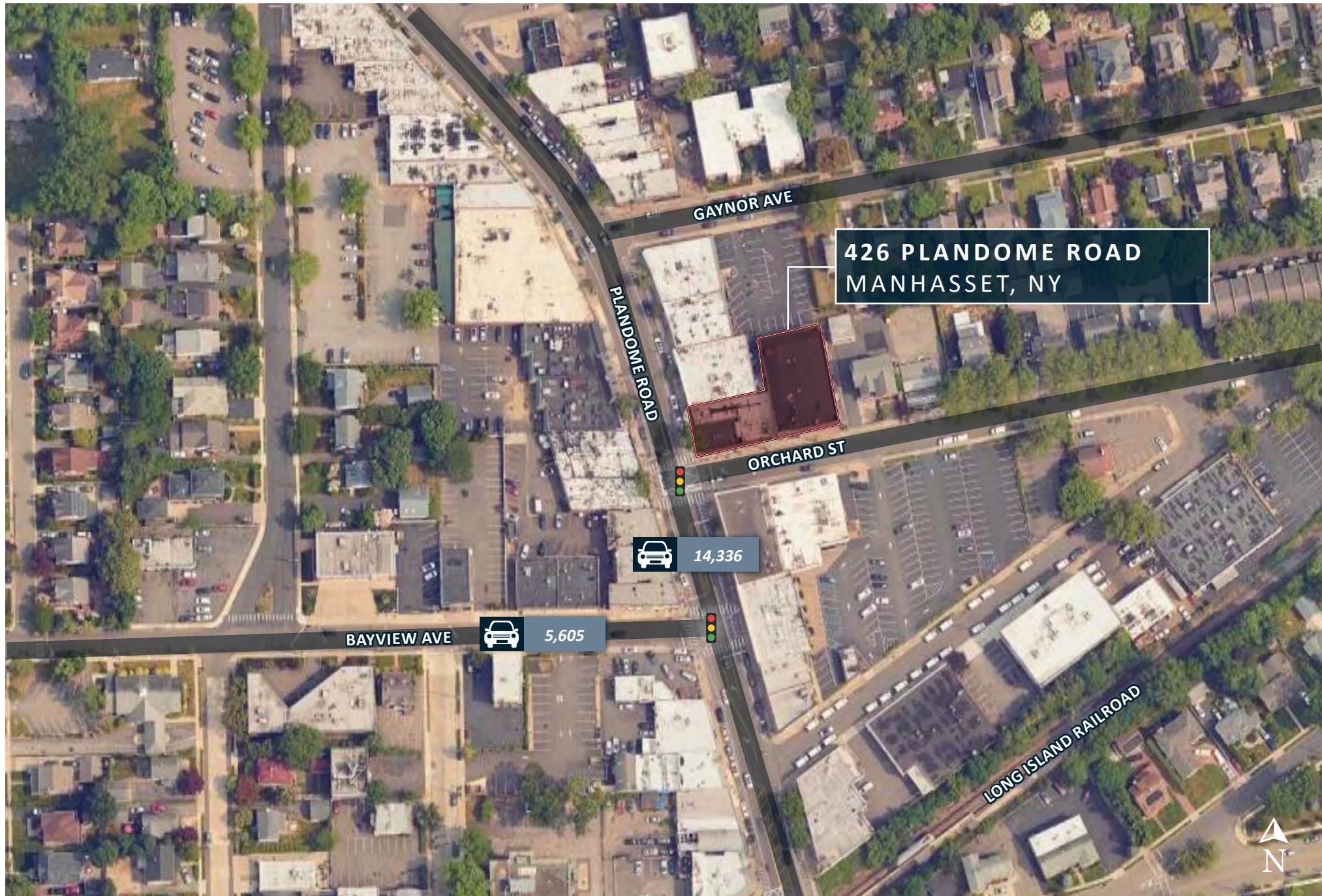
3 Existing Layout Third Floor
 Scale: 3/32" = 1'-0"

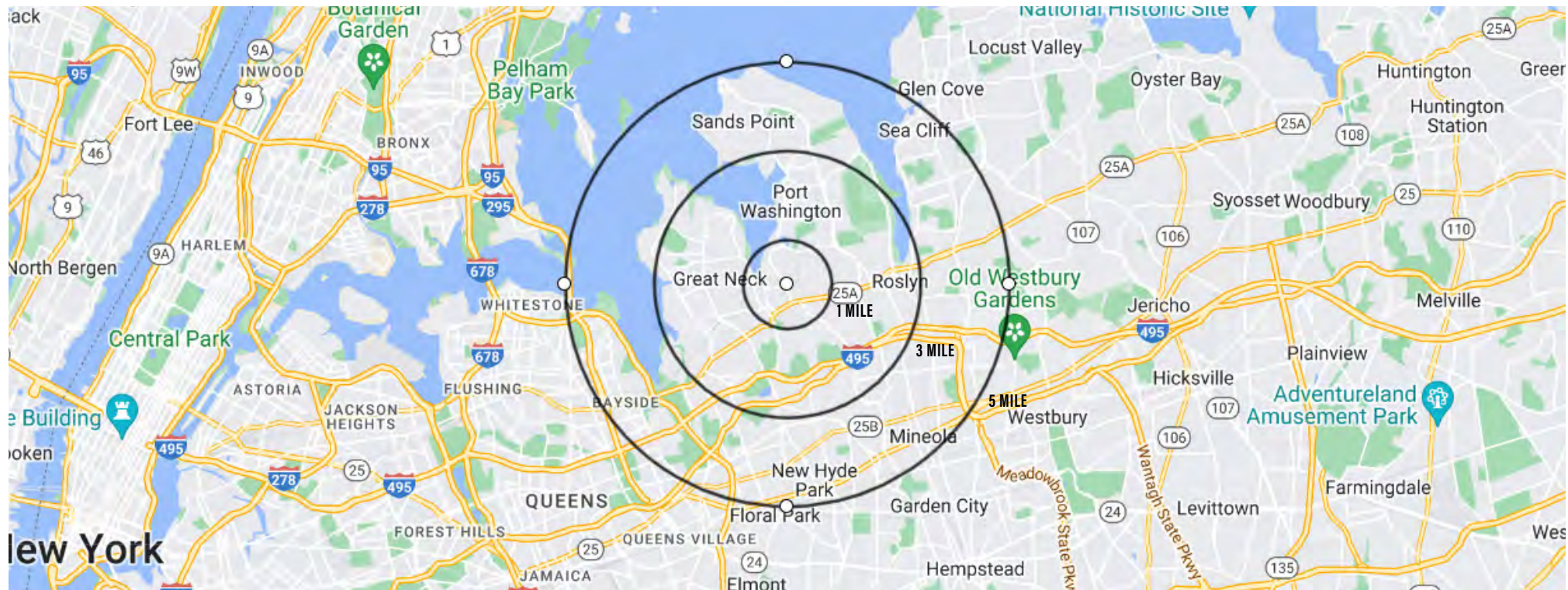


4 Existing Layout Basement
 Scale: 3/32" = 1'-0"









POPULATION & INCOME	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2022)	11,150	103,242	327,592
MEDIAN AGE	42.7	43.7	46.6
AVERAGE HOUSEHOLD INCOME	\$269,494	\$199,290	\$119,691
MEDIAN HOUSEHOLD INCOME	\$198,722	\$134,865	\$116,230

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS (2022)	3,725	38,909	119,691
AVERAGE HOUSEHOLD SIZE	2.9	2.8	2.4
AVERAGE HOME VALUE	\$924,764	\$928,927	\$818,093



SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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