

7,500 SF | Street Retail

6 Rockaway Ave.

Valley Stream, New York 11580

Property Highlights

- Spacious 7500 sq. ft. unit with 14 ft. ceilings and sprinkler system
- Prime location at a bustling intersection for high visibility and traffic
- Ample municipal parking for tenants and visitors
- Easy access to major transportation routes

Offering Summary

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	18,500 SF
Available SF:	7,500 SF
Lot Size:	0.48 Acres

For More Information

Nick Vittorio

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Property Description

Introducing a rare leasing opportunity at our prestigious property in Valley Stream, NY. With 7500 sf of space available, tenants can choose from a variety of options to suit their business needs.

Location Description

Economic Highlights:

Prime Location: Situated in Nassau County, Valley Stream offers suburban charm with close proximity to NYC, ideal for retail businesses.

Thriving Retail Scene: Anchored by Green Acres Mall, the area attracts shoppers from Long Island and NYC.

Affluent Residents: High median household income reflects strong purchasing power.

Convenient Access: Close to major highways and served by the LIRR for excellent connectivity.

Neighborhood Highlights:

High Population Density: Over 40,000 residents with additional nearby population ensures steady customer traffic.

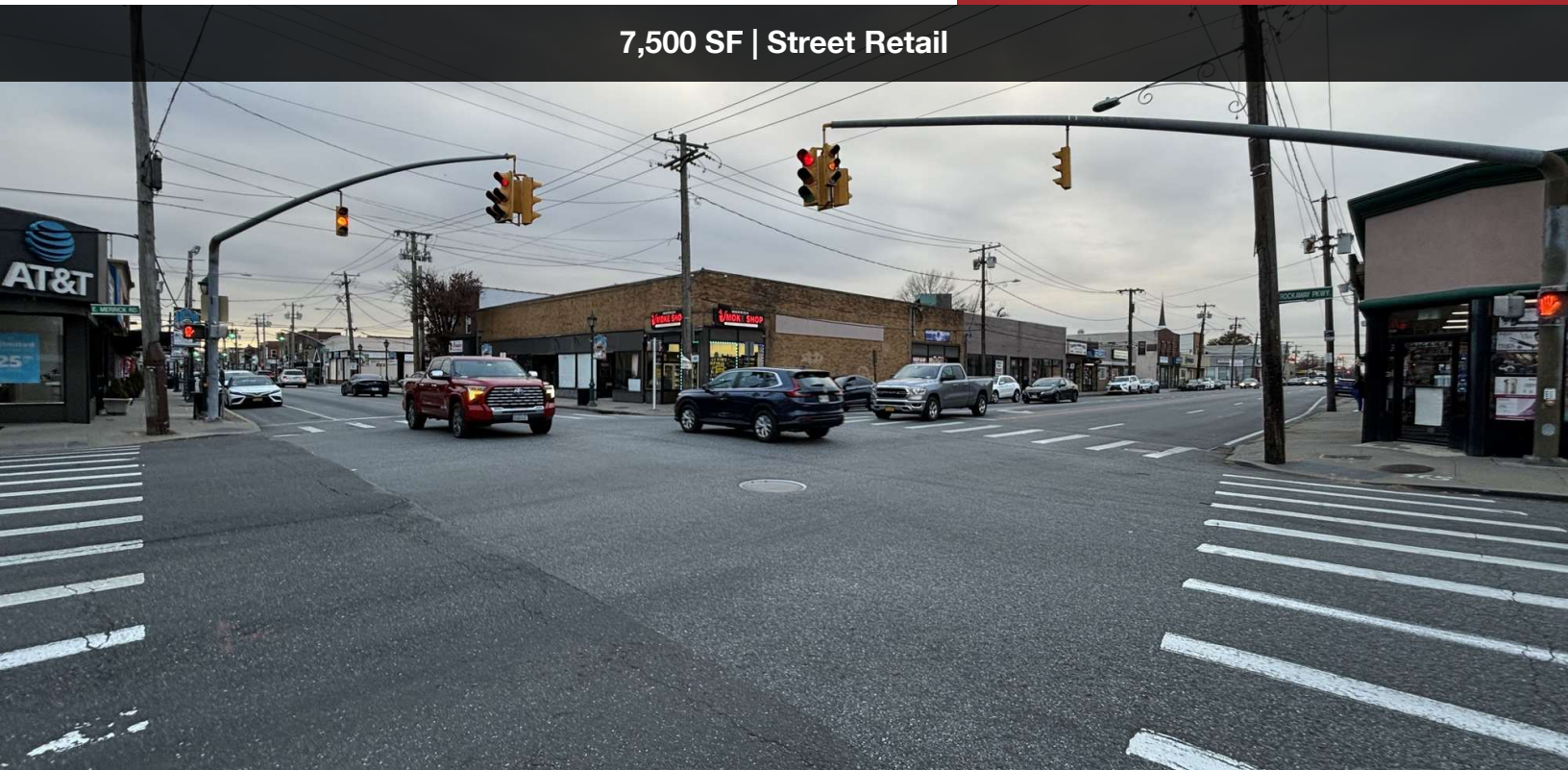
Family-Friendly Community: Parks, events, and top-rated schools make Valley Stream desirable for families.

Diverse Demographics: Offers opportunities to cater to varied cultural preferences.

Walkable Design: Accessible amenities create a convenient shopping and leisure environment.

Safety: Among the safest areas in Nassau County, adding to its retail appeal.

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Lease Information

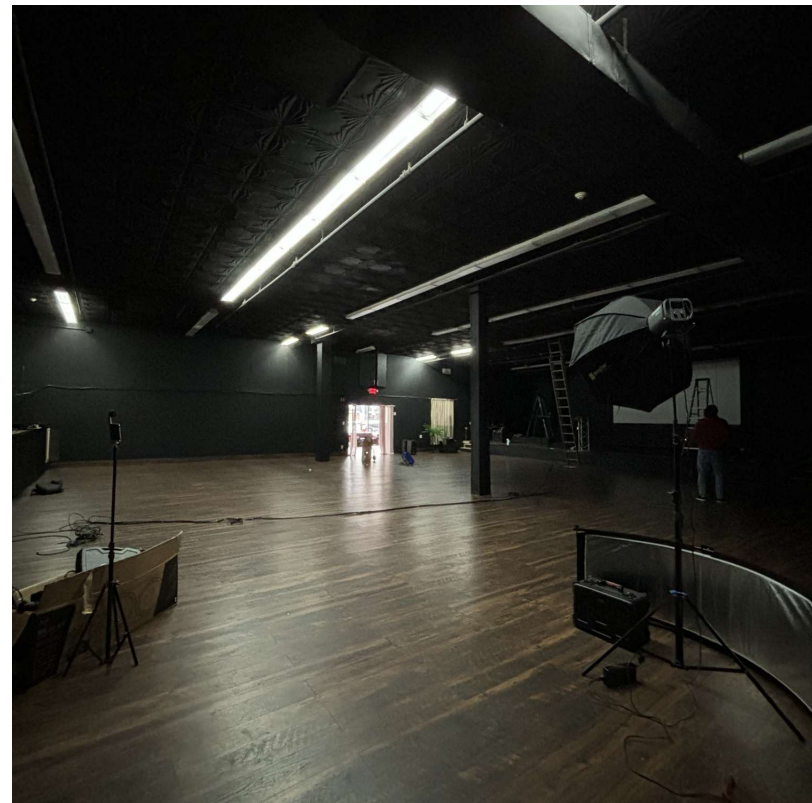
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,500 SF	Lease Rate:	\$17.00 SF/yr

Available Spaces

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
6 Rockaway Ave., Valley Stream, NY 11580	Available 7,500 SF	NNN	\$17.00 SF/yr	7500 sf open layout with 14 ft ceiling height and sprinkler system. Suitable for retail, business office, professional services and personal services.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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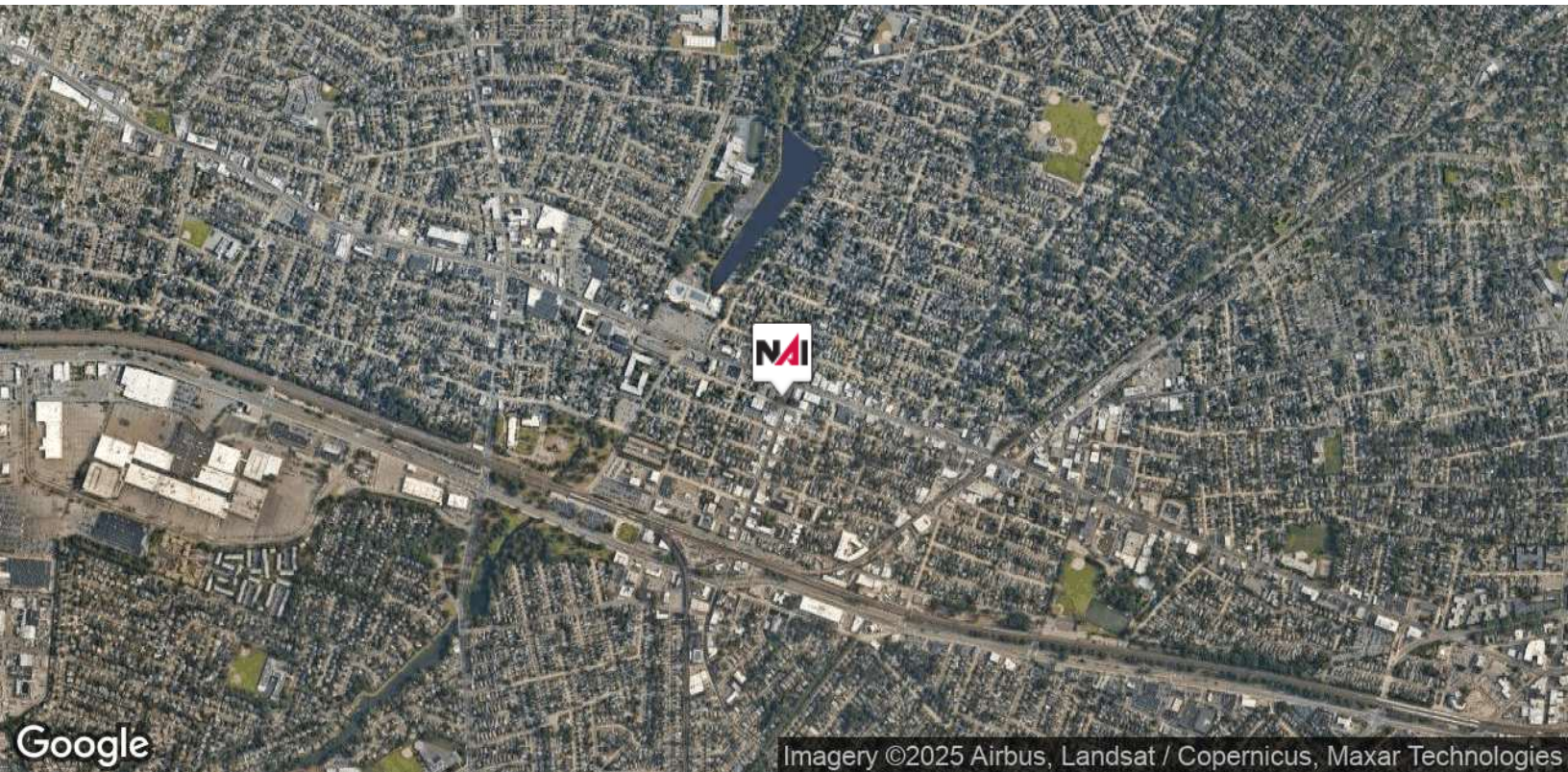
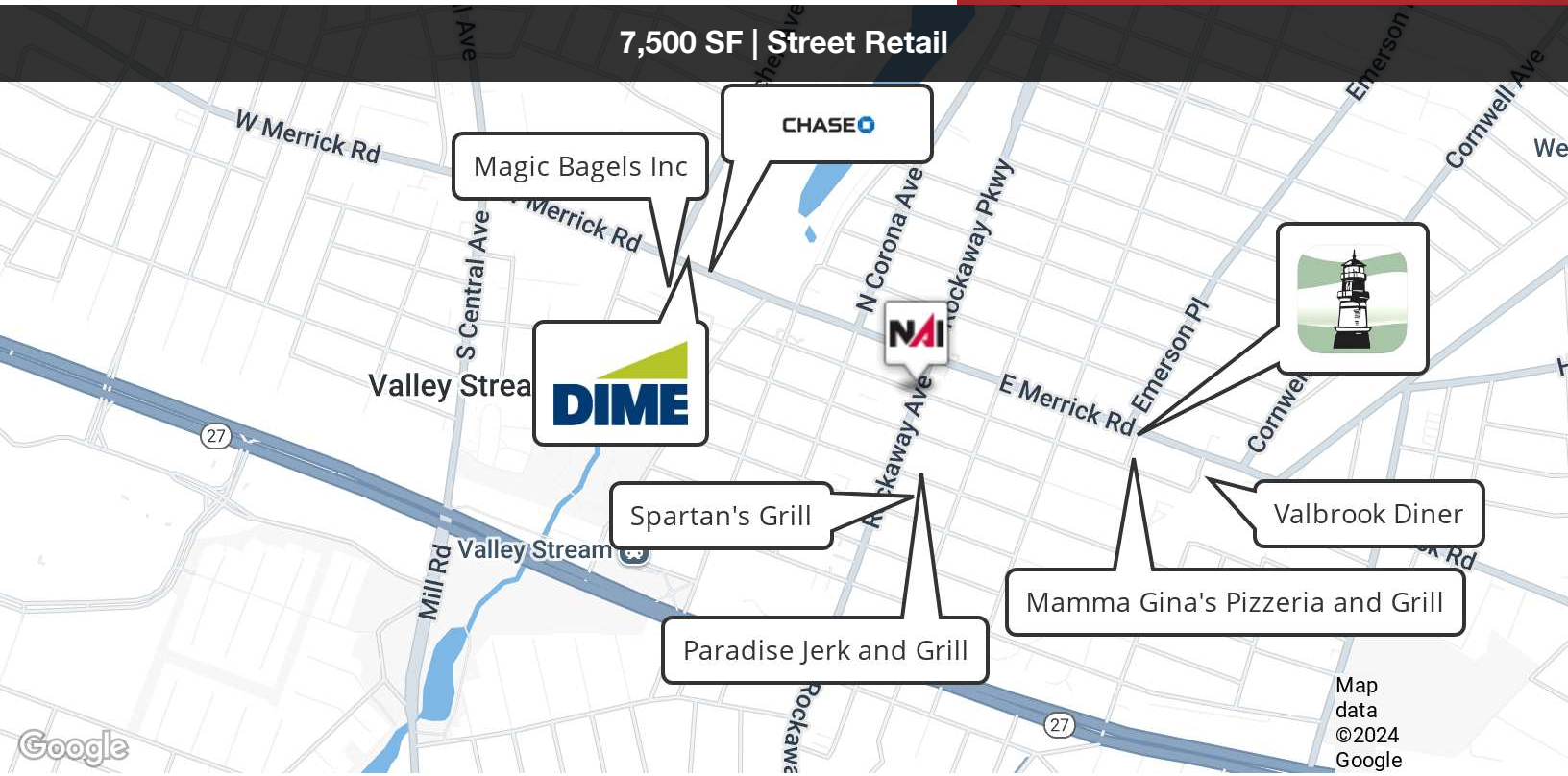
1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com

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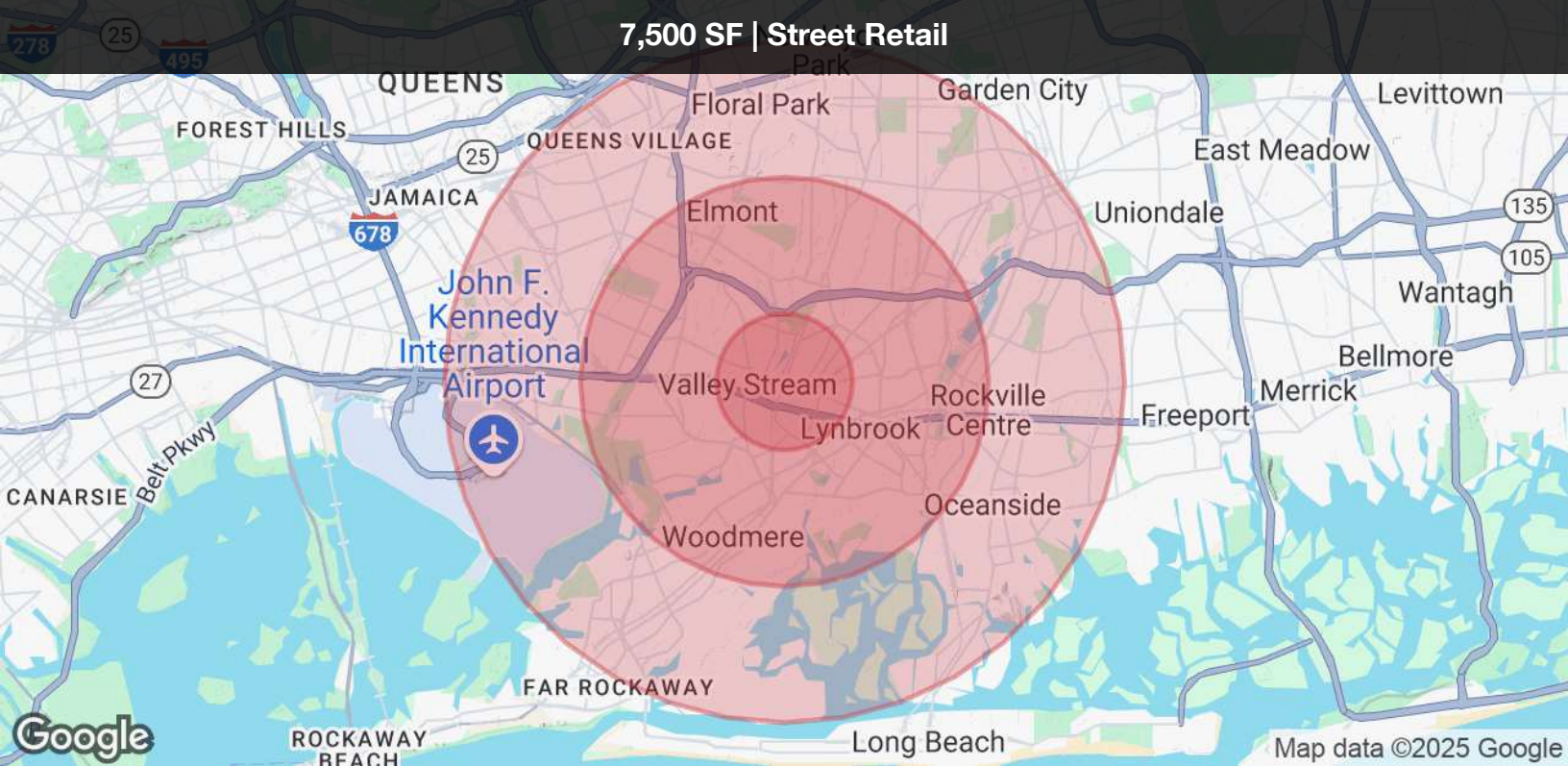
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Population	1 Mile	3 Miles	5 Miles
Total Population	33,089	273,225	663,008
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	44	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,491	86,370	209,378
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$161,935	\$162,897	\$154,945
Average House Value	\$653,461	\$710,819	\$717,760

Demographics data derived from AlphaMap

7,500 SF | Street Retail**Nick Vittorio****Associate**

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NY #10401243538

Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.