



FOR SALE

232 N Long Beach Road, Rockville Centre, NY

Decommissioned Gas Station Auto/Retail Reposition Opportunity



PART OF THE

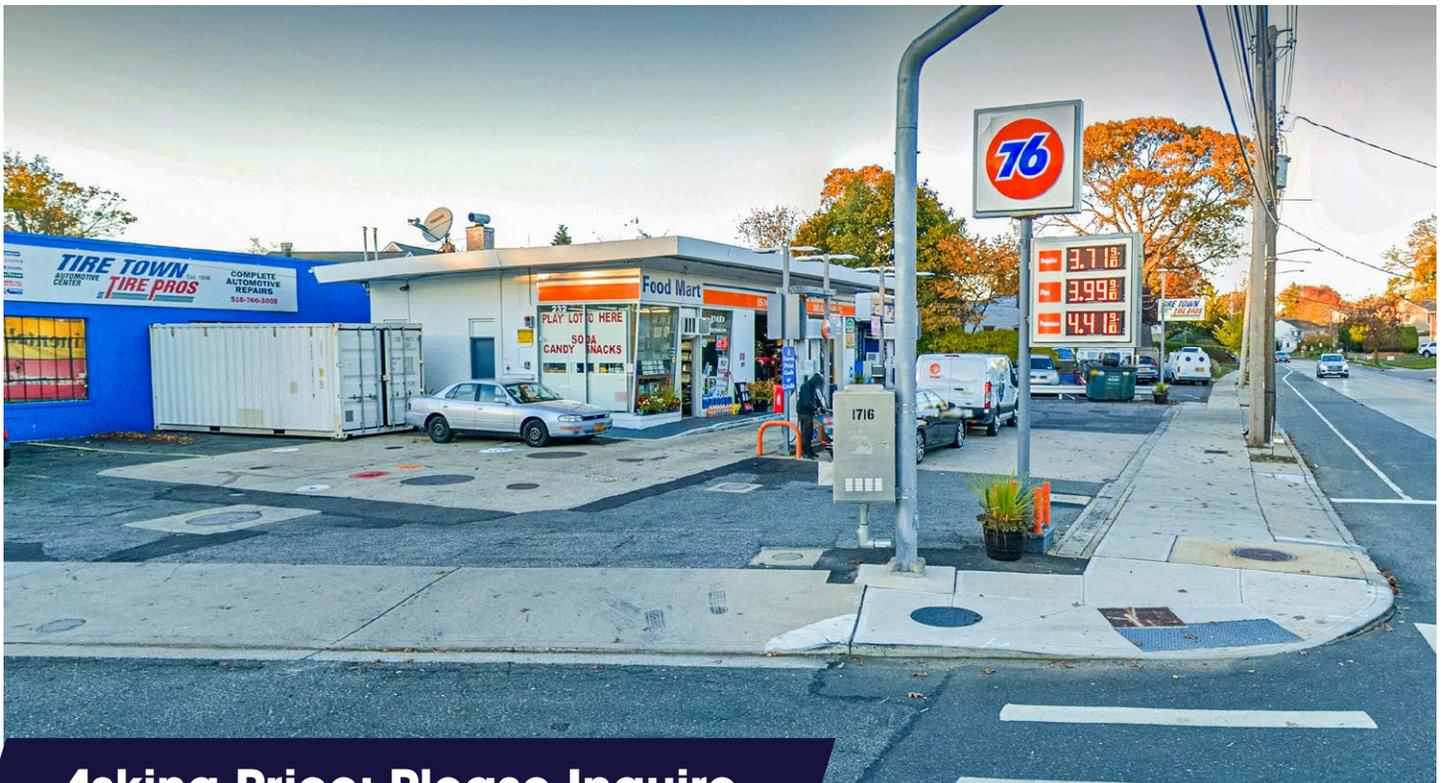
NORTHEAST AUTO REPOSITION PORTFOLIO

19 Former Gas Stations Across Long Island,
Queens, Bronx & Massachusetts



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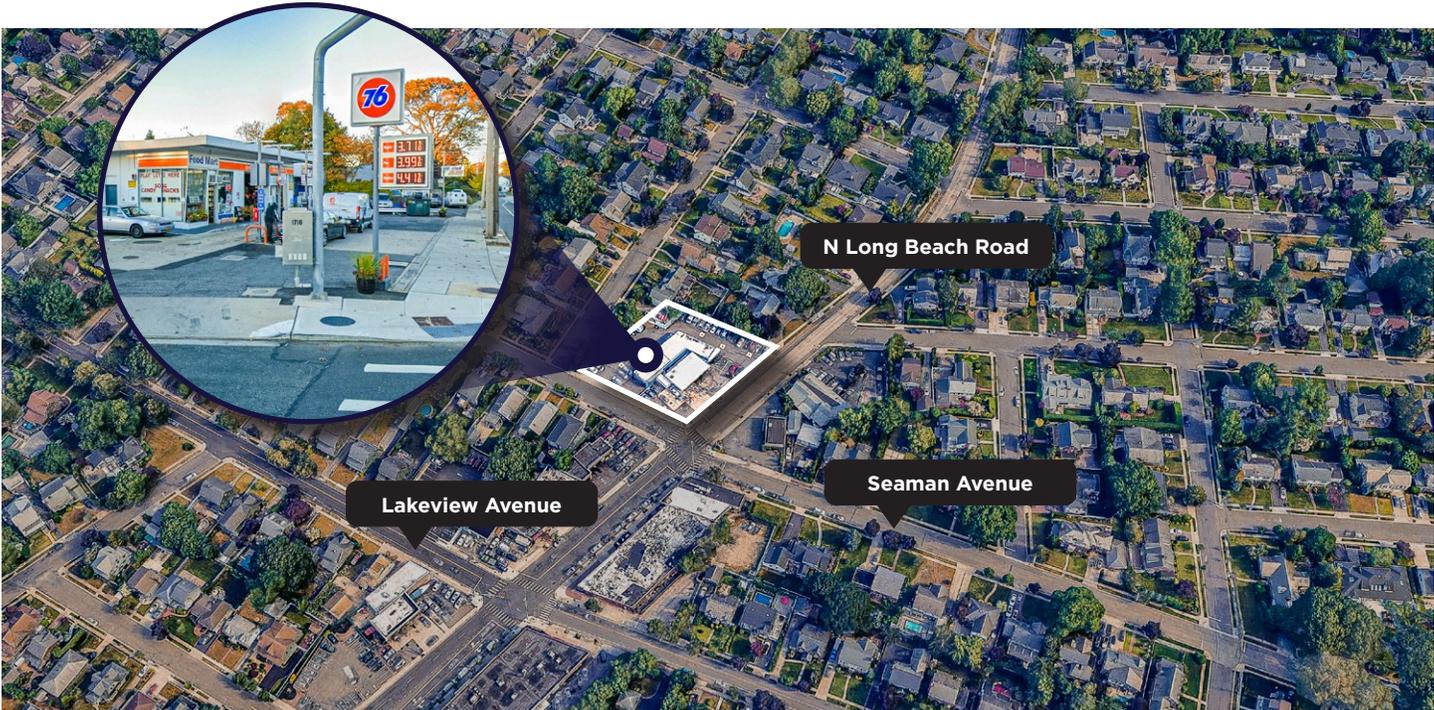


Asking Price: Please Inquire

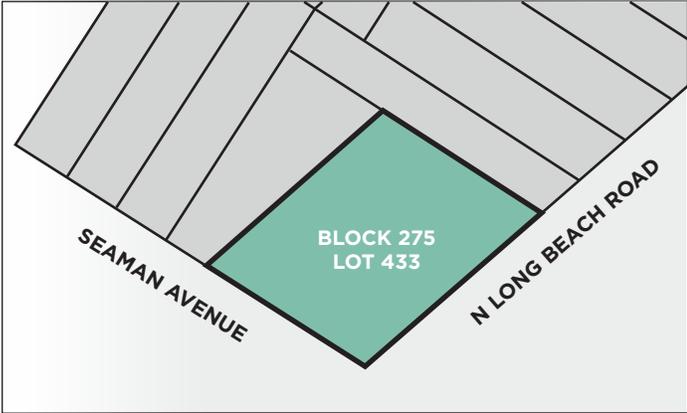
THE OFFERING

Cushman & Wakefield is pleased to present for sale **232 N Long Beach Road, Rockville Centre, NY**, a high-visibility former gas station located on a 0.18-acre corner lot in the Village of Rockville Centre. The site is improved by a $\pm 1,296$ SF single-story service station and convenience store and benefits from strong traffic counts, frontage along N Long Beach Road, and proximity to Sunrise Highway and local commercial corridors.

The property will be delivered vacant and decommissioned, offering an ideal opportunity for auto-related services, retail repositioning, or redevelopment. Zoned Business A (B-A) within the Town of Hempstead, the site provides flexible redevelopment potential, appealing to investors and end-users looking to establish a presence in one of Long Island's most established suburban markets.



Property Information		
Address:	232 N Long Beach Rd	
	Rockville Centre, NY 11570	
Municipality:	Town of Hempstead	
Village:	Rockville Centre	
Section:	38	
Block:	275	
Lot:	433	
Zoning:	Business A (B-A)	
Lot Acreage:	0.18	Acres (approx.)
Lot SF:	8,002	SF (approx.)



Building Information		
Property Type:	Gas, Convenience and Service (432.44)	
Year Built / Renovated:	1962	
Stories:	1	
Convenience Store:	Yes	
Service Station:	Yes	
Lifts:	2	
Pumps:	4	
Tanks:	2	
Above Grade Gross SF:	1,296	SF (approx.)
Total Gross SF:	1,296	SF (approx.)

Tax Information (2024/2025)	
Village Taxes:	\$4,816
School Taxes:	\$31,836
General Taxes:	\$2,816
Total Taxes:	\$39,468

LOCATION & MARKET OVERVIEW

ROCKVILLE CENTRE, NY

Rockville Centre is a well-established commercial and residential hub on Long Island, offering a strong mix of business opportunities and suburban appeal. Its thriving downtown, high foot traffic, and direct access to major roadways and the Long Island Rail Road make it an attractive location for businesses catering to both local residents and commuters. The area's blend of retail, dining, and essential services creates a dynamic market, supporting demand for commercial investments.

With a population of approximately 25,500 and a growing number of remote workers and Manhattan commuters, Rockville Centre remains a sought-after destination for businesses seeking visibility and long-term growth. Its accessibility via Sunrise Highway and the Southern State Parkway ensures consistent traffic flow, making it an ideal location for gas stations and other high-demand service industries.



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FOR MORE INFORMATION, PLEASE CONTACT:

**C&W LONG ISLAND
CONTACTS**

Daniel Abbondandolo
Executive Director
+1 631 425 1232
daniel.abbondandolo@cushwake.com

Joegy Raju
Director
+1 631 425 1216
joegy.raju@cushwake.com

**CUSHMAN & WAKEFIELD
FINANCING CONTACTS**

Brad Domenico
Vice Chair
+1 732 245 6167
brad.domenico@cushwake.com

Brian Anderson
Executive Managing Director
+1 732 616 0908
brian.anderson@cushwake.com

C&W EXECUTIVE OVERSIGHT

David Rosenbloom
Vice Chairman
Cushman & Wakefield
david.rosaenbloom@cushwake.com
+1 212 841 7924

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