

Retail Space for Lease

2804 Long Beach Rd, Oceanside NY



Prime Oceanside Location – Now Leasing Storefront Retail / Medical / Office Space

Retail space: 1,457 SF

Layout: Flexible for Professionals

Parking: Free Public Adjacent

Lease Price: \$42 per SF

Lease Type: Modified Gross

Availability: November 2025

Located in the heart of Oceanside's business district, this 1,457 SF space offers a flexible layout ideal for retail, medical, or professional use. The suite is move-in ready or can be delivered as a vanilla box. Positioned on a main thoroughfare surrounded by shops, banks, and restaurants, with ample free public parking and public transit nearby. Prominent façade signage provides excellent visibility and curb appeal. Join this thriving, high-traffic Oceanside community!

**FOR LEASE
RETAIL SPACE**



Exclusively presented by:



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