



SOUTH LONG ISLAND **RETAIL PORTFOLIO**



ACCSPACE
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

5 RETAIL PROPERTIES: **FOR SALE** SOUTH NASSAU COUNTY, LONG ISLAND

- **Five-Building Retail Portfolio For Sale**
- **87% Occupied** – Immediate income generation with room for growth
- **Value-Add Potential** – Existing cash flow with opportunities for enhancement
- **Below-Market Rents** – Upside potential through rent adjustments
- **Diverse Tenant Mix** – Reducing risk and enhancing stability
- **High-Demand Retail Corridor** – Prime location attracting strong tenant interest
- **Stable Cash Flow** – In-place leases with annual rent escalations and strong tenant retention history
- **High-Visibility Frontage** – Strategic Merrick Road positioning for maximum exposure and easy accessibility

NASSAU COUNTY, LONG ISLAND RETAIL MARKET OVERVIEW

Nassau County boasts one of the most dynamic retail markets in the New York metropolitan area, driven by its dense population, strong household incomes, and proximity to New York City. The region benefits from steady consumer demand, high-traffic corridors, and a mix of national brands and locally owned businesses. Retail space remains in consistent demand, with low vacancy rates and competitive rental pricing, particularly along prime corridors such as Merrick Road, Sunrise Highway, and Northern Boulevard. Long-term stability is reinforced by strong demographics, limited land availability for new development, and a proven track record of resilient tenant performance across economic cycles. These factors make the South Long Island portfolio an exceptional investment opportunity.



1890A-1898A WANTAGH AVE, **WANTAGH**

+/- 4,500 SF

NOI \$108,000



3037-3045 MERRICK ROAD, WANTAGH

+/- 4,270 SF

NOI \$102,000



2544-2556 MERRICK ROAD, **BELLMORE**

+/- 3,500 SF

NOI \$70,788



2318-2338 MERRICK ROAD, **MERRICK**

+/- 5,500 SF

NOI \$127,000



LOCATION OVERVIEW



**2544-2556 MERRICK ROAD
BELLMORE**

**1890A-1898A WANTAGH AVE
WANTAGH**

**2318-2338 MERRICK ROAD
MERRICK**

**3037-3045 MERRICK ROAD
WANTAGH**

SOUTH LONG ISLAND RETAIL PORTFOLIO

FOR MORE INFORMATION, PLEASE CONTACT:

CHIP ENTWISTLE
(516) 457-9683
CE@ACCSPACE.COM

DAYLAN BISRAM
(347) 990-4911
DBACCSPACE.COM

JAREN IMBERMAN
(516) 462-1126
JI@ACCSPACE.COM



130 CROSSWAYS PARK DR, STE 106
WOODBURY, NY 11797
(516) 277-0666
WWW.ACCSPACE.COM

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