



43 Village Ave
Rockville Centre, NY

6,329 SF
Building



Sale
Inquiries

Vivian Mao
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Soli Corbelle
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FEATURES

Prime Rockville Centre location
with strong foot traffic

Steps from the
Rockville Centre LIRR Station

Excellent storefront visibility along
North Village Avenue

Located within a highly walkable
retail & dining district

Strong daytime population and
affluent surrounding community



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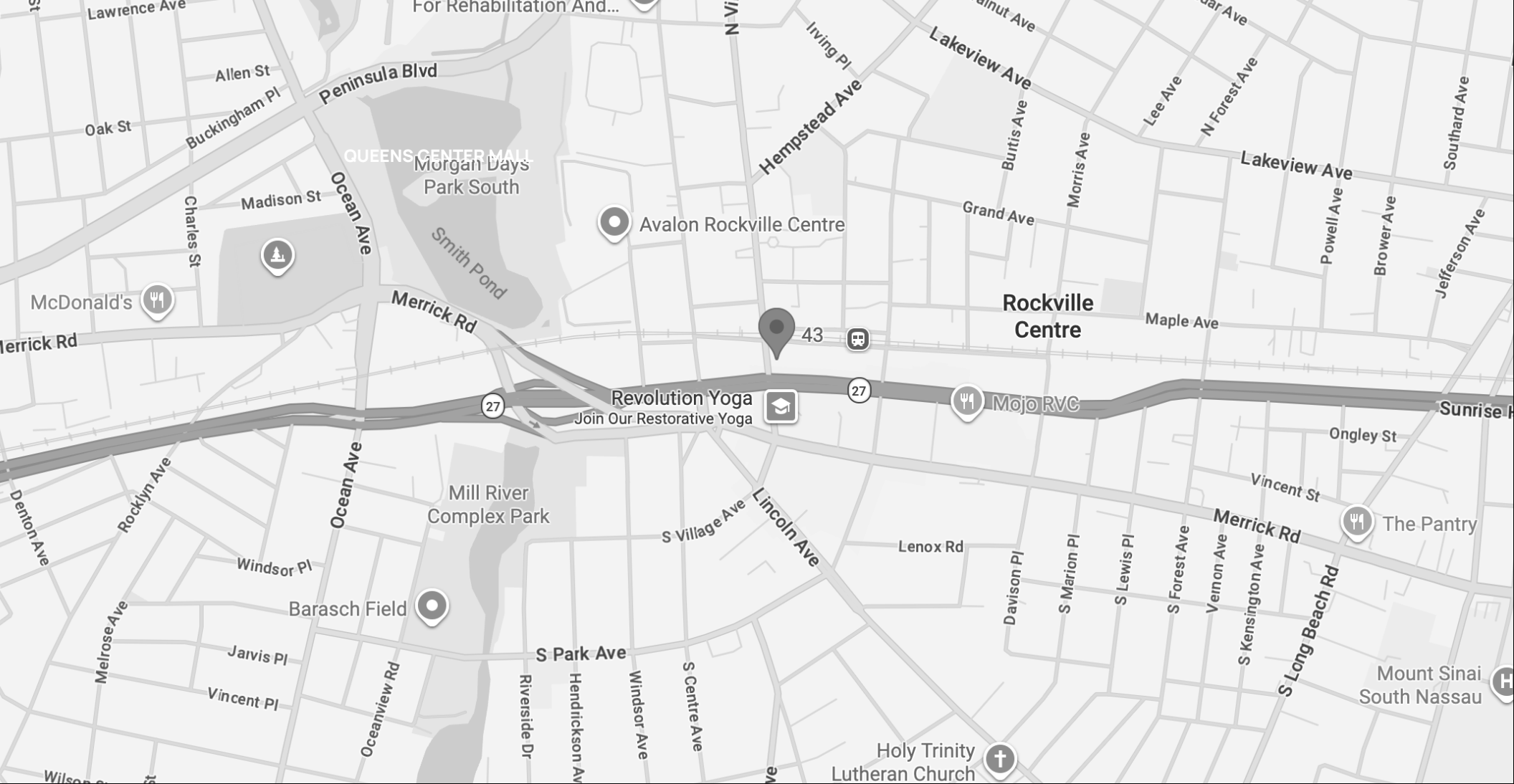
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FINANCIAL OVERVIEW

Annual income	\$ 168,000
Annual Tax Expense	\$ 46,000
Annual Insurance Expense	\$ 6,000
Net Income	\$ 116,000

Both tenants have 5 year leases



OUR NEIGHBORS

Rockville Centre LIRR Station Chase Bank Valley Bank Starbucks Dunkin' CVS Pharmacy
Associated Supermarkets Mercy Hospital Molloy University South Side High School
Sunrise Highway NICE Bus Service Revolution Yoga McDonalds Queens Cener Mall



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LOCATION DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	10 Miles
Population	25,957	208,983	561,645	1,887,245
5 Yr Growth	0.2%	-0.2%	-0.8%	-1.0%
Median Age	44	43	41	43
5 Yr Forecast	44	43	42	43
White / Black / Hispanic	67% / 11% / 17%	53% / 19% / 21%	41% / 26% / 26%	36% / 25% / 20%
5 Yr Forecast	67% / 11% / 17%	53% / 19% / 21%	41% / 26% / 26%	36% / 24% / 20%
Employment	16,916	73,409	177,732	667,288
Buying Power	\$1.2B	\$9.5B	\$22.6B	\$68.7B
5 Yr Growth	0%	-0.7%	-0.8%	-1.2%
College Graduates	46.5%	42.5%	36.9%	36.0%
Household				
Households	9,957	69,014	173,851	604,317
5 Yr Growth	0.2%	-0.3%	-0.9%	-1.3%
Median Household Income	\$124,001	\$137,767	\$129,734	\$113,740
5 Yr Forecast	\$123,799	\$137,139	\$129,868	\$113,810
Average Household Income	\$149,489	\$162,252	\$155,017	\$140,605
5 Yr Forecast	\$148,292	\$161,505	\$154,778	\$140,571
% High Income (>\$75K)	68%	75%	72%	66%
Housing				
Median Home Value	\$713,269	\$697,895	\$698,078	\$721,182
Median Year Built	1950	1951	1952	1953
Owner / Renter Occupied	65% / 35%	80% / 20%	75% / 25%	66% / 34%

43 VILLAGE AVENUE

ROCKVILLE CENTRE | NASSAU | LONG ISLAND

For more information, please contact:

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