

EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS

RETAIL/OFFICE/MIXED-USE — GREENLAWN, NY DESIRABLE NORTH SHORE LONG ISLAND LOCATION



INVESTMENT HIGHLIGHTS

- Optimally positioned in one of Western Suffolk County's desirable North Shore villages.
- Very reasonable current avg net rent.
- Below replacement cost acquisition.
- Newly renovated second floor with flexible floor plan for future tenancy.
- Large private parking lot to accommodate tenants and their patrons.
- Walking distance to the LIRR Greenlawn station, restaurants, retail and medical offices.
- Strong location with excellent visibility & desirable area demographics.
- The Seller may consider holding a first mortgage, maximum 65-70% LTV.

PROPERTY DESCRIPTION

ADDRESS: 52-54 Broadway, Greenlawn, Suffolk County, NY 11740

IMPROVEMENTS: Two story mixed use building totaling \pm 18,018 sf (\pm 9,009 sf per floor) plus \pm 2,350 sf basement

MUNICIPALITY: Town of Huntington

ZONING: C-6 (appx 70%) & R5 (appx. 30%)

ACERAGE: \pm 1.04 acre

PARKING: \pm 58 grade level plus street

PROFORMA GROSS

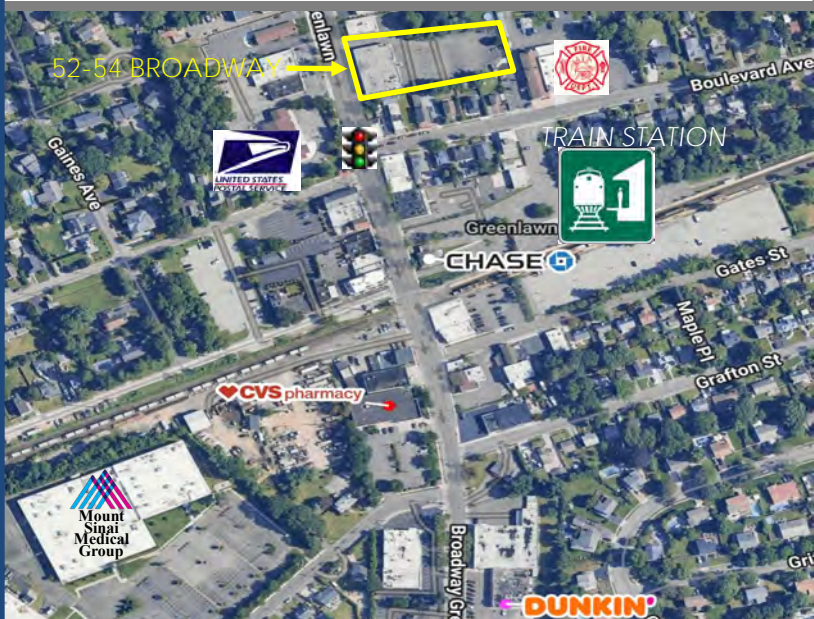
TOTAL INCOME: \$455,491

TOTAL EXPENSES: \$153,321

PROFORMA NOI: \$302,171

CURRENT NOI: \$ 97,367 (50% leased)

PRICE: \$4,500,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,353	84,747	172,656
AVG HH INCOME	\$206,751	\$198,190	\$207,433

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

EXECUTIVE SUMMARY

Overview:

Select Real Equity Advisors, LLC ("SREA") has been retained by the ("Owner") on an Exclusive Basis to handle the sale transaction for the +/-18,018 SF Retail/Mixed Use, +/- 1 acre property, located at 52-54 Broadway, Greenlawn, Suffolk County, NY, ("52-54 Broadway"). 52-54 Broadway is optimally positioned in the center of Greenlawn Village's commercial district with restaurants, shopping and medical/professional offices - all of which are supported by and service the strong area demographics. The property features a large private parking lot to serve the tenants and their customers. The property is a very short walk to the Long Island Rail Road's Greenlawn station, with rail service to New York City.

Located in Western Suffolk County, on Long Island's desirable North Shore, 52-54 Broadway has desirable area demographics of approximately 85,000 people with average family incomes of \$198,190 living within three miles.

The offering is comprised of 2 tax lots with the 2-story building materially functioning as one structure. The property has 6 retail storefronts (+/-9,009 sf) and is occupied with a mix of community-oriented businesses with long-term retail tenants such as Healy's Restaurant & Inn and Beau's Bar, along with a nail salon, a spa and an attractive fully leased co-working space. The building's operational efficiency has been improved through the installation of networking, video monitoring and digital lock system. The second floor was completely renovated in 2023/24 with more than \$1,000,000. invested (see enclosed info) and was designed to offer significant floor plan flexibility for future tenants. Along with an appx. 1,000 sf of retail space, The Compliancy Group "CG" (a SAAS company for the medical profession) had leased the entire +/-9,009 sf second floor. The company was sold and they vacated in the summer of 2025, allowing new ownership to direct their vision for this well-located asset. The +/-1,000 sf of CG retail space has been leased on a short term, mo/mo basis to NYPERG. The ProForma reflects an average Gross Rent of \$27.61 psf; a current CoStar analysis reports the Western Suffolk NNN market-place asking rent at \$34.83 psf. New ownership may realize the opportunity to enhance net income growth through optimizing leasing, management and operations. In addition, there is a basement area of +/-2,350 sf that may be monetized with storage rental income, providing the opportunity to further enhance future NOI.

This +/- 1 acre property has ample surface parking at the rear of the building, as well as street parking on Broadway. 52-54 Broadway is located within the Town of Huntington and appx. 70% of the property is zoned C-6 commercial with appx. 30% of the rear of the property zoned R-5. The C-6 zoning permits a variety of uses including retail, medical and professional offices, as well as apartments (see details enclosed). There may be the ability to create a lobby with an elevator in the space that is currently utilized as NYPERG's first floor space.

Investment Highlights:

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QUICK FACTS

Address: 52-54 Broadway, Greenlawn, NY

Improvements: Two story mixed use building totaling +/-18,018 sf (+/-9,009 sf per floor) plus +/-2,350 sf basement.

Municipality: Town of Huntington

Zoning: C-6 (appx 70%) & R5 (appx. 30%)
Contact SREA for full zoning details
See: ecode360.com/7230139#7230279 - [CLICK FOR ECODE](#)

Acreage (appx): 1.04

<u>Building Details:</u>	<u>Total</u>	<u>52 B'way</u>	<u>54 B'way</u>
Lot Size - Appx. Acreage:	1.04	0.45	0.59
Improvements - Appx. SF:	18,018	9,394	8,624
Real Estate Taxes 2025:	\$81,479	\$42,299	\$39,180
Age:		1961	1974

Parking (appx): 58 grade level plus street

Septic: Cesspools

Fire Suppression: Ceiling Sprinklers

2025 Income & Expense		
Income	Current	ProForma
Base Rent	\$ 227,290	
RE Taxes	\$ 6,913	
CAM	\$ 10,151	
Gross Income	\$ 244,354	\$ 469,579
Vacancy Allowance 3%		\$ (14,087)
Total Income	\$ 244,354	\$ 455,491
Expenses		
RE Taxes	\$ 81,479	\$ 81,479
Insurance	\$ 24,217	\$ 24,217
Garbage	\$ 12,960	\$ 12,960
Landscaping	\$ 3,000	\$ 3,000
Management 3%	\$ 7,331	\$ 13,665
Utilities/Cleaning	\$ 18,000	\$ 18,000
Total Expenses	\$ 146,987	\$ 153,321
Net Operating Income	\$ 97,367	\$ 302,171



PRICE: \$4,500,000

Existing Mortgage: Delivered free and clear

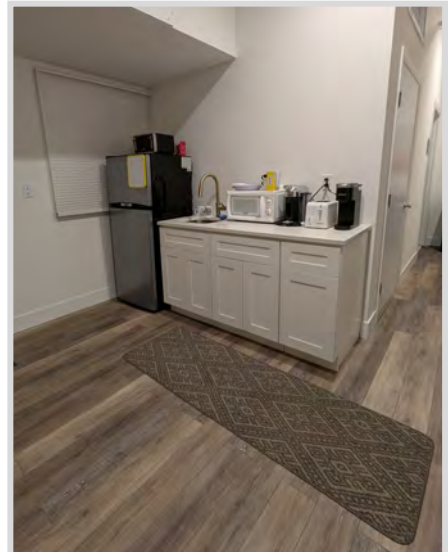
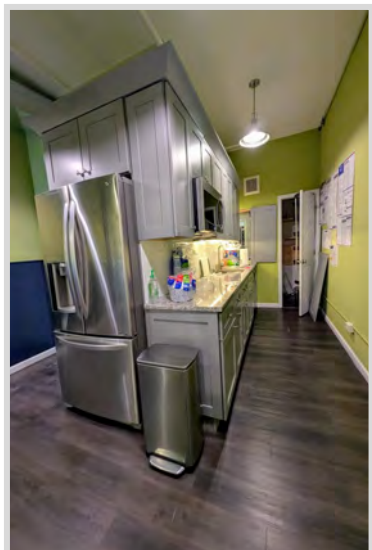
Seller Financing: The Seller may consider holding a first mortgage for qualified parties, maximum 65-70% LTV for 2-3 years

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- ♦ Walking distance to LIRR Greenlawn station, restaurants, retail and medical offices
- ♦ Strong location with excellent visibility – desirable area demographics
- ♦ Delivered free and clear of debt
- ♦ The Seller may consider holding a maximum 65-70% LTV first mortgage.

RETAIL & CO - WORKING SPACE - FIRST FLOOR

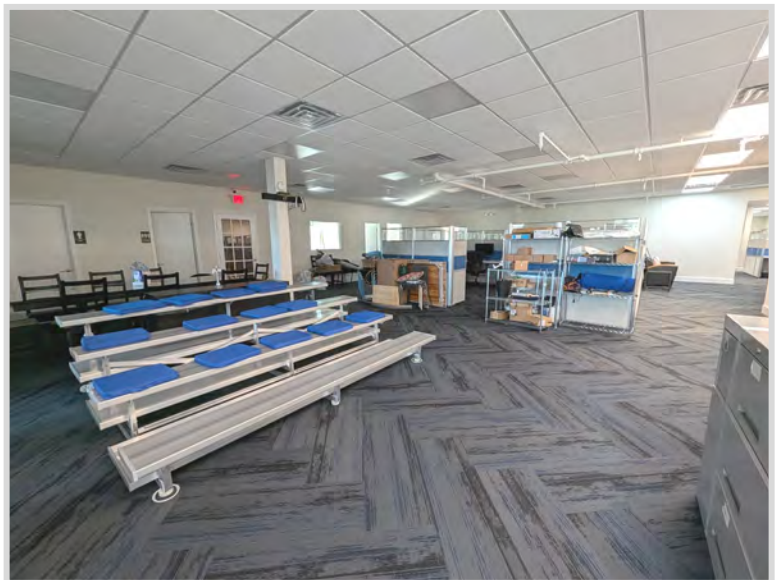
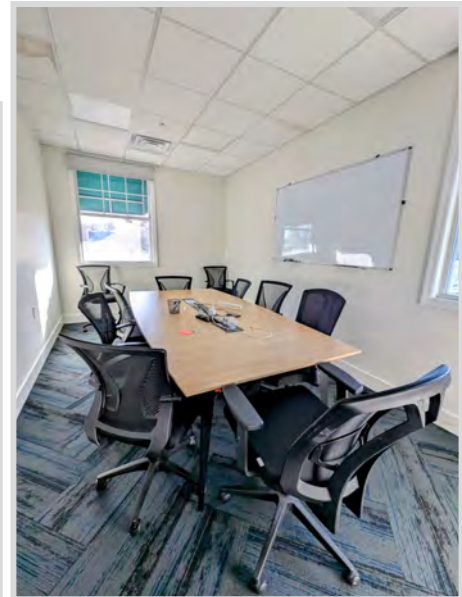
The retail component (+/-9,009 sf) of the property is configured with 6 retail store fronts, of which one provides second floor access via an internal stairwell. Healy's Restaurant & Inn and Beau's Bar have enjoyed tenancy at the property for many years. The other spaces are comprised of a very attractive recently built co-working space, nail salon, spa and office use (with second floor stair access). In addition, there is basement space of +/-2,350 sf.



OFFICE SPACE - SECOND FLOOR

The second-floor office component (+/-9,009 sf) of the property was completely renovated in 2023/24 at a cost greater than \$1,000,000. The space is presently configured for one tenant use however it was designed to offer future reconfiguration flexibility. The second-floor office space features a large open space environment with multiple perimeter offices and conference rooms, 6 restrooms and 2 kitchen areas. The space is presently accessed through two stairwells leading to the parking lot, as well as a stairwell accessed through one of the retail spaces. New ownership may want to explore the possibility of adding an elevator and repurposing the space for medical use, multi-tenant office or residential apartments.

Renovations completed in the 23/24 renovation include – 6 new baths, kitchen and kitchenette, doors, carpeting, sheetrock, ceilings, lighting, cabinetry, insulation, security cameras, upgraded electrical, plumbing and HVAC.



SYSTEMS INFORMATION

Tenant	Appx SF	H2O		Electric Service			HVAC					Sprinklers
		Own Meter	Location	Own Panel	In Unit	Panel Location	Own Unit	Number	Type	Appx Age	Location	
Healey's Inn/Restaurant	2,000	No	Shared all South Tenants	Yes	Yes	Healy's Back Entrance	yes	2	Heat pump and Splits	2+	Roof and Wall	Yes
Beau's Bar	1,000	No	Shared all South Tenants	Yes	Yes	Healy's Back Entrance	Yes	1	Heat Pump	10 +	Wall and Ceiling	Yes
Nail Salon	1,000	No	Shared all North Tenants	Yes	Yes	North Basement	Yes	2	Splits	5+	Wall	Yes
Shared Space	2,000	No	Shared all South Tenants	Yes	Yes	North Basement	Yes	1	Heat pump	5+	Ceiling	Yes
Spa Space	1,000	No	Shared all South Tenants	Yes	Yes	Healy's Back Entrance	Yes	2	Splits	New	Wall	Yes
NYPERG (1st Floor)	1,000	Yes	Shared all North Tenants	Yes	Yes	North Basement	Yes	1	Heat pump	10+	Ceiling	Yes
AVAILABLE (2nd Floor) North	4,000	Yes	Shared all North Tenants	Yes	Yes	2 panels, wall and utility closet, North Basement	Yes	3	1 Heat Pump, 1 gas	10+	Ceiling utility room	Yes
AVAILABLE (2nd Floor) South	4,000	Yes	Shared all South Tenants	Yes	Yes	3 panels, wall and utility closet in Healys	Yes	3	1 Split, 3 electric heat with hydronic coils if connected	10+	Ceiling utility room	Yes
Totals	16,000											





GREENLAWN AREA INFORMATION

Key Considerations:

Commercial Uses:

- Existing Landscape:
 - Greenlawn, like many suburban Long Island communities, features a mix of small businesses, retail stores, and service-oriented establishments.
 - Local businesses cater to the needs of the residential population, including restaurants, shops, and professional services.
- Trends:
 - There's a general trend towards mixed-use development, where commercial spaces are integrated with residential units. This can revitalize downtown areas and create more vibrant communities.
 - The rise of e-commerce has impacted traditional retail, so businesses that offer unique experiences or specialized services tend to thrive.
 - There is always a need for local service type businesses such as hair salons, small grocery stores, and local trades.

Office Space Dynamics:

- The demand for traditional office space has shifted in recent years, influenced by remote work trends. However, there remains a need for professional offices, particularly for local service providers such as:
 - Medical practices
 - Legal services
 - Financial advisors
- It is important to understand if there is a demand for co-working spaces, or other flexible office solutions.

Medical Office Needs:

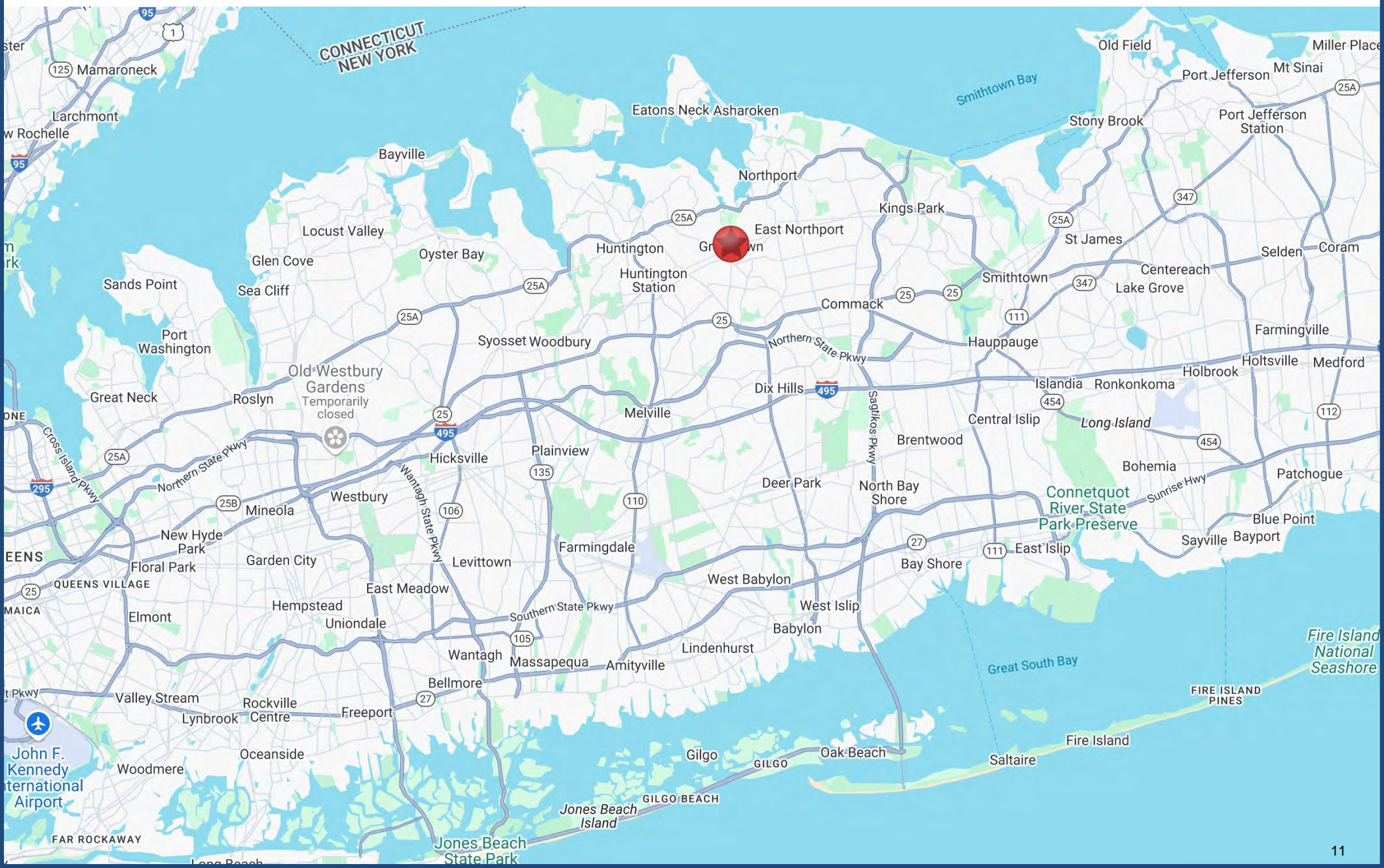
- Demographics:
 - Suffolk County, like much of Long Island, has a diverse/aging population, which increases the demand for healthcare services.
 - This translates to a need for medical offices, including primary care, specialists, and ancillary services.
- Accessibility:
 - Proximity to major roadways and transportation hubs is crucial for medical office locations.
 - Convenient parking and accessibility for patients with mobility issues are also essential.

Need for Residential Rental Apartments:

- Housing Affordability:
 - Long Island, including Suffolk County, faces challenges with housing affordability.
 - The high cost of homeownership makes rental apartments a more accessible option for many, especially young professionals and seniors.
- Demographic Shifts:
 - Changing demographics, such as smaller household sizes and an increase in single-person households, contribute to the demand for rental housing.
 - Young adults, that have grown up in the area, often are looking for rental options in the area they grew up.
- Transit-Oriented Development:
 - Developing rental apartments near public transportation, such as the Long Island Rail Road (LIRR), can attract commuters and reduce traffic congestion.

52-54 BROADWAY, GREENLAWN, NEW YORK





DEMOGRAPHICS

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8697/-73.3645

52-54 Broadway Greenlawn, NY 11740	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,353	84,747	172,656
2029 Projected Population	7,119	82,587	168,342
2020 Census Population	7,563	88,648	179,902
2010 Census Population	7,635	87,163	179,184
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-0.3%	-0.2%	-0.3%
2024 Median Age	45.3	43.4	43.9
Households			
2024 Estimated Households	2,599	29,364	59,091
2029 Projected Households	2,535	28,751	57,913
2020 Census Households	2,718	30,614	61,501
2010 Census Households	2,763	30,010	61,152
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-0.4%	-0.2%	-0.2%
Race and Ethnicity			
2024 Estimated White	75.6%	71.7%	72.5%
2024 Estimated Black or African American	6.8%	7.3%	6.4%
2024 Estimated Asian or Pacific Islander	5.8%	5.4%	6.1%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	11.4%	15.4%	14.8%
2024 Estimated Hispanic	15.5%	19.2%	18.7%
Income			
2024 Estimated Average Household Income	\$206,751	\$198,190	\$207,433
2024 Estimated Median Household Income	\$158,988	\$162,209	\$167,148
2024 Estimated Per Capita Income	\$73,215	\$68,803	\$71,139
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.7%	4.3%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	1.9%	2.4%
2024 Estimated High School Graduate	15.6%	16.9%	16.6%
2024 Estimated Some College	12.7%	14.0%	13.3%
2024 Estimated Associates Degree Only	10.7%	10.5%	9.8%
2024 Estimated Bachelors Degree Only	28.1%	28.0%	28.2%
2024 Estimated Graduate Degree	26.7%	24.4%	25.9%
Business			
2024 Estimated Total Businesses	310	4,050	9,656
2024 Estimated Total Employees	2,773	30,210	73,981
2024 Estimated Employee Population per Business	8.9	7.5	7.7
2024 Estimated Residential Population per Business	23.7	20.9	17.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DISCLAIMER

Select Real Equity Advisors, LLC ("Broker") is offering for sale the Retail / Mixed-Use Center located at 52-54 Broadway, Greenlawn, New York 11740("Property").

This confidential memorandum contains information pertaining to the business and affairs of the Property and has been prepared by the Broker based upon information supplied by the Owner and other parties. The information contained in this memorandum is provided for the sole purpose of assisting the recipient in deciding whether to proceed with further investigation for the purpose of purchasing the Property. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their respective partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property by either Owner, Owner's representative or Broker. No legal liability is assumed or to be implied by any of the aforementioned with respect thereto. There is no representation made as to the environmental, physical, structural, geological, financial, legal or any other conditions of the Property. The Property is being sold in an "as is" condition without any representation or warranty as to the feasibility, condition or fitness of the Property or any part thereof for any particular uses or purposes.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents will not be distributed to any other firm or entity without prior written authorization and that you will refrain from using its contents in any manner detrimental to the interest of the Owner. Interested parties are not permitted to contact the tenants or employees of the Property without the written authorization of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property submitted for sale is subject to changes in certain terms without notice. If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker.