

# FULLY LEASED RETAIL STRIP | IDEAL INVESTMENT

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400 Hawkins Avenue | Ronkonkoma, New York 11779

## FOR SALE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY



400 Hawkins Avenue | Ronkonkoma, New York 11779

Building Size:	25,500 SF	Lot Size:	1.4 Acres
# of Tenants:	(4) Four	Lot Size:	1.40 Acres
Frontage:	200 Feet on Hawkins	Curb Cuts:	(4) Four
Zoning:	J6	Corner Property:	Yes
Annual Taxes:	\$74,435.00	Sale Price:	\$4,600,000.00

*\*enter disclaimer here...*

## Property Overview

Ideal Investment Opportunity. This 25,500 SF Fully Leased property is strategically situated on a highly visible traffic-lit corner at Division and Hawkins Avenue in the heart of Ronkonkoma. This building sits on a 1.40 Acre lot that features 4 curb cuts, 75 parking spots, marquee signage, and 200 feet of frontage on the main road. All long-time tenants with solid long-term leases in place. Each tenant pays 3% increases. Surrounded by local and national retailers and just minutes to the LIRR Ronkonkoma Train and the highly popular Station Yards. Convenient to the LI Expressway with easy access to other major thoroughfares. This is an excellent investment opportunity that will not last.

Please contact broker for a full proforma or for more information.

## Property Highlights

- Ideal Investment Opportunity
- Fully Leased 25,500 SF Retail Strip Center
- Meticulously Maintained Property with Low Expenses
- All Long Time Tenants in Place with 3% Increase per Annum

*Exclusively represented by:*

Michael G. Murphy

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson  
631.445.5756 Email: mike.lightcap@elliman.com

# RENT ROLL



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Suite	Tenant Name	Annual Rent	Lease Start	Lease End
400	LI BEVERAGE	\$309,000	12/1/2022	11/30/2032
410	DRY CLEANER	\$66,200	3/1/2023	2/28/2038
412-414	CLUB 4561	\$57,289	11/1/2023	10/31/2032
416-418	STACIES BAGELS	\$101,846	4/1/2023	03/31/2033
Totals		\$534,335		

All tenants are paying 3% Increases per year.  
For full financials, please contact exclusive listing Broker.

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# ADDITIONAL PHOTOS

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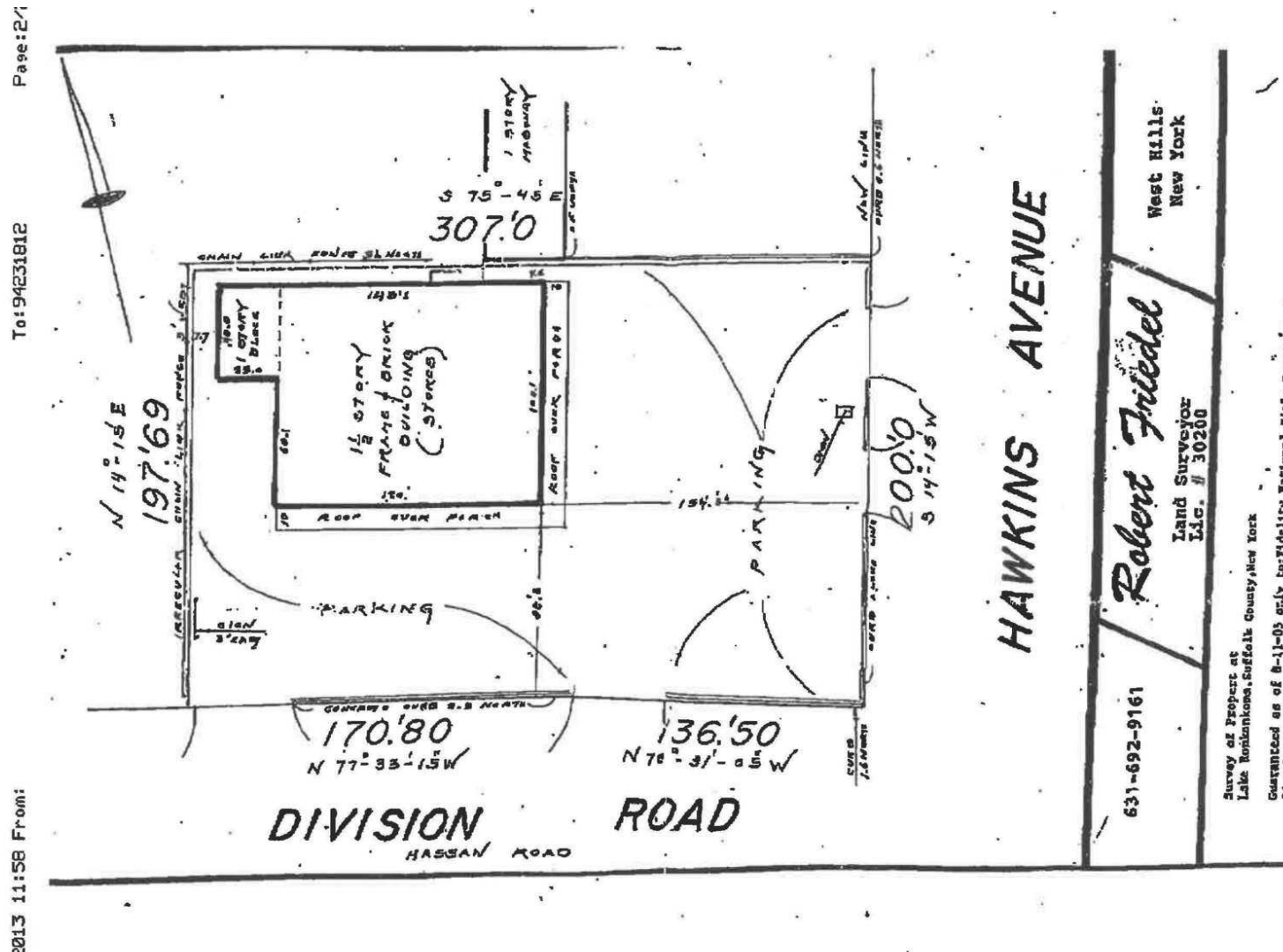
**Mike Lightcap**

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# PROPERTY SURVEY



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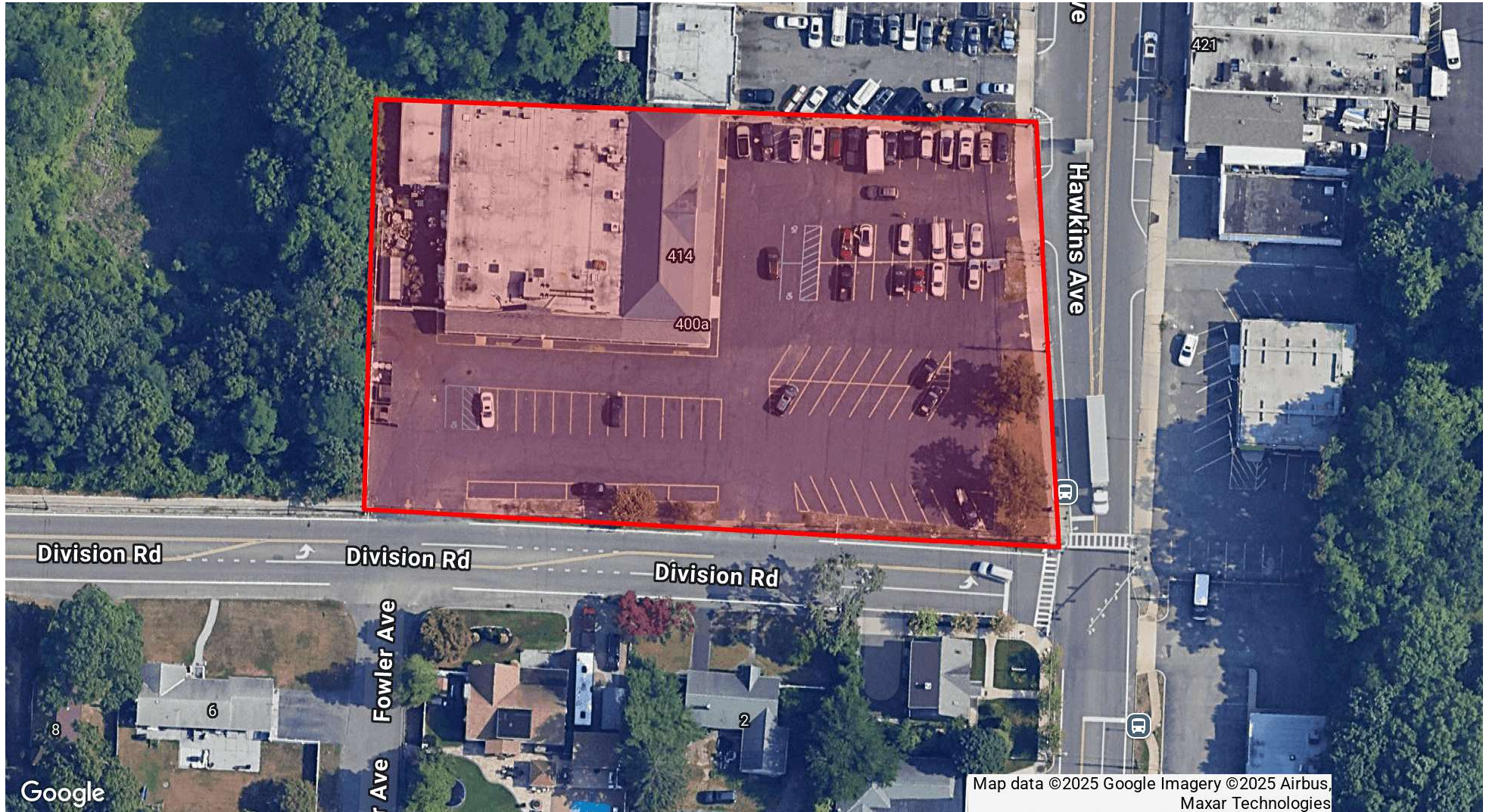
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# AERIAL VIEW OF PROPERTY

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# RETAILER MAP

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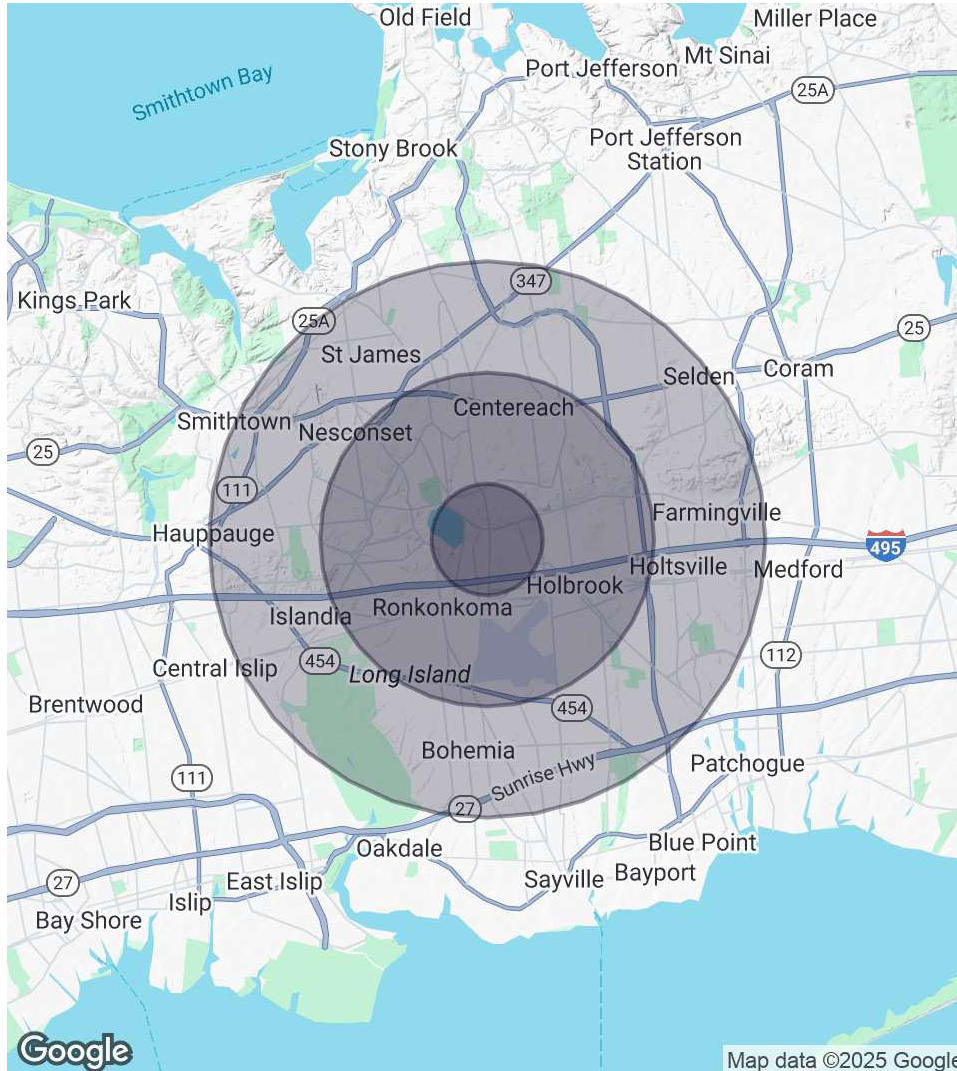
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# DEMOGRAPHICS MAP & REPORT

400 Hawkins Avenue | Ronkonkoma, New York 11779



## 1 Mile Radius

### Population

12,495

### Households

4,317

### Average HH Income

\$136,927

## 3 Miles Radius

### Population

88,005

### Households

29,730

### Average HH Income

\$162,391

## 5 Miles Radius

### Population

221,521

### Households

75,643

### Average HH Income

\$167,528

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## Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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## **We Are Commercial Real Estate**

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.