

## INVESTMENT HIGHLIGHTS:

Retail Investment Property, Offered at \$2,950,000 in the heart of Islandia. NY.

- The corner lot is located directly on Veterans Memorial Highway, with great visibility and high traffic counts with Four Curb Cuts
- The Frontage Visibility on Veterans Memorial Highway is over 500 Feet, and on Suffolk Ave, it is over 100 Feet,
- Leased to national retail Store tenants Dunkin Donuts, T-Mobile, Healthy Food Chain Store & Fiona Nails and Spa.
- Fronts on one major road, a highway & traffic light at the Corner
- Credit Tenancy: Adjacent Lot with National Retail Store Walgreens, Sub Lease to Dollar Tree
- Strong Demographics
  - Average household income: \$131,602
  - White collar: 72.6%
  - Blue collar: 27.4%
  - Family Households: 81.3%
  - Owner-occupied Units: 96.8%
  - Daily Traffic: 25,000 -75,000Average

### EXECUTIVE SUMMARY:

Introducing an exceptionally rare opportunity to own a Major Retail Investment property and an adjacent lot with Dollar Tree in the heart of Islandia, Long Island, NY.

Retail buildings have extreme visibility, abundant frontage on Veterans Memorial Highway sits on the most heavily traveled artery to Islandia.

The adjacent lot with Dollar Tree, which is 70,367 SQFT and has a triple net lease, can be purchased for \$5,950,000 along with the subject property.

**.Reach out to a Listing agent at 917-892-6187 for more information**

### PROPERTY FACTS:

Property Address: 1966 Veterans Memorial Highway, Islandia, NY 11749  
Suffolk County.

Property Type: Retail

Sale Type: Investment,

Building Size 4,840 SF

Building Class-C

Price: \$2,950,000

Price Per SF- \$447

Cap Rate: 5.4%

NOI- \$160,362

Percent Leased: 100%

Tenancy: 4 Retail Stores

Building Height: 1 Story

Building FAR: 0,18

Lot Area: 25,700 SQF.

Land Acres: 0.59 AC

Parking: 38 Space