

BLOCK FRONT NASSAU ROAD, ROOSEVELT, NY

LOCATION:
425 Nassau Road
Block Front Westside
W Clinton Ave to W Roosevelt Ave
Roosevelt, Nassau County, NY 11575

SIZE: Lot area approximately 20,000 SF

- DESCRIPTION:**
- Zoned Business
 - 200 feet of frontage
 - 100 feet deep
 - At traffic signal
 - Left Turn lane onto Clinton Ave
 - N40/41 and N43 Bus Stop at property

CURRENTLY: Vacant

NEARBY TENANTS: 7-Eleven, Bolla Markets, Western Beef, McDonalds, Rainbow Shops, Bethpage Federal Credit Union, Family Dollar Store, US Post Office, Roosevelt Family Health Center, and many more business, services and retailers



NEIGHBORHOOD: Densely populated middle income neighborhood. The site is located on busy Nassau Road with an AADT of 28,586 just south of the Southern State Parkway Exit 21.

NET RENT: TBD depending on tenant requirements. 2023 Real Estate Taxes approximately \$15,477.

NOTE: Excellent Nassau Road Location Just south of the Southern State Parkway Exit 21.

2019	1 Mile	2 Mile	3 Mile
Estimated Population	29,086	117,829	246,029
Projected Median HH Income	\$85,992	\$95,426	\$97,556

**Average
Daily Traffic
28,586**



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com

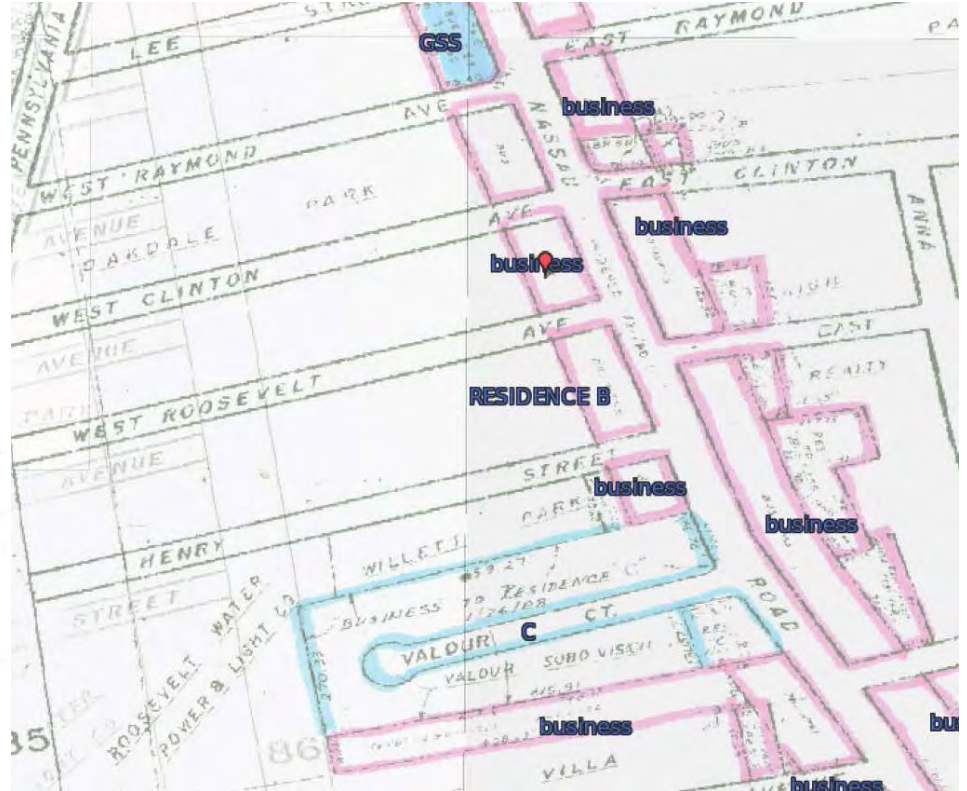


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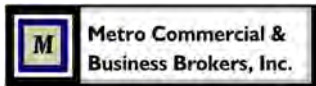
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

425 Nassau Road, Roosevelt, Nassau County, NY 11575



Zoning Map

Tax Map



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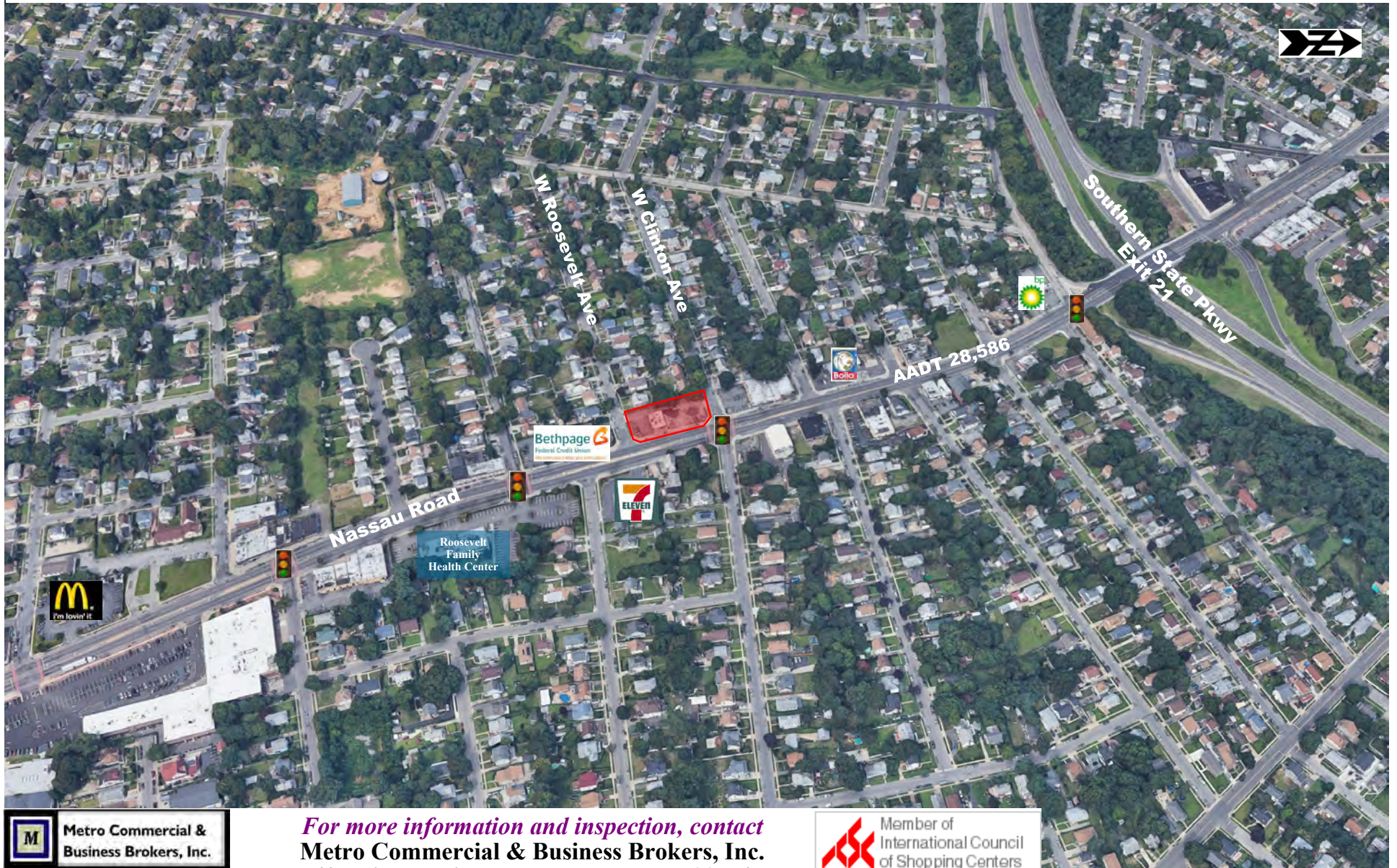
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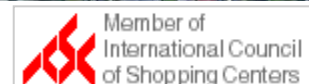
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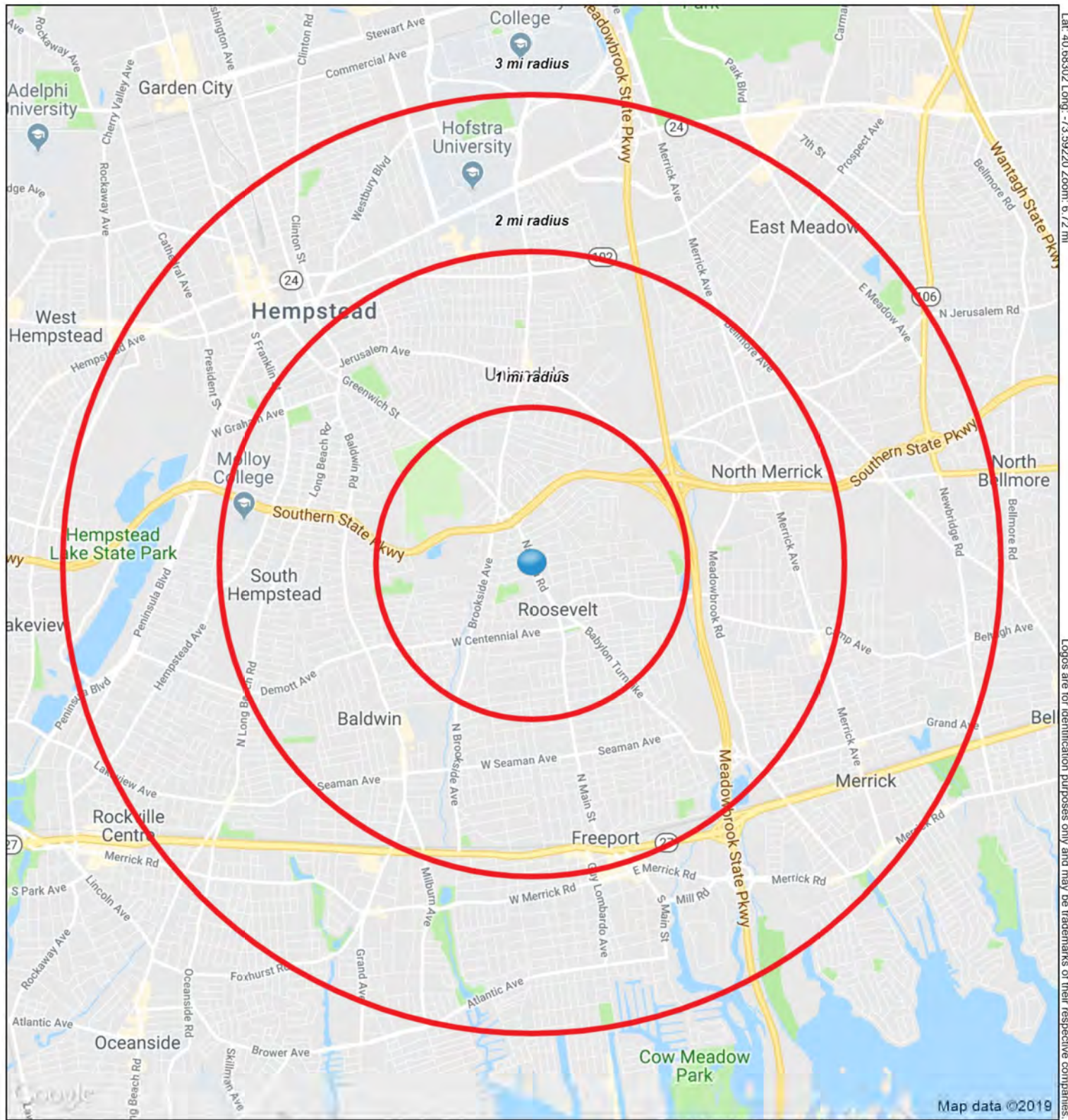


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Lat: 40.68302 Long: -73.59220 Zoom: 6.72 mi
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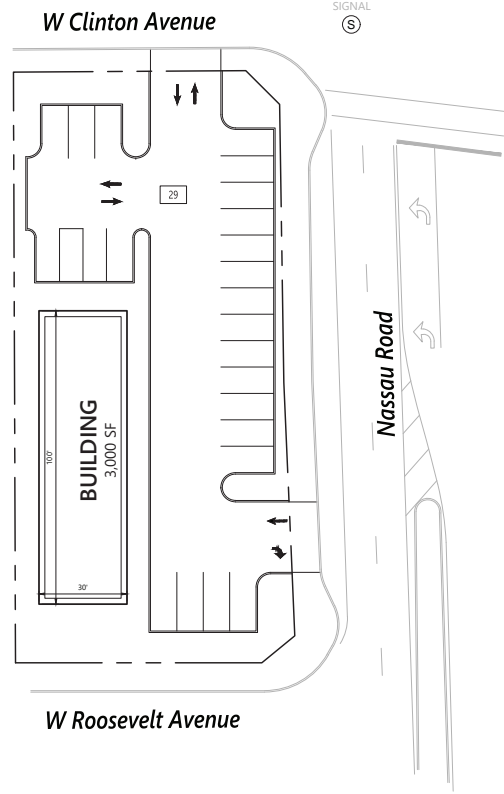
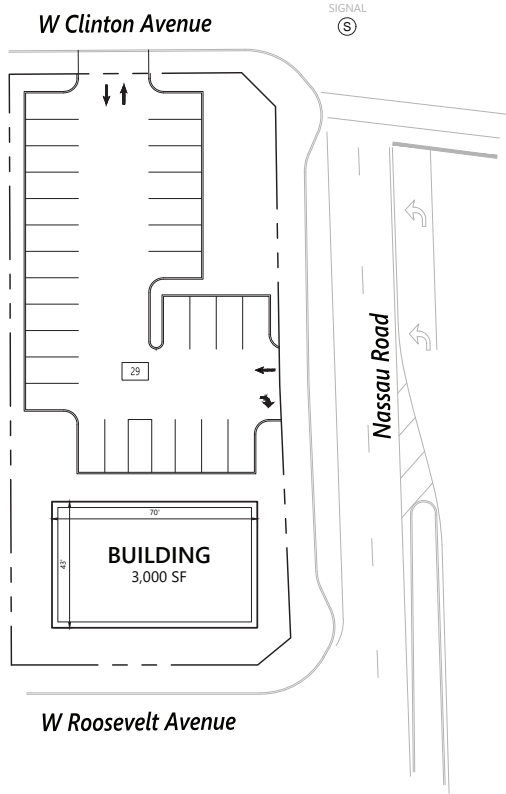
425 Nassau Rd
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August 2019

Metro Commercial & Business Brokers, Inc.

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**First Hartford
Realty Corporation**
425 Nassau Road
Roosevelt, NY 11575

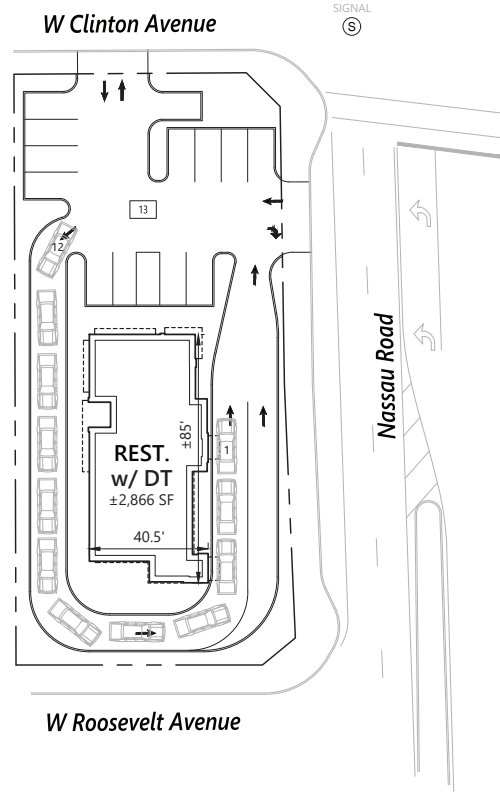
No.	Revisions	Date	Appr'd.

Designed by CS	Checked by CR
Issued for CR	Date March 7, 2023

Drawing Title
**Conceptual Sketches
Medical Office**

Drawing Number
SK-1

Sheet 1 of 2



**First Hartford
 Realty Corporation**
 425 Nassau Road
 Roosevelt, NY 11575

No.	Revisions	Date	Appr'd.
Designed by	CS	Checked by	CR
Issued for		Date	March 13, 2023

Drawing Title
**Conceptual Sketches
 Restaurant w/
 Drive Thru**

Drawing Number
SK-2

Sheet 2 of 2