

Exclusively For Sale: \$6,430,000 | \$322/SF  
2119 Broadhollow Rd, Farmingdale, NY 11735



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

120 N. VILLAGE AVE. ROCKVILLE CENTRE, NY 11570

OFFERING MEMORANDUM



## DEAL TEAM

### **Matt Colantonio**

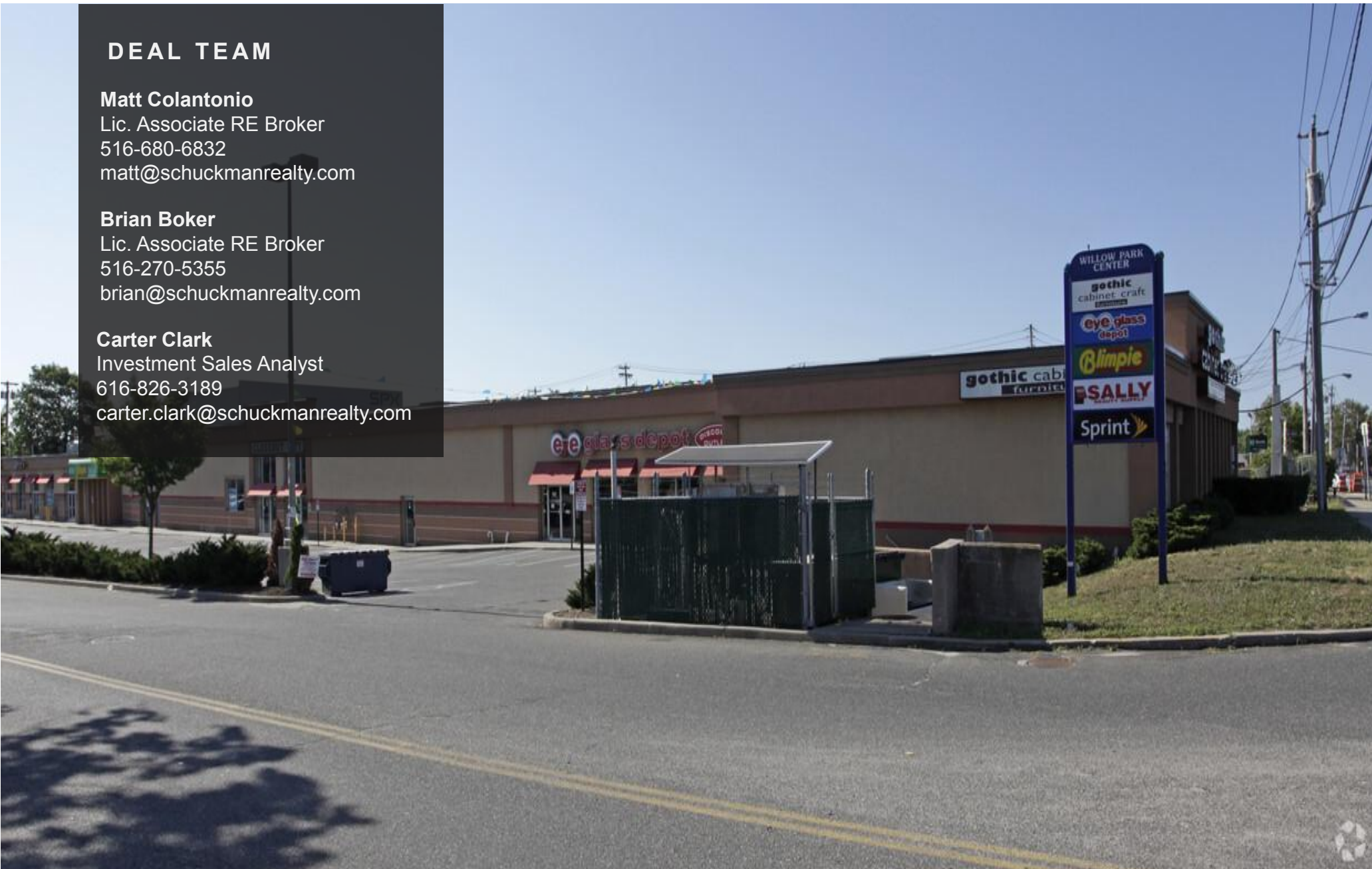
Lic. Associate RE Broker  
516-680-6832  
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### **Brian Boker**

Lic. Associate RE Broker  
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brian@schuckmanrealty.com

### **Carter Clark**

Investment Sales Analyst  
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carter.clark@schuckmanrealty.com

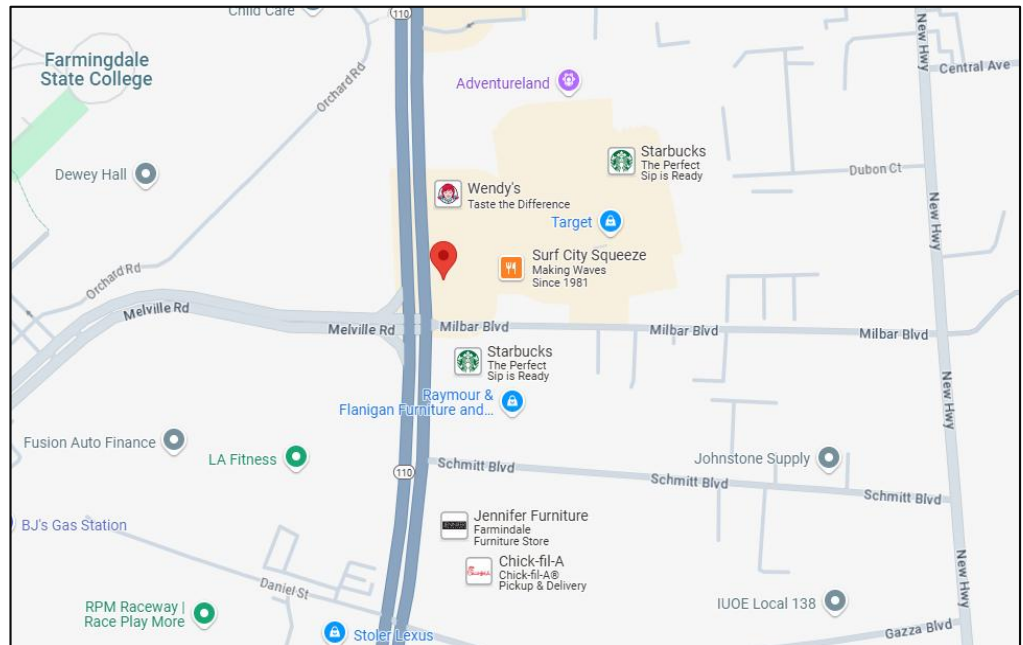
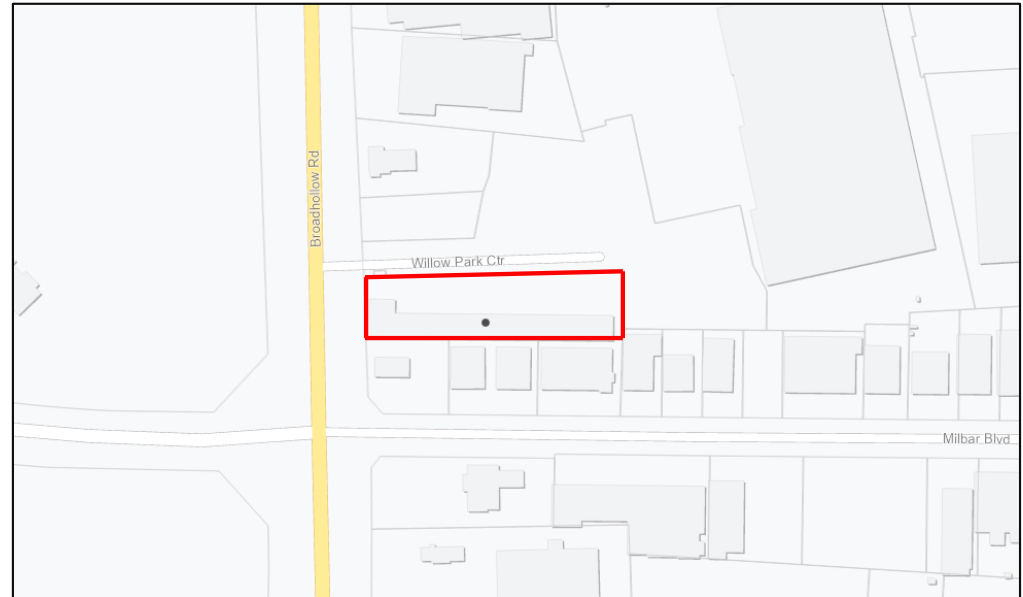


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## Property Information

Address	2119 Broad Hollow Rd
City State Zip	Babylon, NY 11735
Section, Block & Lot	3-1-3.5
County	Suffolk
Lot Acreage	1.10
Lot SF	47,916
Above Grade SF	17,295
Gross Building SF	19,983
Tax Year	2024-2025
Total Tax Bill	\$90,559





2119 Broadhollow Rd, Farmingdale

Aerial View



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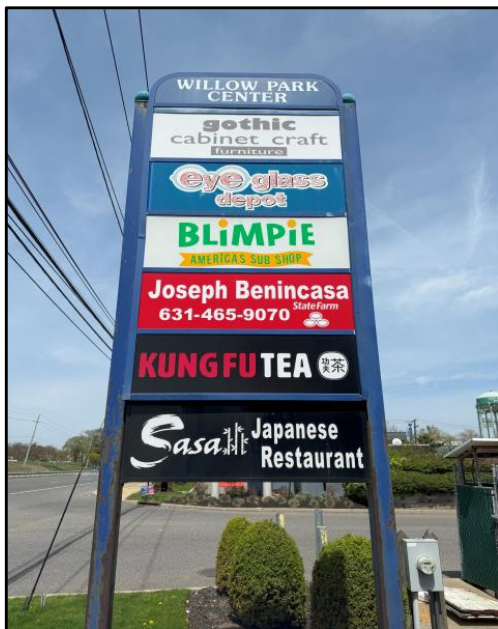
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## Property Photos



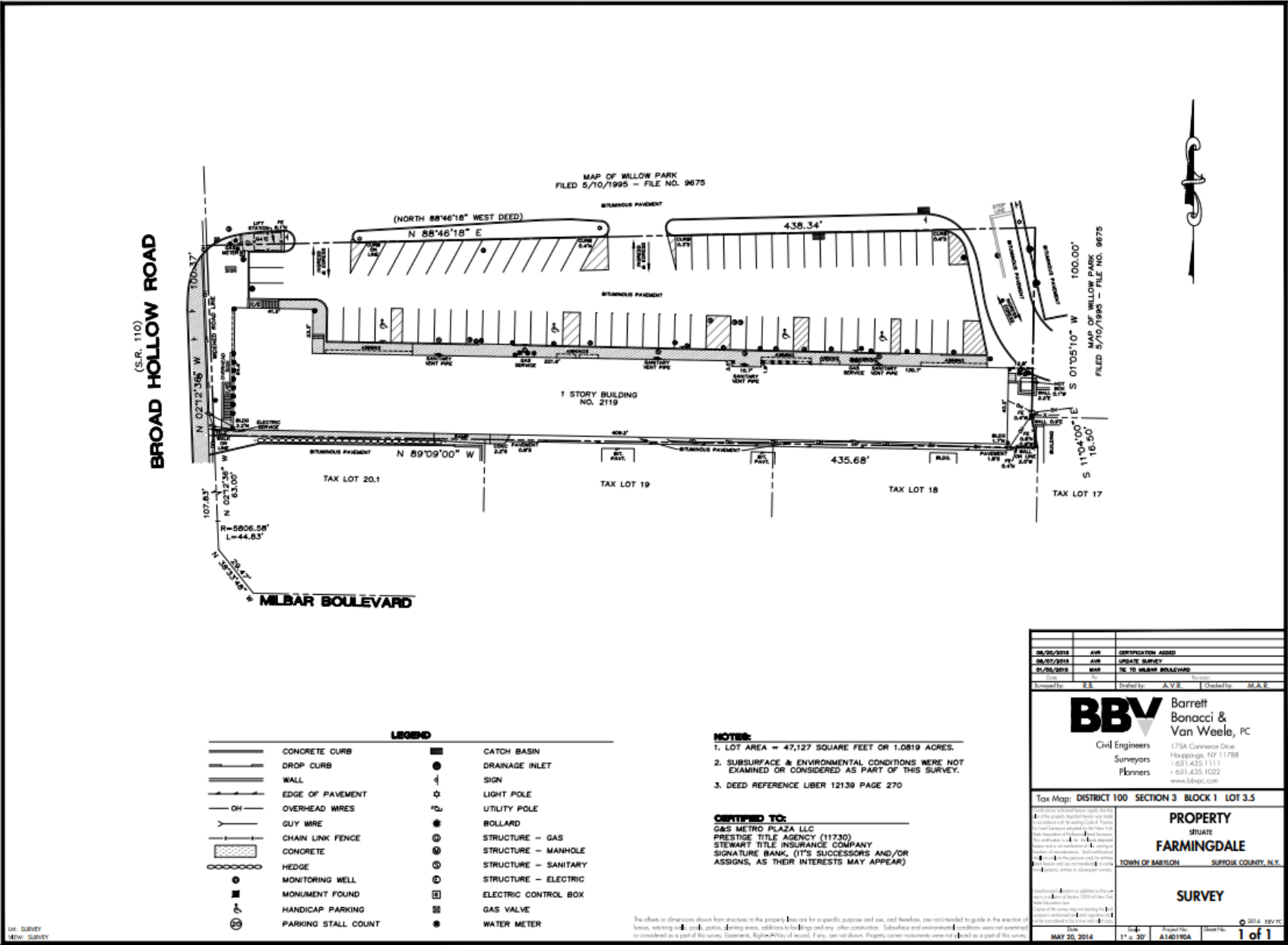
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2119 Broadhollow Rd, Farmingdale  
Survey



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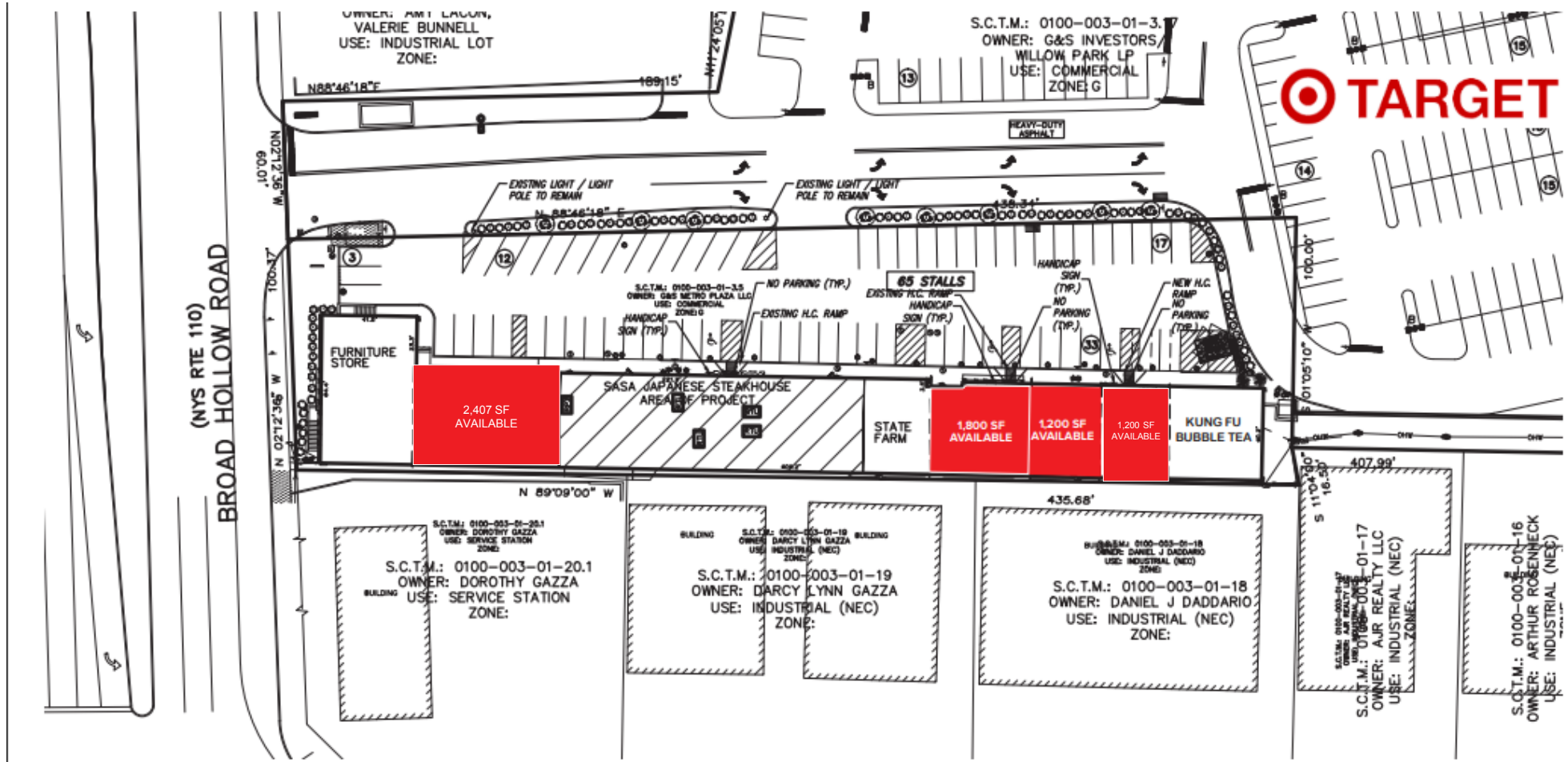
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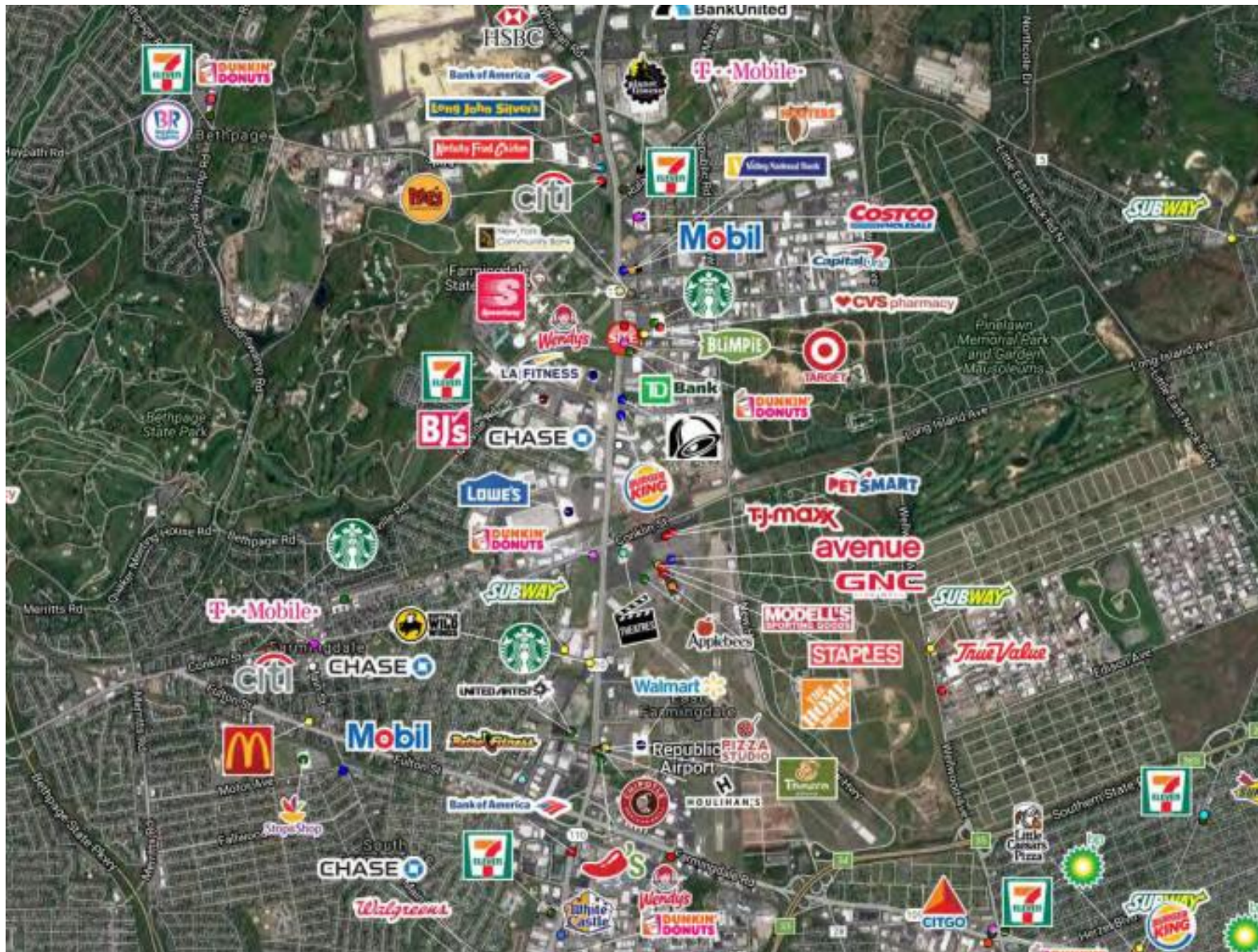
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## Site Plan



2119 Broadhollow Rd, Farmingdale

## Area Retail Map



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**SCHUCKMAN REALTY'S INVESTMENT SALES TEAM** BRINGS VAST AND NUANCED MARKET KNOWLEDGE, INSIGHT, EXPERIENCE, AND INGENUITY TO YOUR PORTFOLIO FROM INCEPTION TO COMPLETION. OUR TEAM OFFERS EXPERTISE ALONG ALL ASSET CLASSES WITHIN THE NYC-METRO, LONG ISLAND, AND SURROUNDING MARKETS IN DETERMINING A PROPERTY'S BEST USE IN TERMS OF VALUE TO OUR CLIENTS, OWNERS, AND INVESTORS.

**EACH TEAM MEMBER PROVIDES A UNIQUE SPECIALIZATION:**

- NYC MULTIFAMILY AND DEVELOPMENT
- NYC ZONING AND RESIDENTIAL RENTAL LAWS
- NYC AND LONG ISLAND RETAIL
- INDUSTRIAL MARKETS
- SHOPPING CENTERS THROUGHOUT THE TRI-STATE AREA

EXTENSIVE EXPERIENCE IN THE **NATIONAL SINGLE-TENANT NET LEASED RETAIL MARKET** AND REGULARLY REPRESENT OWNERS AND BUYERS OF STNL RETAIL.

TRACK AND SERVICE THE ALWAYS-GROWING **1031-EXCHANGE** COMMUNITY.

SCHUCKMAN REALTY'S OVER 40-YEAR OPERATING HISTORY HAS TOUCHED EVERY SINGLE CORNER OF NYC AND LONG ISLAND AND ALLOWS OUR INVESTMENT SALES TEAM TO TAP INTO UNRIVALED HISTORICAL OWNERSHIP AND TENANT RELATIONSHIPS. WE LEVERAGE OUR COLLABORATIVE RETAIL LEASING TEAM TO ASSIST OUR CLIENTS WHO OWN RETAIL AND MIXED USE AND GO BEYOND OPINIONS AND TAKE ACTION. OUR PROPRIETARY INVESTOR DATABASE AND MARKETING STRATEGIES PROVIDE ACCESS AND EXPOSURE TO INVESTORS NOT ONLY IN NYC AND LONG ISLAND, BUT AROUND THE WORLD AND OUR EXTENSIVE RESEARCH AND VETTING PROCESS FURNISHES UP-TO-DATE, ACTIONABLE MARKET KNOWLEDGE. THE PROVEN SALES AND MARKETING TEAM AT SCHUCKMAN REALTY TAKES A CREATIVE, DATA-DRIVEN APPROACH TO MAXIMIZE VALUE. SCHUCKMAN REALTY HAS EXTENSIVE RELATIONSHIPS, WITH ACCESS TO QUALIFIED BUYERS, AND A PROVEN TRACK RECORD OF SUCCESS.

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## RECENT SALES COMPLETED BY THE SCHUCKMAN REALTY TEAM



4x Shopping Centers  
Price: \$130,000,000



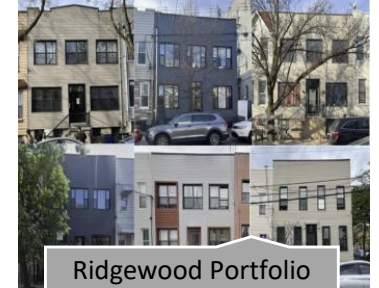
970-998 Franklin Ave  
Price: \$16,000,000



374-376 Court St  
Price: \$5,880,000



137-20 Cross Bay Blvd  
Price: \$14,700,000



Ridgewood Portfolio  
Price: \$15,075,000



1290 Fulton St  
Price: \$4,700,000



3200 Long Beach Rd  
Price: \$4,750,000



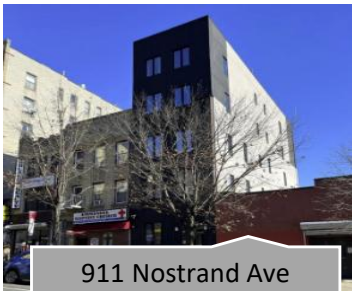
1045 Surf Ave  
Price: \$2,250,000



92 Main St  
Price: \$17,500,000



111 Depot Rd  
Price: \$4,050,000



911 Nostrand Ave  
Price: \$4,730,000



436 Blooming Grove Tpke  
Price: \$7,771,000



2102 Ralph Ave  
Price: \$5,650,000



600 Garden City Plaza  
Price: \$6,600,000



190 E Jericho Tpke  
Price: \$6,200,000





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