

Property For Lease

369 Atlantic Ave

369 Atlantic Ave East Rockaway, NY 11518



For More Information:



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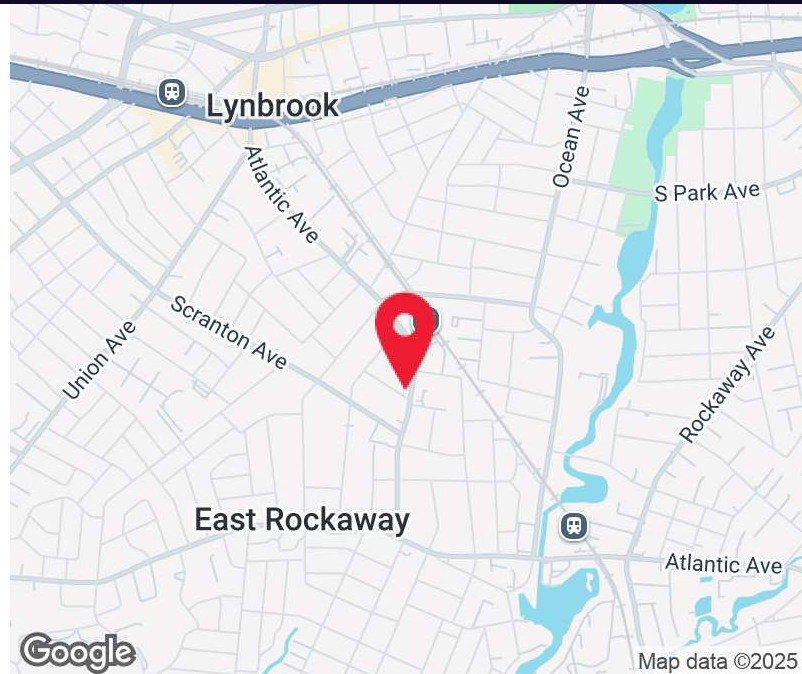
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### Offering Summary

Lease Rate:	\$32.95 SF/yr (MG)
Available SF:	4,580 SF
Zoning:	Commercial A
Traffic Count:	25,000

### Property Overview

Expansive 4,580 SF retail/industrial space with 15-foot ceilings, brand-new HVAC, updated interiors, ADA-compliant restroom, and 10 on-site parking spaces. Flexible zoning allows for retail, office, personal services, restaurant, light fabrication, showroom, or learning center uses. High visibility and open layout suit a range of business types.

### Property Highlights

- Prime high-visibility location
- Spacious and versatile floor plan
- Excellent accessibility for customers and employees

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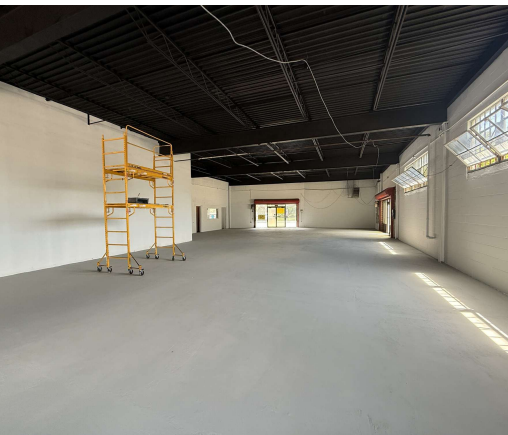
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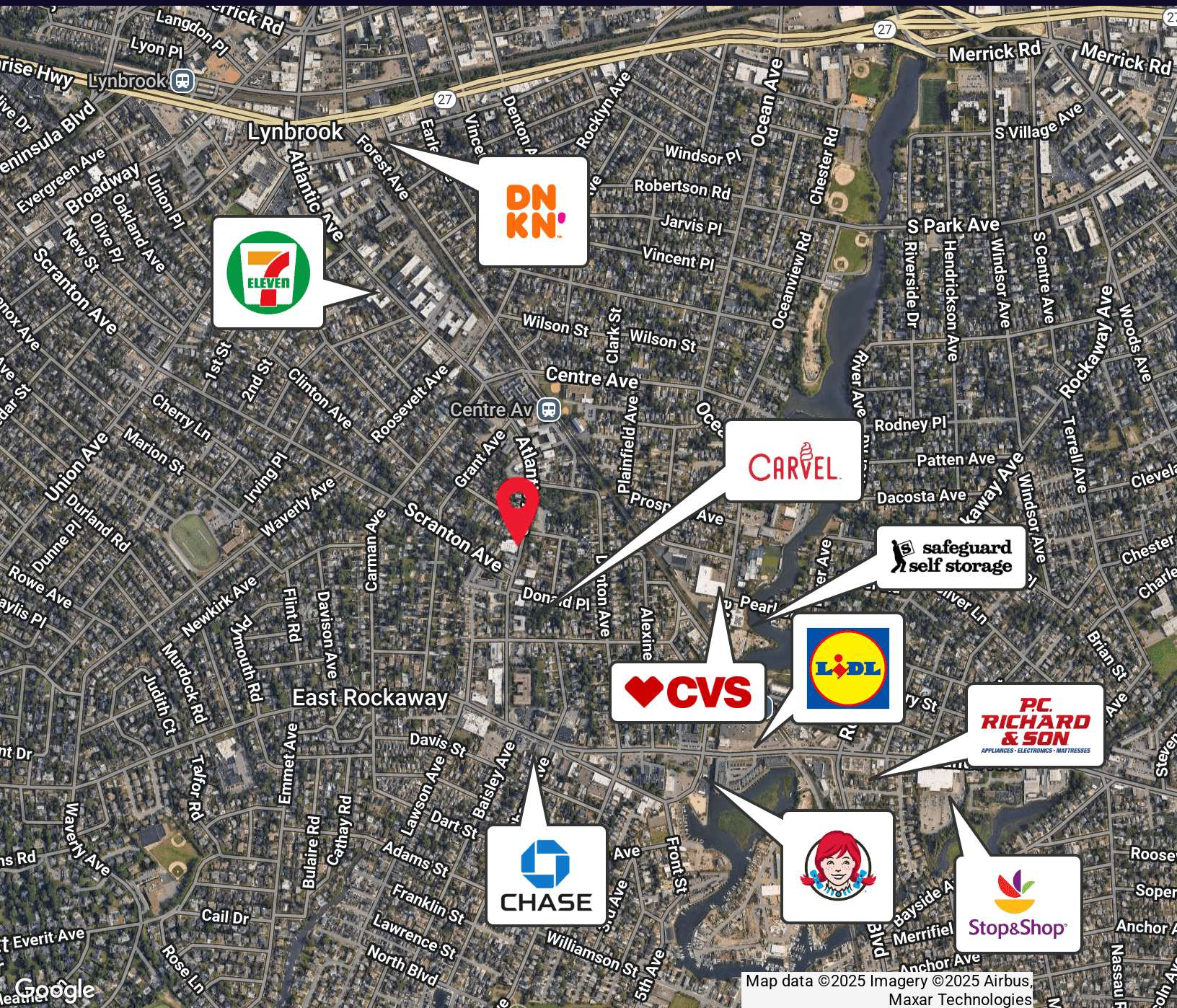
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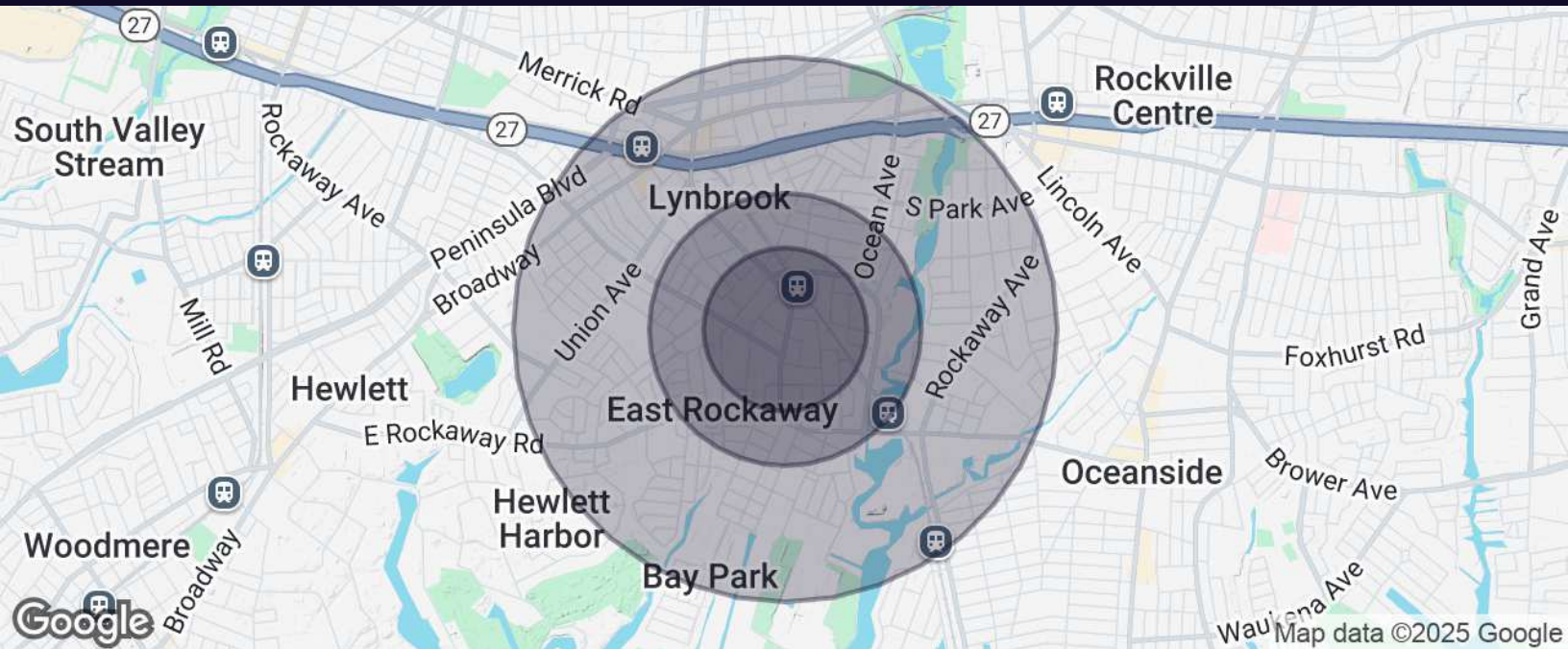
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,999	8,570	26,593
Average Age	45	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	46	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,187	3,386	10,019
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$146,296	\$142,144	\$155,211
Average House Value	\$565,189	\$594,510	\$675,424

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