

1,000 SQFT FOR LEASE

2865 LONG BEACH ROAD, OCEANSIDE, NY

Marcus & Millichap
THE TUCCILLO GROUP



Available Retail
Space for Lease



RENT: Negotiable



TERM: 5 Years

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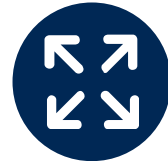
OFFERING

Discover an exceptional opportunity to establish your business in a prime location at 2865 Long Beach Road, Oceanside, NY. This spacious retail space offers high visibility and foot traffic, making it an ideal spot for retail, dining, or service-oriented businesses.

Key Features:

- **Size:** Generous square footage to accommodate various business types.
- **Location:** Situated on a busy thoroughfare with easy access to major roadways and public transport.
- **Amenities:** Includes ample parking, restroom facilities, and a flexible layout to suit your needs.
- **Visibility:** Large windows and signage options to attract customers and enhance brand presence.
- **Community:** Located in a vibrant area with a mix of established businesses and residential neighborhoods, ensuring a steady flow of potential customers.

This is a fantastic chance to be part of the thriving Oceanside community. Don't miss out on the potential for growth and success in this desirable retail location. Contact us today to schedule a viewing!



1,000 SF
Ground Floor



Corner
Position



Retail
Wet or Dry Uses



Negotiable
Asking Rent



5 Yrs + 5 Yr Option
Term



5%
Annual Increases

AREA DEMAND DRIVERS

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OCEANSIDE OVERVIEW

Oceanside, NY, offers a well-connected transportation network with easy access to both roads and rail, making commuting to New York City convenient. The Long Island Rail Road provides a direct route to Penn Station, typically taking around 1 hour and 30 minutes. The area features a variety of retail and dining options, including popular spots like EGP Oceanside and MeLore Restaurant.

Additionally, Oceanside is close to Mount Sinai South Nassau Hospital, ensuring residents have access to excellent healthcare facilities. The Oceanside School District is highly regarded, with Oceanside High School consistently ranking in the top 1.5% of high schools nationwide. This makes Oceanside a desirable location for those seeking a balance of suburban tranquility and urban accessibility.



Oceanside Schools
Anchored Together
BY PURPOSE, PASSION, AND PEOPLE



Long Island Rail Road



Mount
Sinai
South
Nassau



MIDDLE BAY

LOCAL AERIAL



Oceanside Schools
Anchored Together
BY PURPOSE, PASSION, AND PEOPLE

BANK OF AMERICA

WILD BY NATURE MARKET

STARBUCKS

STARBUCKS

RITAS

PETCO

Nathan's FRIES

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Long Beach Rd
34,000+ VPD

Subject Property

DUNKIN'

Domino's

PC RICHARD & SON

Stop&Shop

US MAIL

DOLLAR TREE

CVS pharmacy

7-ELEVEN

McDonald's

IHop

FedEx

Party City

MTA Long Island Rail Road

BURGER KING

CHIPOTLE

RITE AID

TJ-maxx



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