

182 MAPLE AVENUE
ROCKVILLE CENTRE, NY 11570

ASKING
\$1,075,000.00

PROPERTY FOR SALE



3 STOREFRONT RETAIL

BUILT IN 1987

2726 SQ.FT

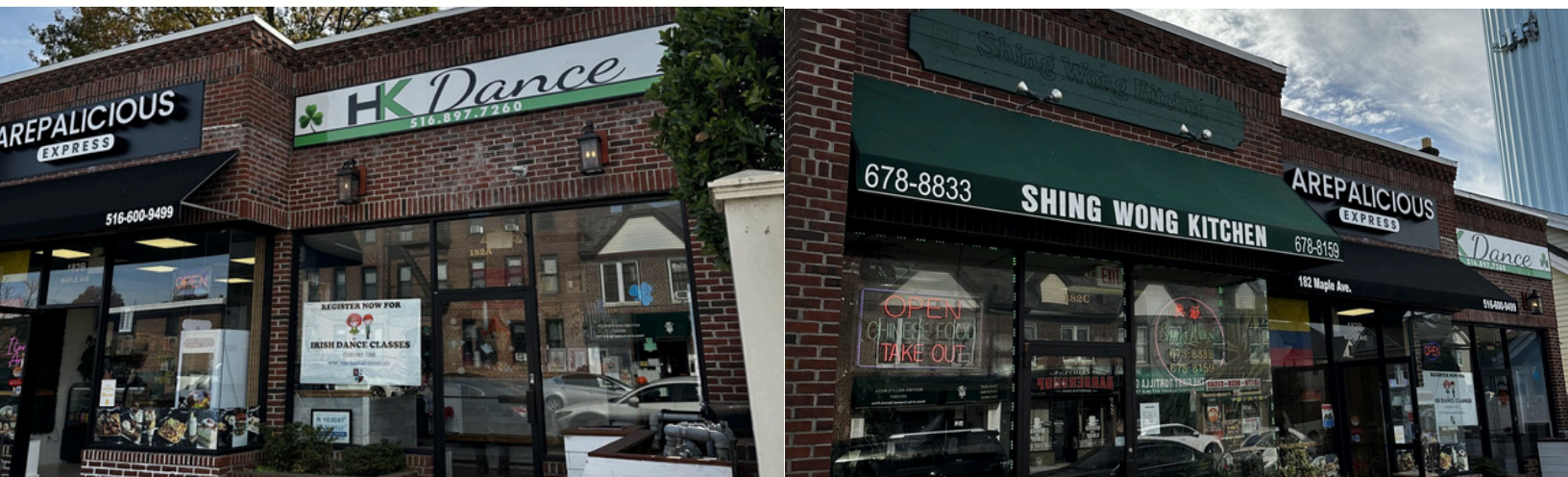
SHING WONG KITCHEN
AREPALICIOUS EXPRESS
HAGEN SCHOOL OF IRISH DANCE

182 MAPLE AVE IS A FULLY
LEASED NEIGHBORHOOD
RETAIL STRIP LOCATED IN
THE HEART OF THE
DESIRABLE ROCKVILLE
CENTRE.



Lisa Shecter

lisa@reliantrealtygrp.com
(631) 509-0077



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OFFERING SUMMARY

ADDRESS	182 MAPLE AVE, ROCKVILLE CENTRE, NY 11570
COUNTY	NASSAU
MARKET	LONG ISLAND
SUBMARKET	SOUTHERN NASSAU
BUILDING SF	2,726 SF
LAND ACRES	0.10 AC
LAND SF	4,151 SF
CAP RATE/PSF	6.5% / \$393.89

INCOME

ANNUAL INCOME: \$109,956.00*

EXPENSES

TAXES

SCHOOL TAXES: \$18,157.17
GENERAL TAXES: \$1,754.55
VILLAGE TAXES: \$4,452.38
TOTAL TAXES: \$24,364.10

OPERATING EXPENSES (ESTIMATED)

MANAGEMENT FEE 3%: \$3,298.68
INSURANCE: \$6,500.00
WATER: \$2,500.00
MISC. REPAIRS: \$3,500.00

TOTAL EXPENSES: \$40,162.78

NOI \$69,793.22



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*PLEASE NOTE DOES NOT INCLUDE TAX INCOME.

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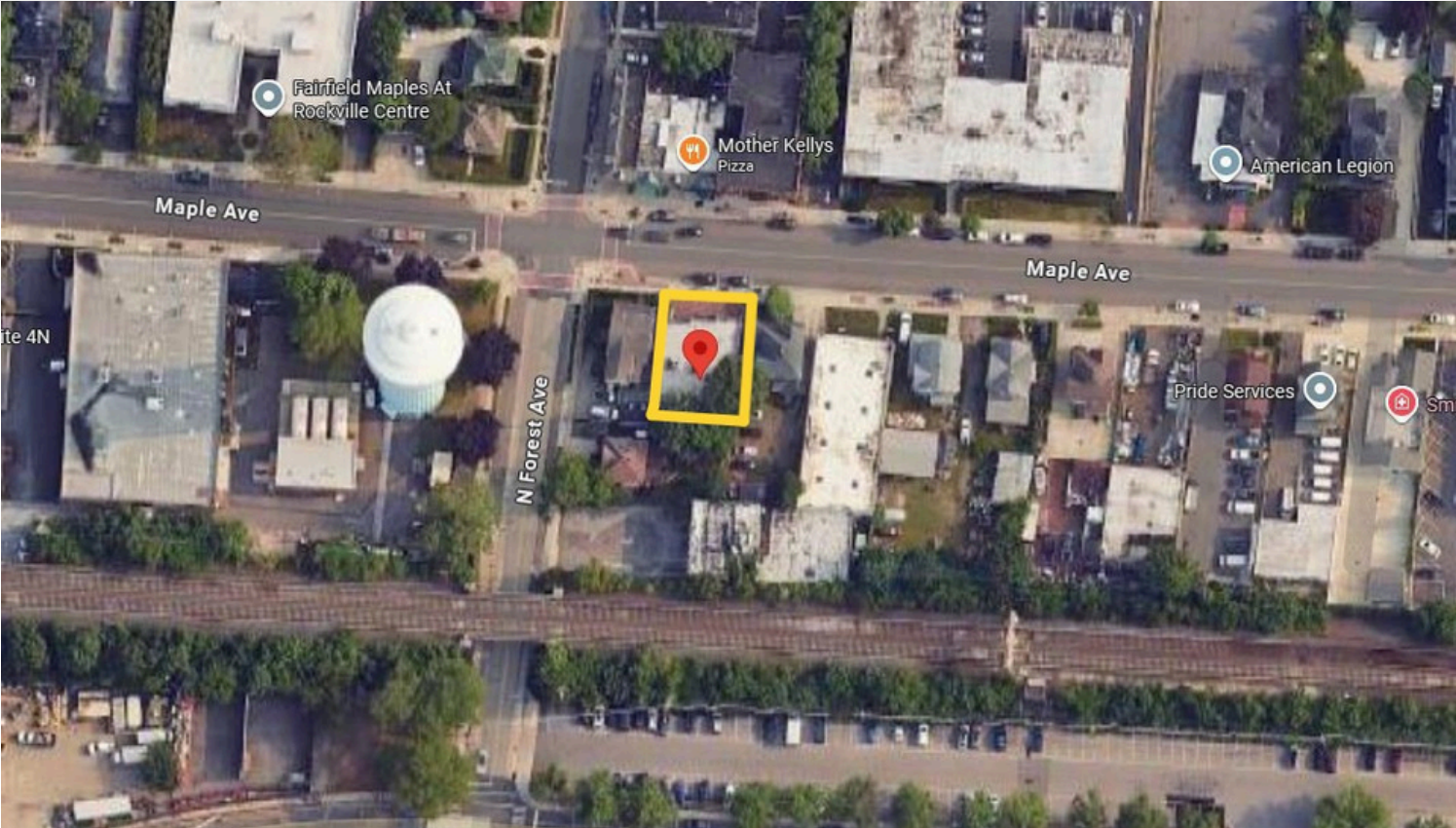
2024 POPULATION

2 MILES	5 MILES	10 MILES
99,572	531,496	1,764,002

HOUSEHOLD INCOME

	2 MILES	5 MILES	10 MILES
MEDIAN HH INCOME	\$125,823	\$117,572	\$105,366
AVG HH INCOME	\$153,999	\$143,984	\$131,602

2025 TRAFFIC COUNT 35,291 VPD



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