

560 Atlantic Ave  
East Rockaway, NY

FOR SALE  
Asking Price \$925,000



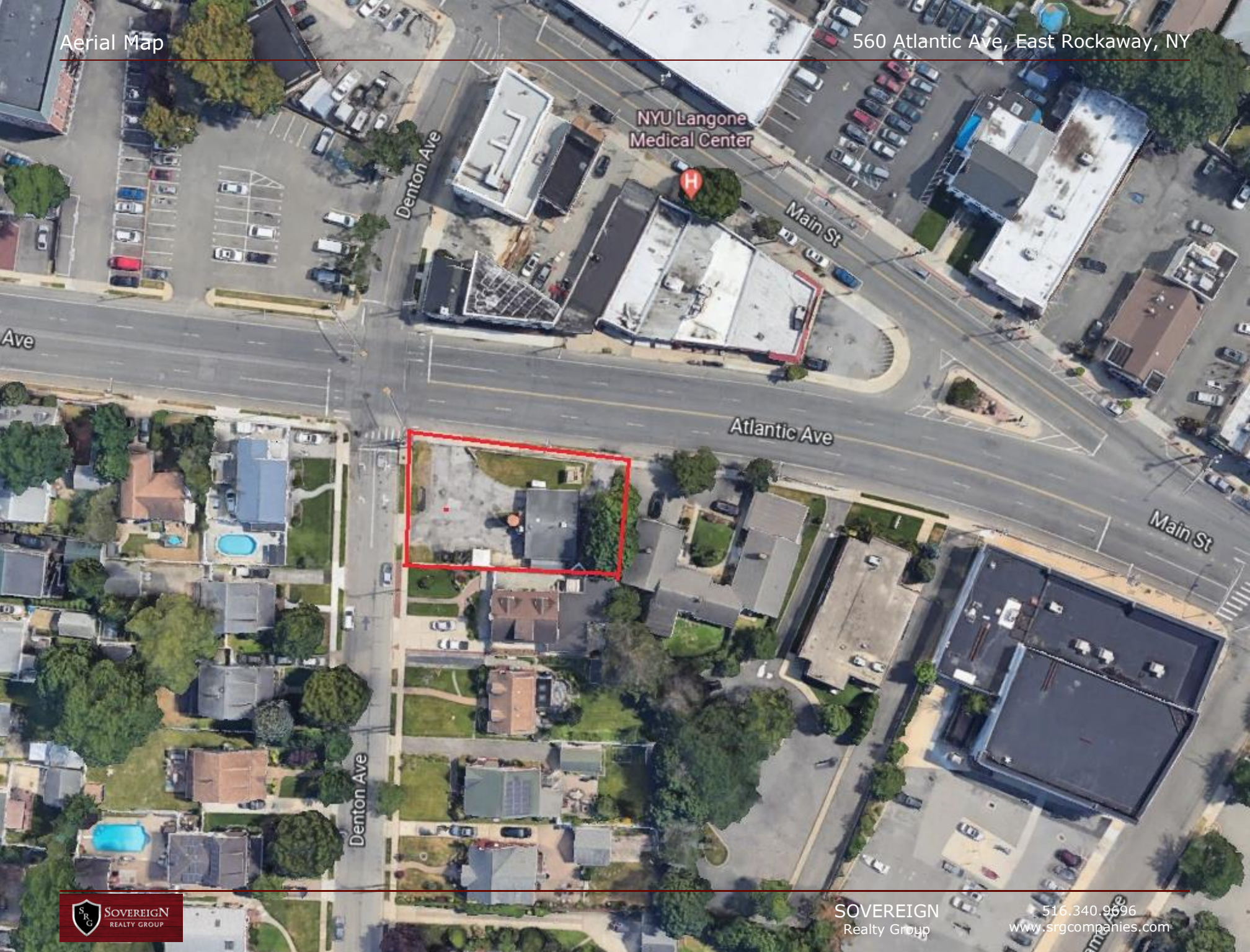
Former Dairy Barn Store with double drive-thru  
Highly Visible Location



## PROPERTY OVERVIEW

Address:	560 Atlantic Ave, East Rockaway, NY
Intersection:	NWC of Denton Ave
Gross Leasable Area:	+/- 475 SF
Lot Size:	0.21 Acres
Lot Frontage:	+/- 125' on Atlantic Ave.
Parking:	Expandable
Curb Cuts:	2
Zoning:	Commercial A
Population: 5 Mile	484,043 people
Median Income: 1 Mile	\$106,755
Traffic Count:	28,896 cars daily
Real Estate Taxes:	\$20,484.18





NYU Langone  
Medical Center

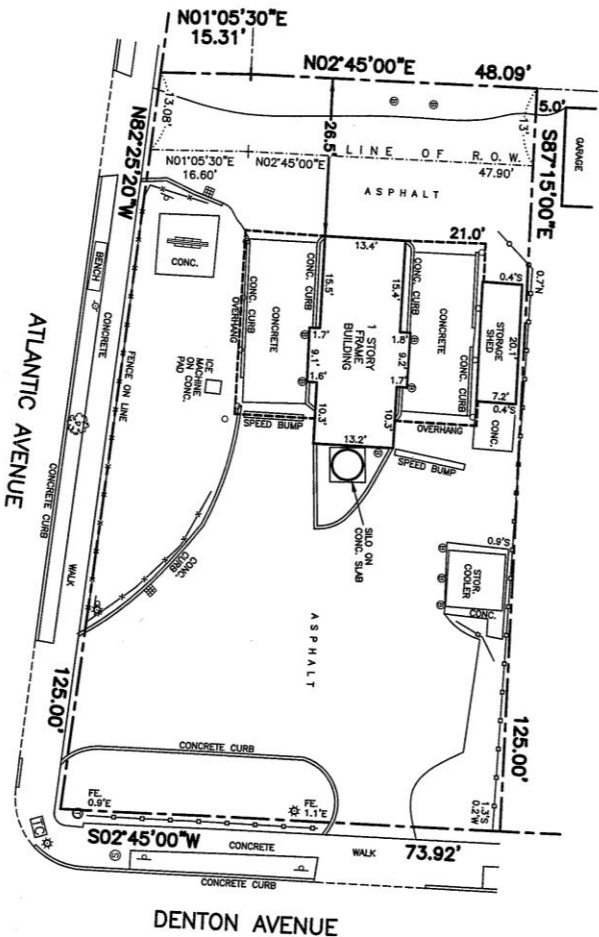
Denton Ave

Main St

Atlantic Ave

Main St

Denton Ave



LEGEND		
	TREE	
	DRAIN MAN HOLE	
	ELECTRIC MAN HOLE	
	SEWER MAN HOLE	
	TELEPHONE MAN HOLE	
	UNKNOWN MAN HOLE	
	TRAFFIC LIGHT POLE	
	DROP INLET	
	METAL LIGHT POLE	
	WOOD UTILITY POLE	
	W/ALIGN	
	BOLLARD	
	WOOD UTILITY POLE	
	FLAG POLE	
	PEDESTRIAN CROSSING SIGNAL	
	METAL COLUMN	
	GAS VALVE	
	WATER METER	
	WATER HYDRANT	
	ELECTRIC BOX	
	TRAFFIC CONTROL BOX	
	CATCH BASIN	
	CURB INLET	
	SIGN	
	MONUMENT	
	COMMERCIAL SIGN	
	GUY WIRE	
	SPLIT RAIL FENCE	
	STOCKADE FENCE	
	VINYL FENCE	
	BUILDING OVERHANG	
	PROPERTY LINE	
	TAX LOT LINE	
	DROP CURB	

STORE #167

PROPERTY SURVEY

SITUATED IN

**EAST ROCKAWAY**

NASSAU COUNTY, NEW YORK

NASSAU COUNTY LAND AND TAX MAP SECTION 38, BLOCK 509, LOT 223

**Matthew Dunigan**

127 Hamlet Drive  
Mount Sinai, New York

DATE JULY 26, 2011

SCALE 1"=20'

SHEET 1 OF 1

SURVEY NO. TP 904755

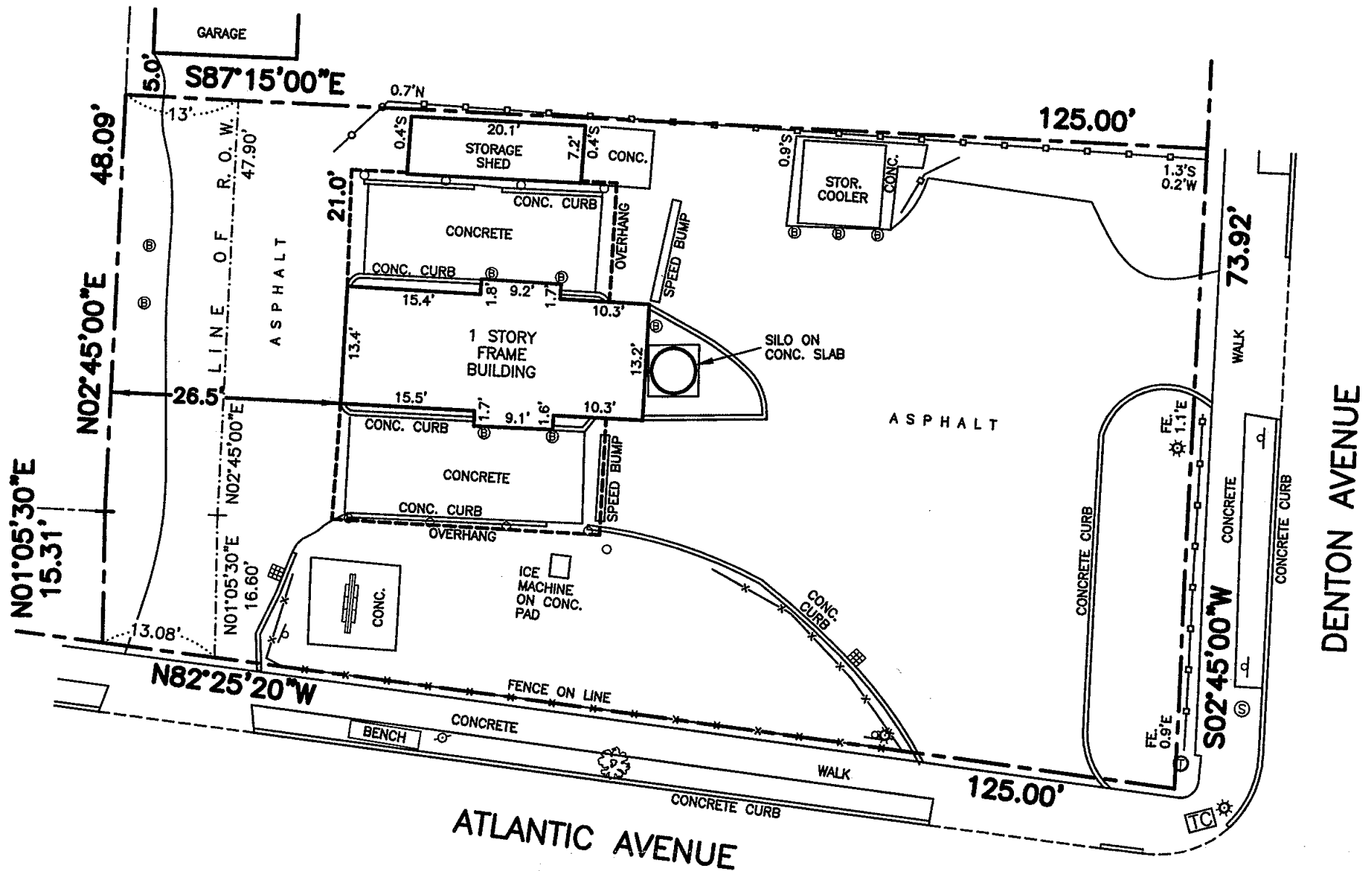
CERTIFIED TO:

TITLEPRO AGENCY, LLC

STEWART TITLE INSURANCE CO.

STMI ENT, LLC







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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from SRG or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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