

### INVESTMENT HIGHLIGHTS:

Absolute Triple Net Retail Investment Property, Offered at \$5,950,000 in the heart of Islandia, NY.

- The corner lot is located directly on Veterans Memorial Highway with great visibility and high traffic counts with four curb cuts
- The Frontage on Veterans Memorial Highway is over 500 Feet, and on Suffolk Ave, it is over 200 Feet,
- NNN leased to national retail tenant Walgreens and subleased to Dollar Tree
- Fronts on one central Road & one highway, Traffic signal lights located at the Corner
- Further Developmental Opportunity
- Credit Tenancy Walgreen Co Store is a publicly traded company with 8,500 locations.  
Sub-Lease to Doller Tree.

### Strong Demographic

Average household income: \$131,602

White collar: 72.6%

Family Households: 81.3%

Owner-occupied Units: 96.8%

Average Daily Traffic: 25,000 -75,000

## EXECUTIVE SUMMARY:

Introducing an exceptionally rare opportunity to own a Significant Retail NNN Investment property and an adjacent lot have 4 Retail stores in the heart of Islandia, Long Island, NY.

Retail buildings have extreme visibility, abundant frontage on Veterans Memorial Highway, and sit on the most heavily traveled artery to Islandia Village.  
The property is NNN and is Leased to a major retailer, Dollar Tree

The adjacent lot, which is 25,700 SQFT and has 4 Retail Stores, can be purchased for \$2,950,000 along with the subject property.

Reach out to a Listing agent at 917-892-6187 for more information.

## Property Facts:

Property Address: 1968 Veterans Memorial Highway, Islandia, NY 11749. County Suffolk.

Sec- Block- Lot: 17-01-16.2

Property Type: Retail

Sale Type: Investment, absolute NNN

Building Size: 13,286- SF

Building Class: C

Price: \$5,950,000

Price Per SF: \$447

Cap Rate: 7.14%

NOI: \$425,008

Percent Leased: 100%

Tenancy: single

Building Height- 1 Story

Building FAR: 0,18

Lot Area: 70,567 SQF.

Land Acres-:1.62 AC

Parking Space: 84