

28-30 N PARK AVE

ROCKVILLE CENTRE, NY

AVAILABLE FOR THE FIRST TIME IN OVER 50 YEARS!



Prime Retail Space on the Corner of Sunrise Highway and North Park Ave in Downtown Rockville Centre
1,841 SF Corner Space Can be Combined with 2 Adjacent Spaces, Up to 3,231 SF
Average Household Income of \$180,244 in a 3-Mile Radius. 40,797 Vehicles Per Day on Sunrise Hwy

CAN BE COMBINED UP TO 3,231 SF

985 SF

405 SF

1,841 SF

MTA Long Island Rail Road

 40,797 VEHICLES PER DAY ON SUNRISE HIGHWAY

 6,740 VEHICLES PER DAY ON N PARK AVE



About Downtown Rockville Centre



Rockville Centre is an incorporated village located in the Town of Hempstead in Nassau County, on the South Shore of Long Island, New York. Just an hour away from Manhattan, Rockville Centre offers a vibrant village vibe with a mix of hip restaurants, classic Americana, and tranquil nature. Here are some highlights:

DINING AND NIGHTLIFE

- **Restaurants:** The area boasts several James Beard Foundation recommended restaurants, offering a variety of cuisines.
- **Bars and Coffee Shops:** There are plenty of spots to enjoy a drink or a coffee, making it a great place for socializing.

CULTURAL AND RECREATIONAL ACTIVITIES

- **Madison Theatre at Molloy College:** This venue hosts a range of performances, from theater productions to concerts.
- **Center for Science Teaching and Learning:** A fun and educational spot, especially great for families.

PARKS AND OUTDOOR SPACES

- **Mill River Complex Park:** A lovely place for a walk or a picnic.
- **Veterans Memorial Park:** Another beautiful park to enjoy some outdoor time.

SHOPPING AND LOCAL BUSINESSES

- **Busy Business District:** The downtown area is bustling with shops and local businesses, providing a lively atmosphere.

Rockville Centre combines the charm of classic Americana with modern amenities.



DIRTY TACO

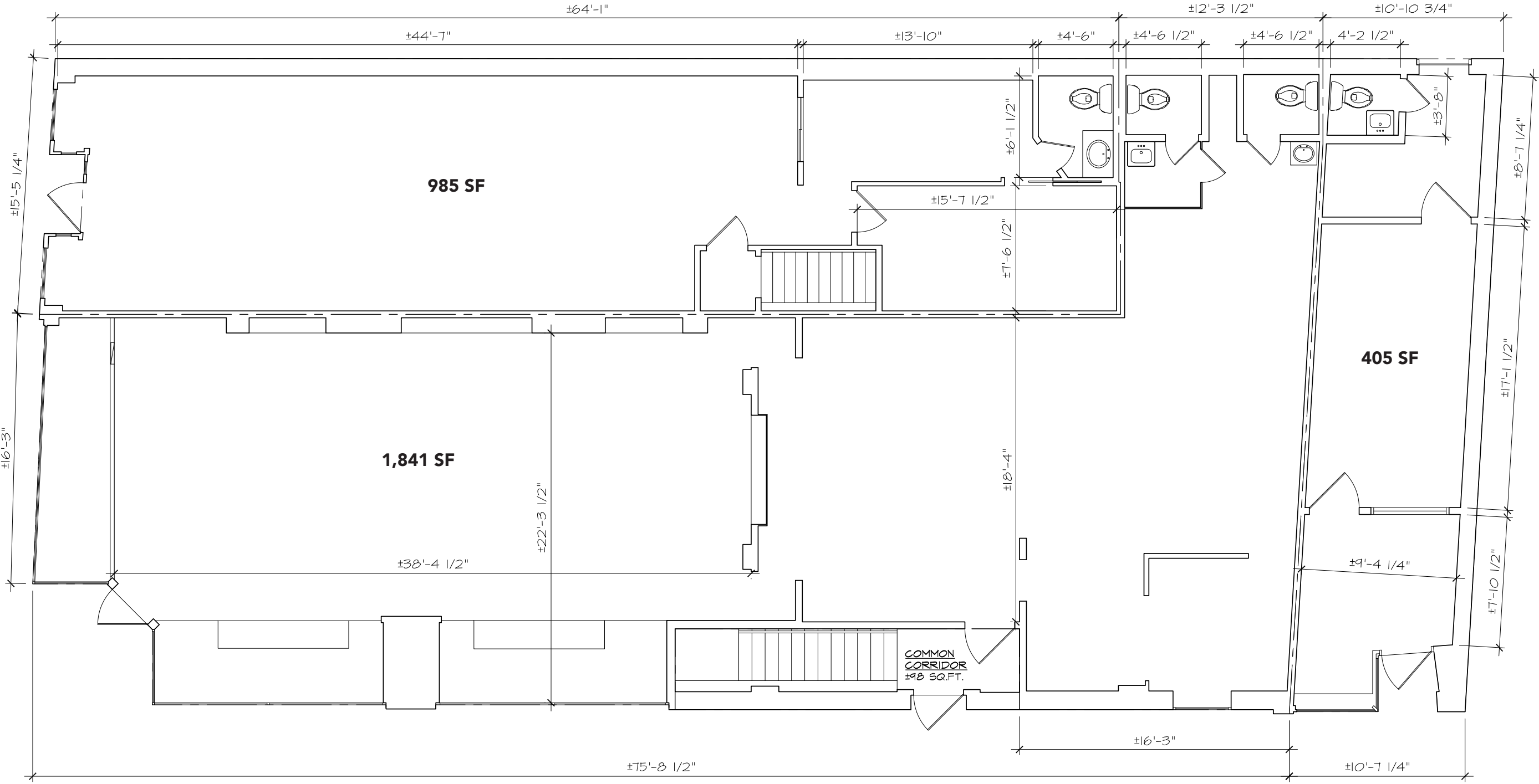


TAP ROOM

Area Photos



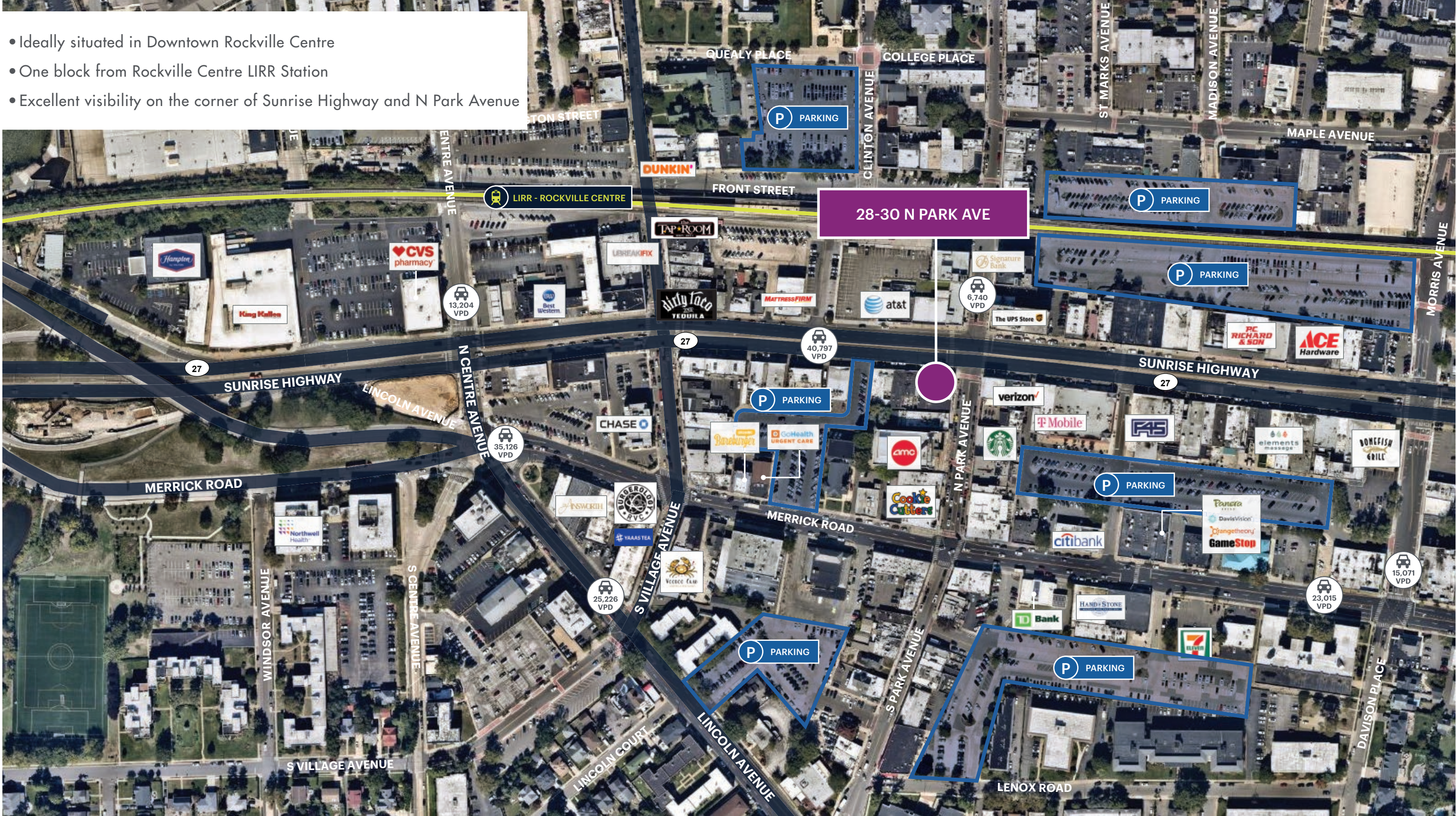
Floor Plans



CAN BE COMBINED UP TO 3,231 SF

Market Aerial

- Ideally situated in Downtown Rockville Centre
- One block from Rockville Centre LIRR Station
- Excellent visibility on the corner of Sunrise Highway and N Park Avenue



Area Demographics



1 MILE RADIUS

POPULATION
25,916
HOUSEHOLDS
9,808
AVERAGE HOUSEHOLD INCOME
\$172,029
MEDIAN HOUSEHOLD INCOME
\$121,382

COLLEGE GRADUATES (BACHELOR'S +)
10,014 - 35.9%
TOTAL BUSINESSES
1,669
TOTAL EMPLOYEES
15,243
DAYTIME POPULATION (W/ 16 YR +)
28,302

3 MILE RADIUS

POPULATION
209,156
HOUSEHOLDS
69,688
AVERAGE HOUSEHOLD INCOME
\$180,244
MEDIAN HOUSEHOLD INCOME
\$136,546

COLLEGE GRADUATES (BACHELOR'S +)
71,956 - 32.6%
TOTAL BUSINESSES
7,791
TOTAL EMPLOYEES
69,265
DAYTIME POPULATION (W/ 16 YR +)
170,601

5 MILE RADIUS

POPULATION
572,000
HOUSEHOLDS
177,030
AVERAGE HOUSEHOLD INCOME
\$169,016
MEDIAN HOUSEHOLD INCOME
\$125,399

COLLEGE GRADUATES (BACHELOR'S +)
168,529 - 28.3%
TOTAL BUSINESSES
19,829
TOTAL EMPLOYEES
174,131
DAYTIME POPULATION (W/ 16 YR +)
456,960

Area Demographics



CONTACT AGENTS

JASON SOBEL
jsobel@ripcony.com
516.933.8880

JULIANA CHIARELLI
jchiarelli@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

WOODBURY
1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880
ripcony.com