



Prime Location - 1,457 SF Retail / Medical / Office



Lease Price: \$39.50 SF

2804 Long Beach Rd, Oceanside, NY 11572

Turn-Key Vanilla Box - Heart of Oceanside

Prime storefront on Long Beach Road — Oceanside's busiest retail corridor. This 1,457 SF vanilla box is delivered move-in ready with fresh walls, drop ceilings, central A/C, ADA-compliant restroom, and plumbing throughout — ideal for medical, dental, wellness, professional office, or retail buildout.



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Why this location works:

- 15,000+ vehicles/day on Long Beach Road
- Prominent facade signage with excellent street-level visibility
- Free public parking adjacent to the building
- Surrounded by banks, restaurants, and national retailers — built-in foot traffic

Located in the heart of Oceanside's business district, this 1,457 SF space offers a flexible layout ideal for retail, medical, or professional use. Positioned on a main thoroughfare surrounded by shops, banks, and restaurants. Join this thriving, high-traffic Oceanside community!



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ABOUT ELIANE SAID

Eliane Said is a Commercial Real Estate Advisor with eXp Commercial in New York, specializing in office, retail, industrial, and investment properties across Long Island and the New York metropolitan area. She represents landlords and tenants, focusing on strategic positioning, disciplined underwriting, and efficient execution

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