

RIPCO
REAL ESTATE

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 Adjacent 985 SF Space, Up to 2,826 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 2,826 SF

985 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

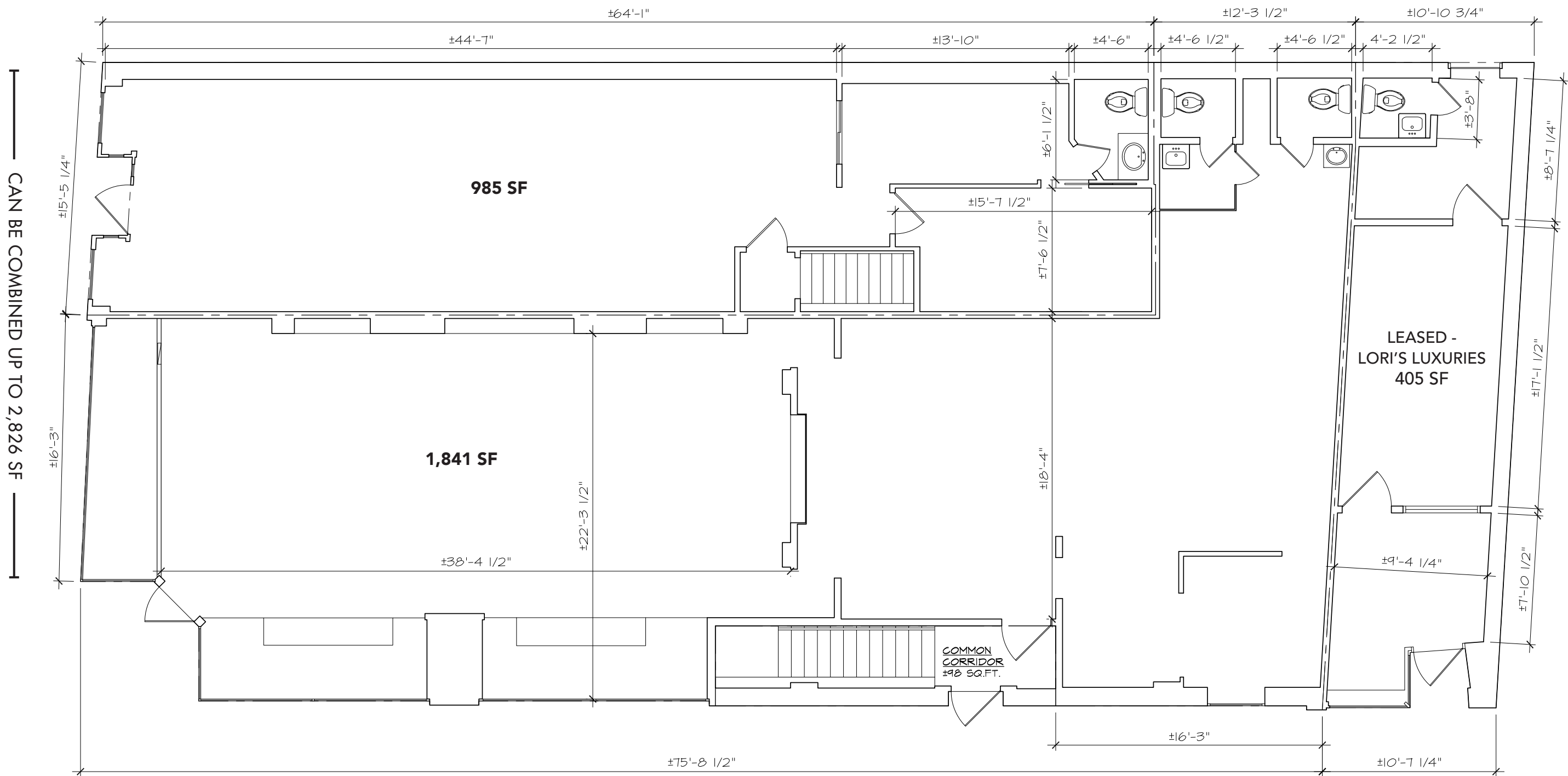


TAP ROOM

Area Photos

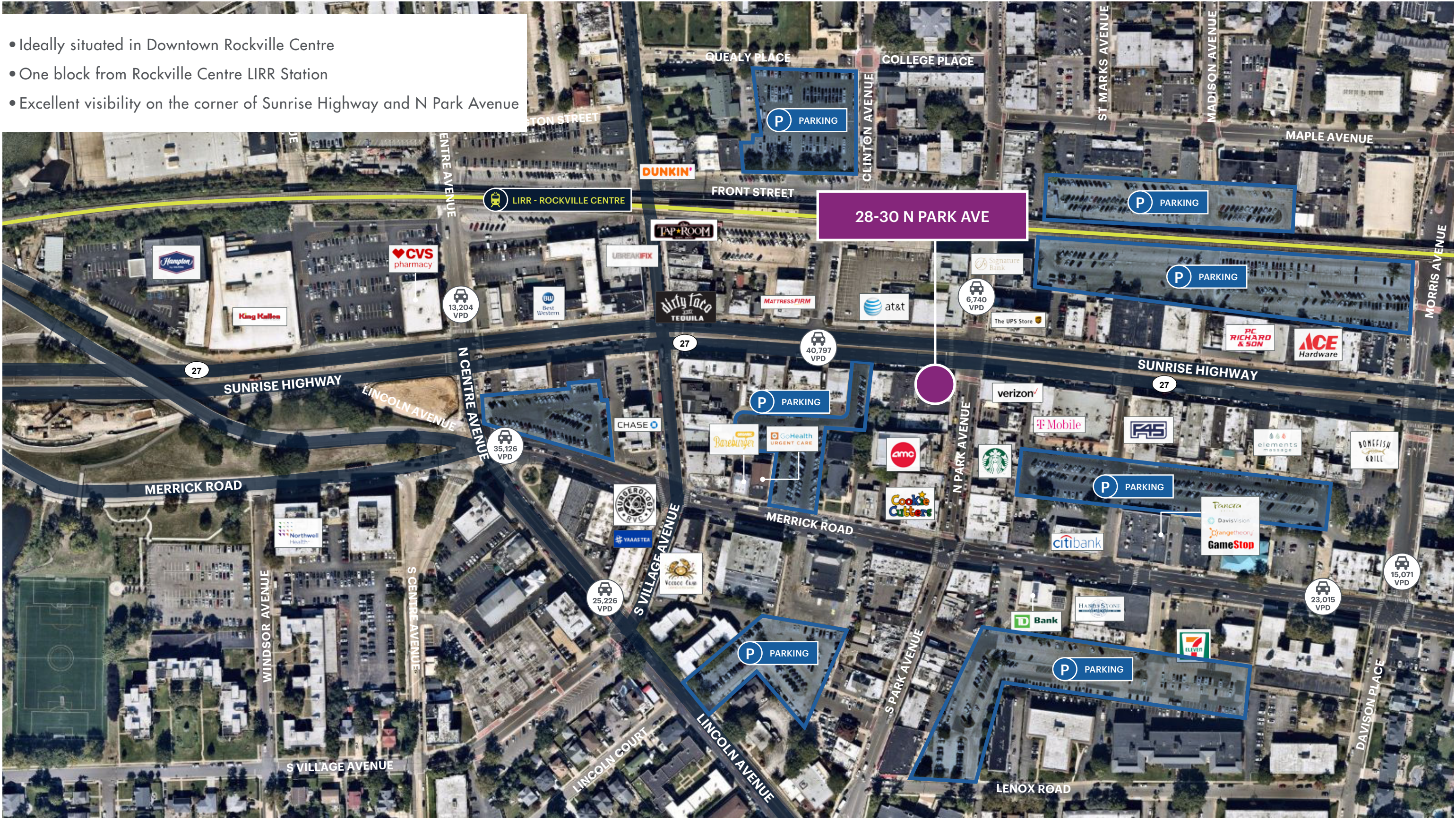


Floor Plans



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

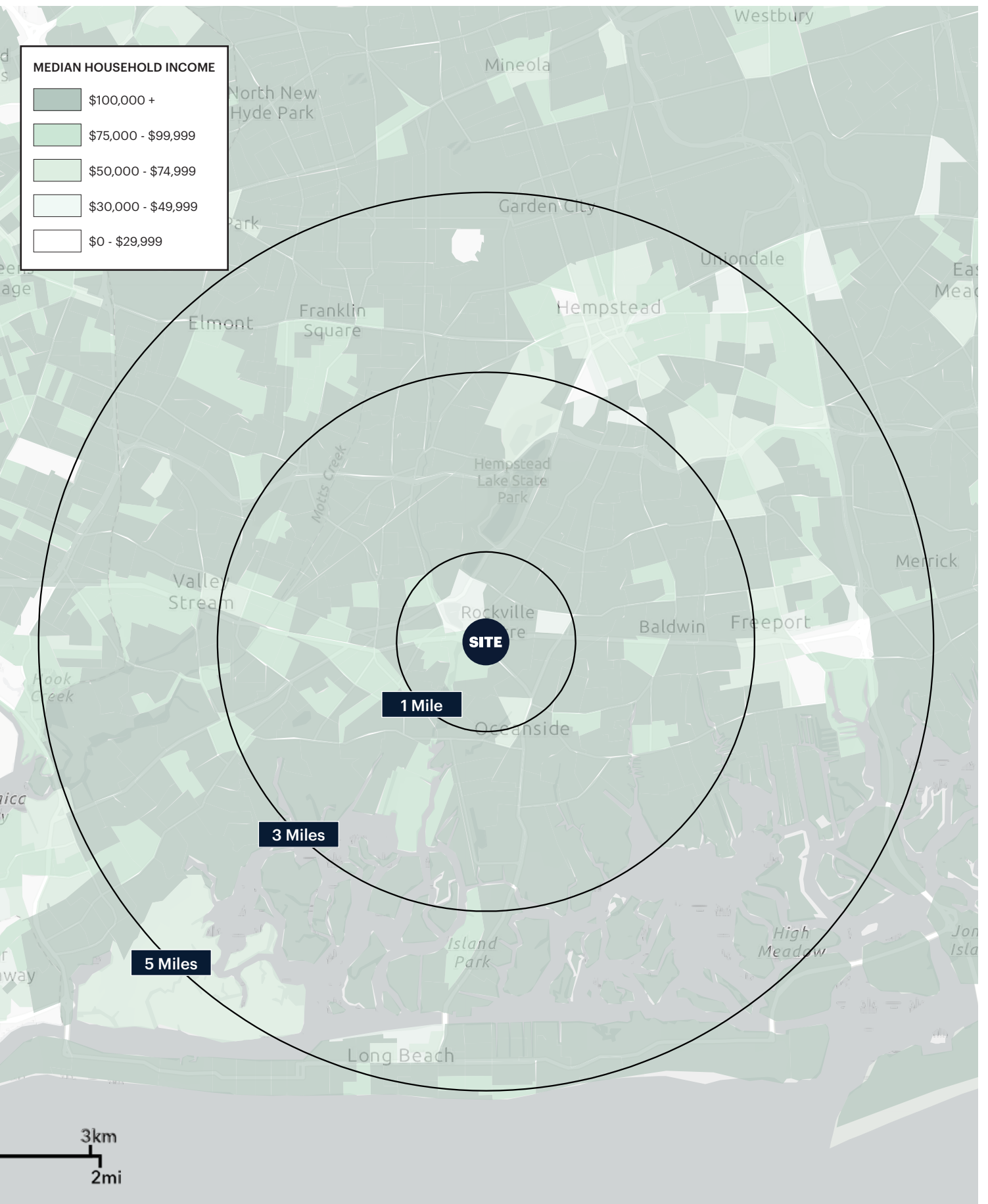
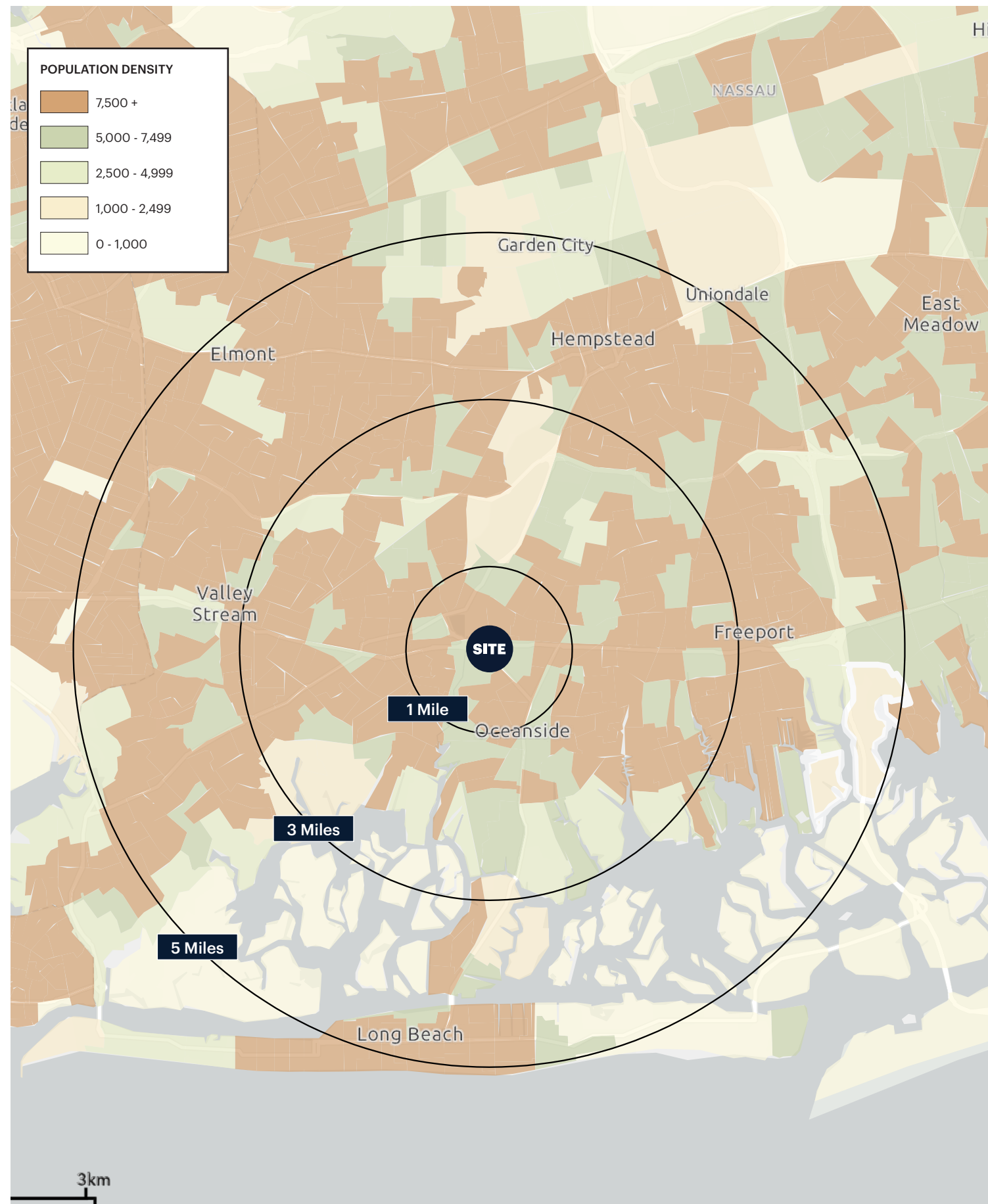


1 MILE RADIUS	
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
25,916	10,014 - 35.9%
HOUSEHOLDS	TOTAL BUSINESSES
9,808	1,669
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$172,029	15,243
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$121,382	28,302

3 MILE RADIUS	
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
209,156	71,956 - 32.6%
HOUSEHOLDS	TOTAL BUSINESSES
69,688	7,791
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$180,244	69,265
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$136,546	170,601

5 MILE RADIUS	
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
572,000	168,529 - 28.3%
HOUSEHOLDS	TOTAL BUSINESSES
177,030	19,829
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$169,016	174,131
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$125,399	456,960

Area Demographics



CONTACT AGENT

JASON SOBEL
jsobel@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

WOODBURY

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