

# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

**ADDRESS:** 304 HAWKINS AVENUE  
**CITY, STATE:** RONKONKOMA, NY 11779  
**SIZE:** 4,500 SF BUILDING  
ON A .46 ACRE LOT  
**SEC. BLOCK & LOT:** 724, 49.3 & 3  
**ZONING:** J2 & MIXED-USE RESIDENTIAL  
**FRONTAGE:** +/- 105'  
**BUILDING HEIGHT:** 2 STORY  
**F.A.R.:** .22

## PROPERTY HIGHLIGHTS:

- 4,500 SF, 2 Story Commercial Building with Parking. Property is zoned J2 with an attached 3 bedroom living space
- Located within 1 Mile of the Long Island Expressway and approx. 1.5 Miles from the LIRR Ronkonkoma Station, which is currently under development as the Station Yards Project of the Ronkonkoma Hub
- building was completely renovated in 2008 with pine wood floors and a modern-industrial interior with vaulted 2 story ceilings



Contact Exclusive Broker for More Information



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

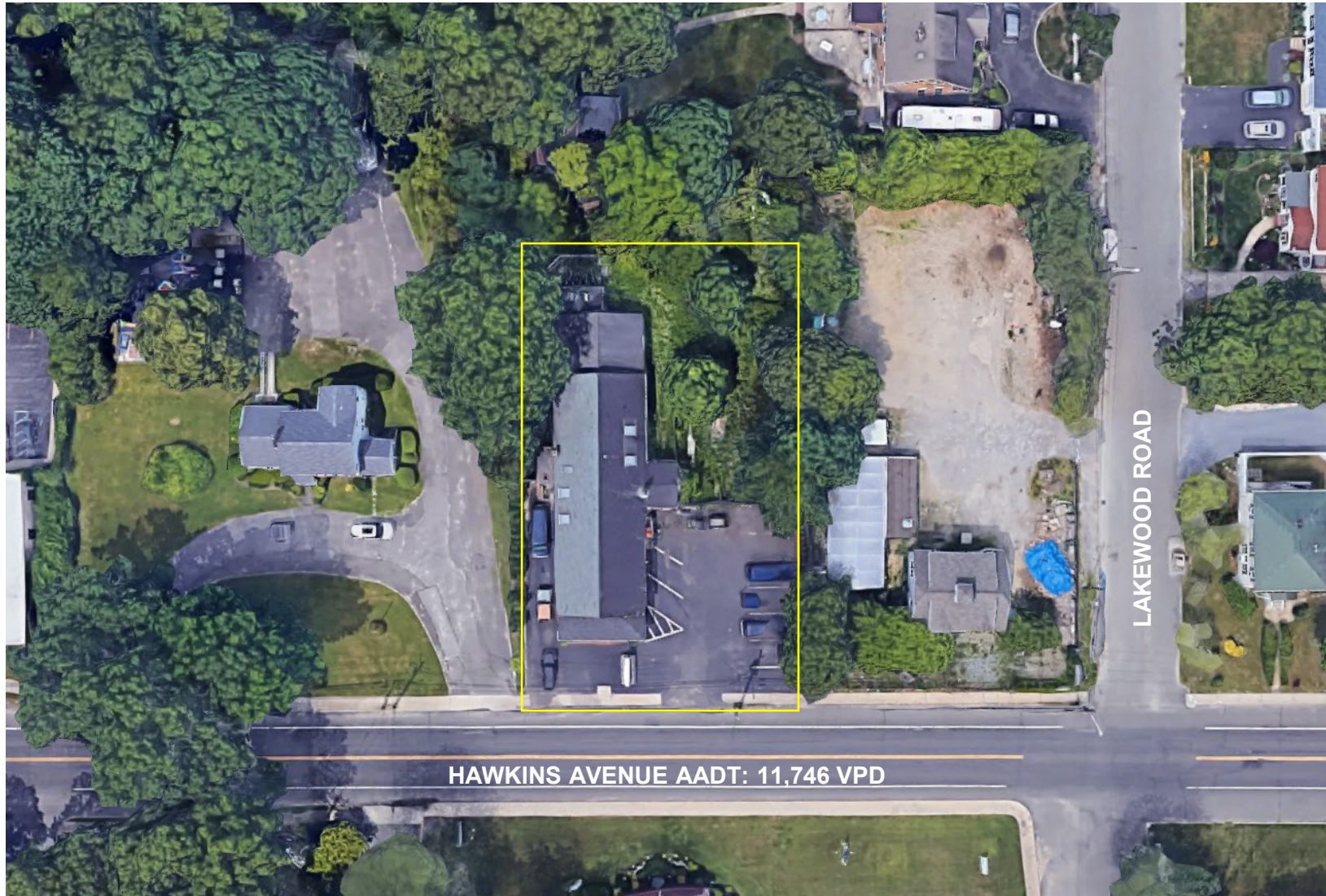
**Kenneth Schuckman**  
Lic. RE Broker  
ken@schuckmanrealty.com



# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

AERIAL VIEW



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

## STREET VIEW



**SCHUCKMAN**  
REALTY INC.

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

## LOCATION MAP



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

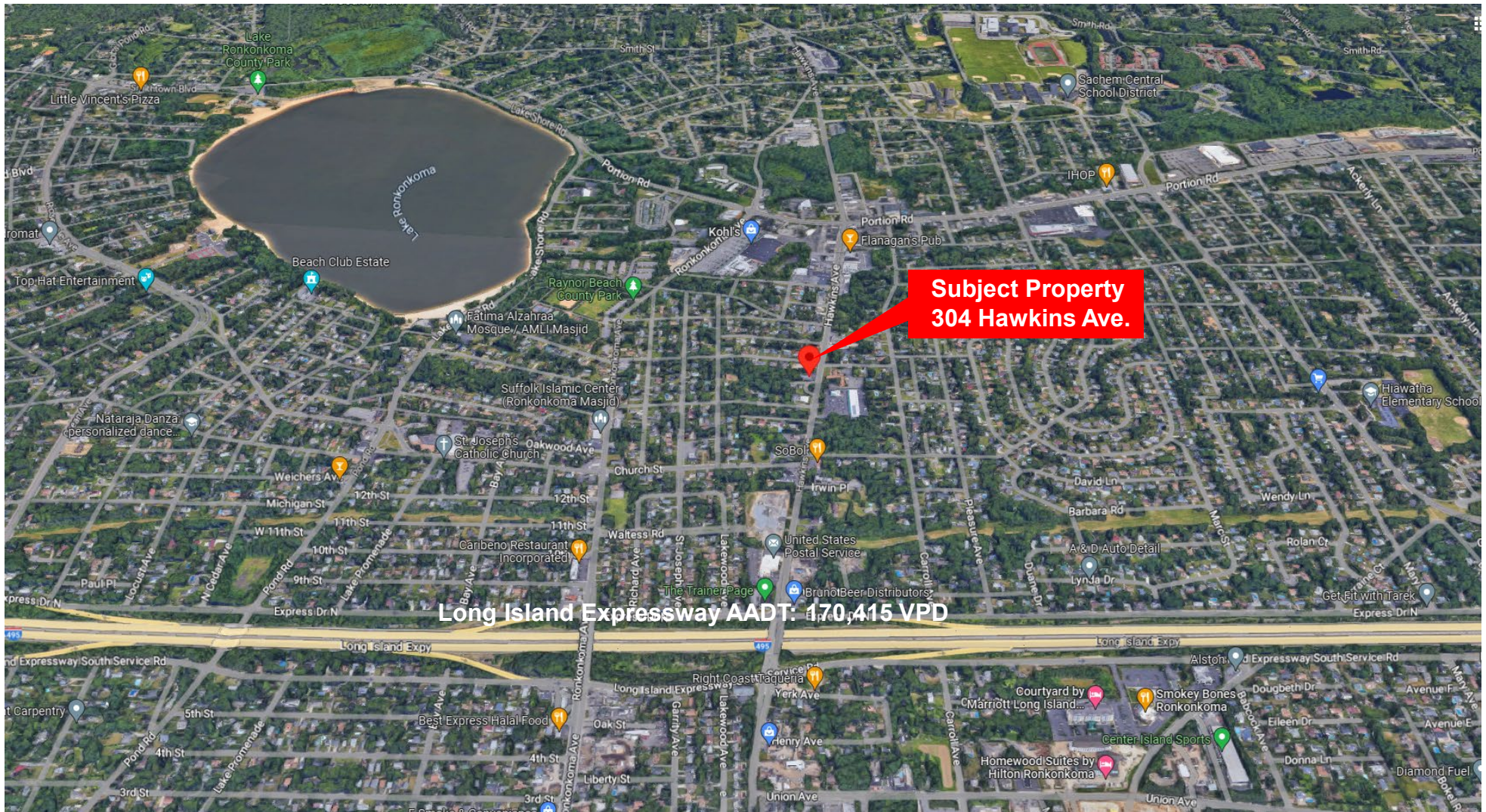
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

## AREA MAP



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



# Retail Property With Building: For Sale

304 HAWKINS AVENUE – RONKONKOMA, NY 11779

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,604	90,296	237,732
2020 Population	13,615	88,973	234,213
2022 Population	14,096	88,129	232,327
2027 Population	14,793	87,911	230,961
2010-2020 Annual Rate	0.01%	-0.15%	-0.15%
2020-2022 Annual Rate	1.56%	-0.42%	-0.36%
2022-2027 Annual Rate	0.97%	-0.05%	-0.12%
2022 Male Population	49.8%	49.4%	49.1%
2022 Female Population	50.2%	50.6%	50.9%
2022 Median Age	40.3	42.1	42.0
<p>In the identified area, the current year population is 232,327. In 2020, the Census count in the area was 234,213. The rate of change since 2020 was -0.36% annually. The five-year projection for the population in the area is 230,961 representing a change of -0.12% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.</p>			
<b>Households</b>			
2022 Wealth Index	138	181	179
2010 Households	4,335	29,886	79,677
2020 Households	4,525	29,908	79,715
2022 Households	4,801	29,867	79,161
2027 Households	5,082	29,922	78,943
2010-2020 Annual Rate	0.43%	0.01%	0.00%
2020-2022 Annual Rate	2.67%	-0.06%	-0.31%
2022-2027 Annual Rate	1.14%	0.04%	-0.06%
2022 Average Household Size	2.86	2.93	2.90
<b>Median Household Income</b>			
2022 Median Household Income	\$111,167	\$117,480	\$116,363
2027 Median Household Income	\$123,025	\$130,871	\$131,655
2022-2027 Annual Rate	2.05%	2.18%	2.50%
<b>Average Household Income</b>			
2022 Average Household Income	\$136,236	\$149,577	\$149,795
2027 Average Household Income	\$157,134	\$171,008	\$172,126
2022-2027 Annual Rate	2.90%	2.71%	2.82%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$46,456	\$50,862	\$50,939
2027 Per Capita Income	\$54,037	\$58,404	\$58,704
2022-2027 Annual Rate	3.07%	2.80%	2.88%



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.