

Offering Memorandum - IDEAL END USER OPPORTUNITY

442 Sunrise Hwy, Rockville Centre NY, 11570

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AVAILABLE FOR SALE



For More Information:



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Offering Summary	
Sale Price:	\$730,000
Building Size:	2,948 SF
Available SF:	2,948 SF
Lot Size:	0.05 Acres
Number of Units:	1
Price / SF:	\$247.63
Year Built:	1938
Taxes:	\$13,625

## Property Overview

This 2,948 SF Vacant Retail Building is Now Available for Sale. Beautiful interior design located on Sunrise Highway in the heart of Rockville Centre.

## Property Highlights

- Ideal End User Opportunity
- Located on busy commercial corridor Sunrise Hwy
- New interior
- Low Price Point

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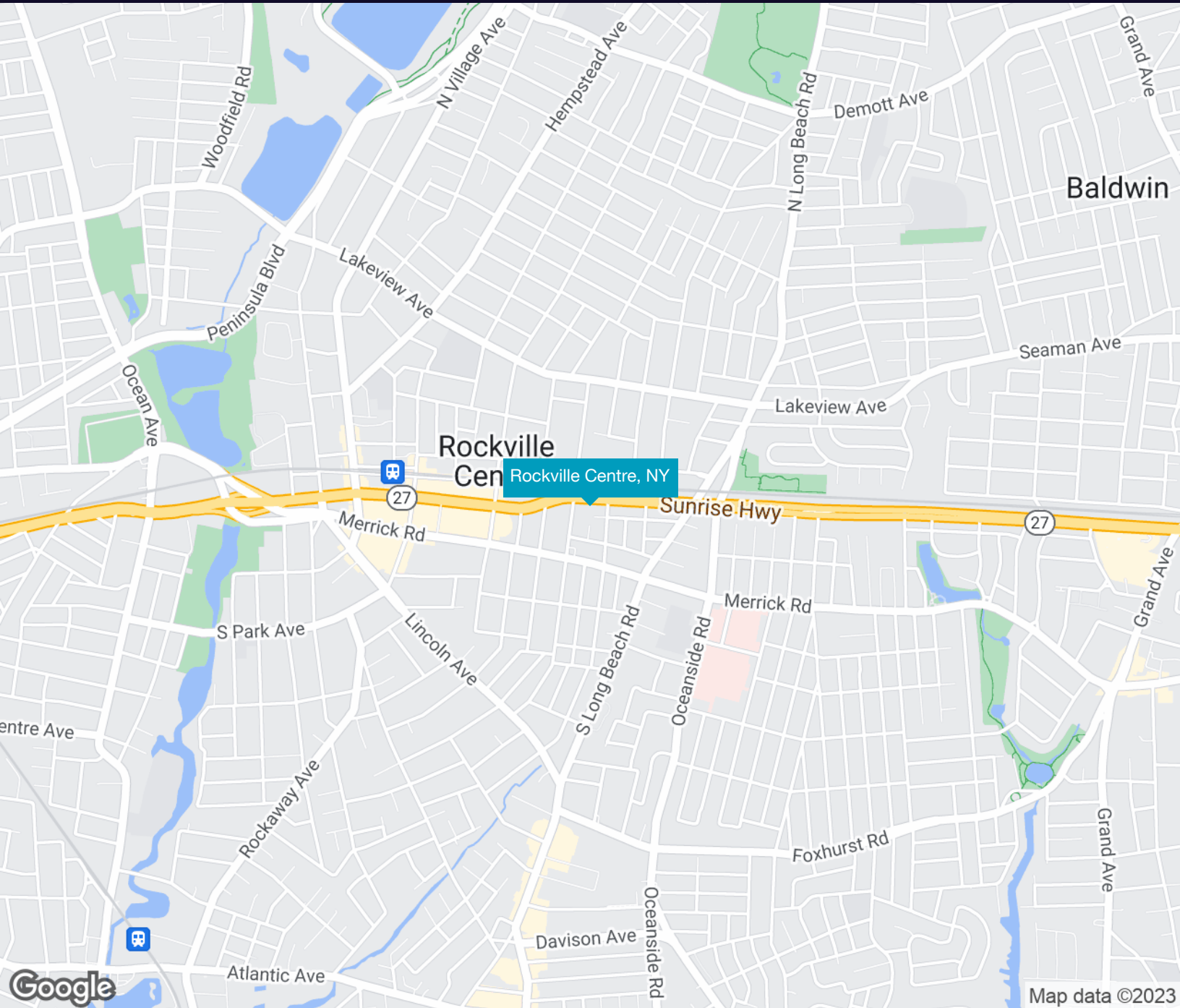
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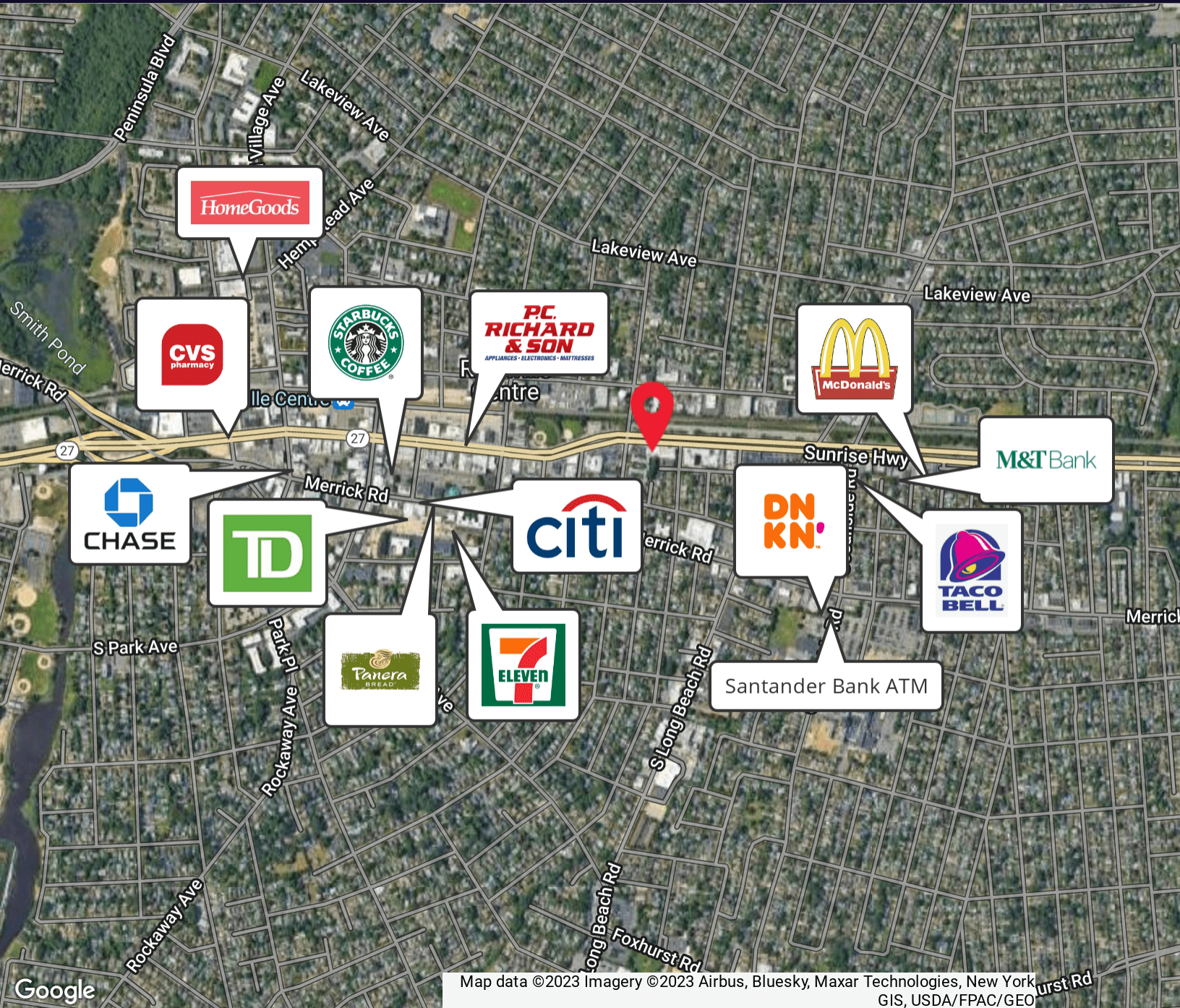
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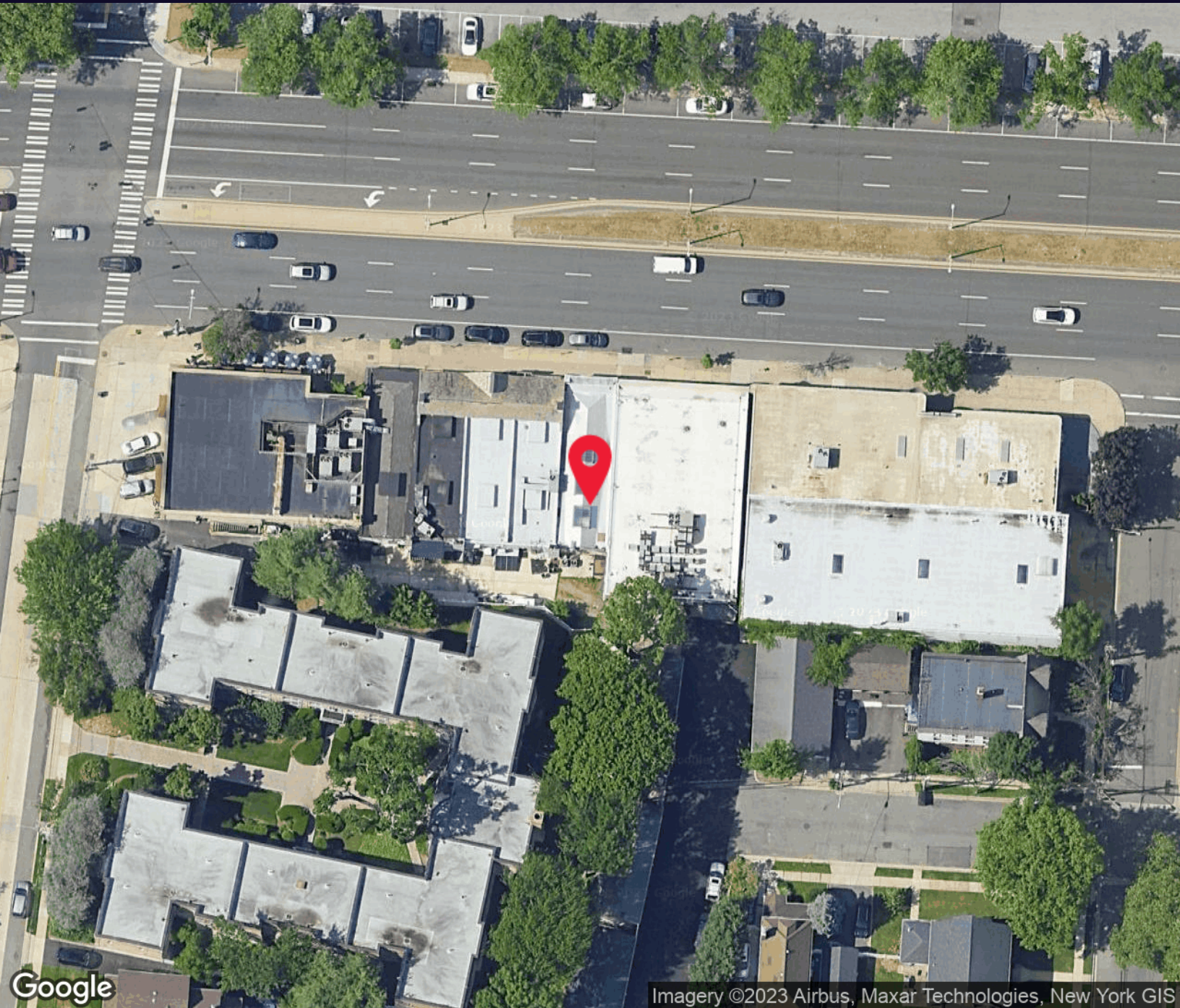


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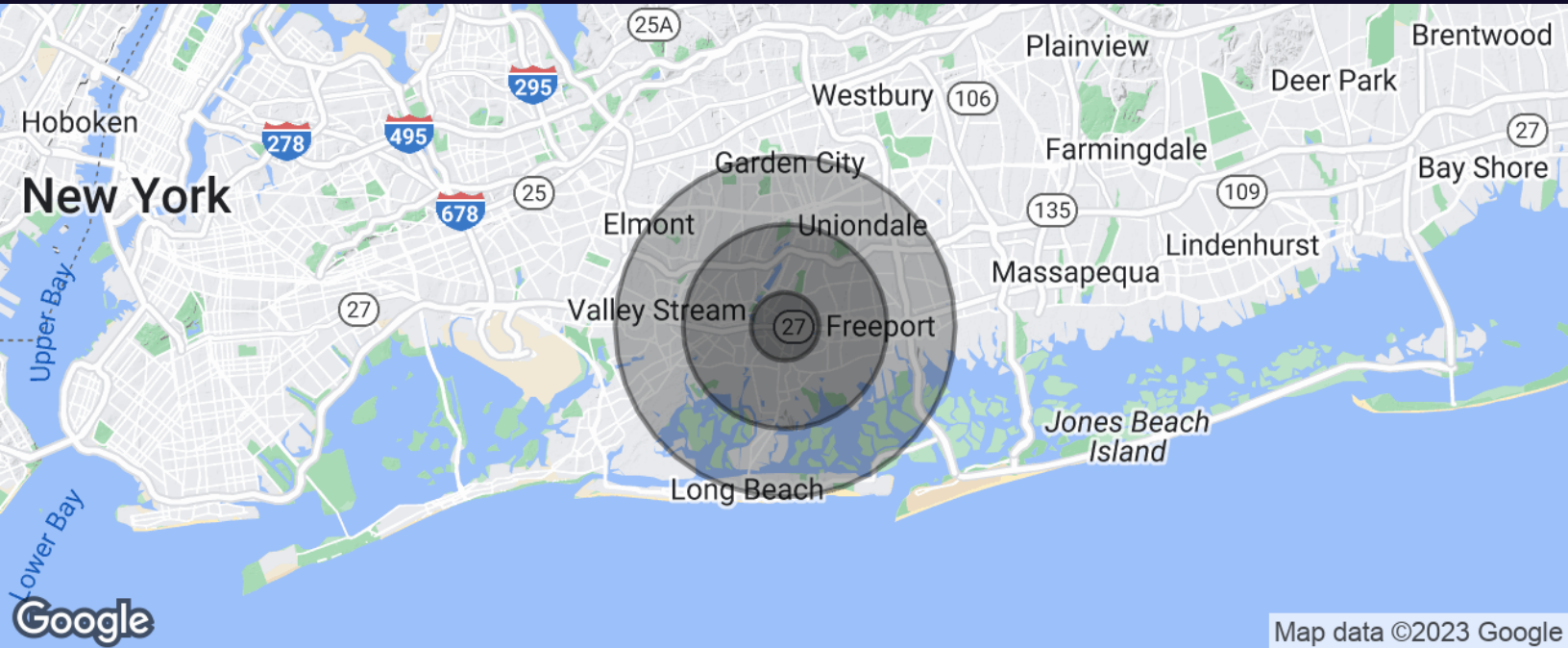
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Population	1 Mile	3 Miles	5 Miles
Total Population	25,207	205,169	523,133
Average Age	45.3	41.9	40.9
Average Age (Male)	42.9	39.8	39.1
Average Age (Female)	46.5	43.1	42.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,461	73,265	175,837
# of Persons per HH	2.4	2.8	3.0
Average HH Income	\$138,546	\$133,895	\$129,829
Average House Value	\$541,533	\$461,250	\$471,517

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# We Are Commercial Real Estate



Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land.

We are a full-service brokerage that utilizes a systematic approach for every assignment, enabling us to offer complete solutions that meet the individual and unique needs of every client.

Whatever your need may be; from leasing a retail storefront or office, to purchasing full investment portfolios-such as multi-family, mixed-use buildings, shopping centers, industrial building, land and development or hospitality properties- we have the knowledge and the proficiency that has made us one of the TOP Commercial Real Estate Firms on Long Island.

Our office philosophy is built on teamwork and dedication to our clients. Our agents and staff work collaboratively in every facet, resulting in a level of service that is second to none.

Our mission is to provide innovative commercial real estate solutions and to develop lifelong relationships with our clients.

Backed by the power of Elliman, the nations second largest Real Estate firm and powered by advance technology, the Douglas Elliman Commercial Division has consistently proven methods to assist you with the complexities of the Commercial Real Estate Market. Our affiliation with the Elliman network offers us a national outlet to sell or purchase properties throughout the United States!

## OUR SERVICES FOR LANDLORDS/OWNERS:

- Real estate financing
- Acquisition/disposition strategies
- Contract and lease administration
- Assessment of leasing opportunities
- Occupancy projections and budgeting
- Qualification of prospects
- Recommendations on pricing
- Contract negotiation
- Property sales and lease-backs

## OUR SERVICES FOR TENANTS/BUYERS:

- Complete, thorough detailed market analysis
- Initial consultation and strategic planning
- Evaluation of requirements
- Market and comparative property analysis
- Buy-lease-build consultation
- Space expansion or consolidation
- Contract negotiations and renewals
- Ongoing lease analysis and tenant improvement management