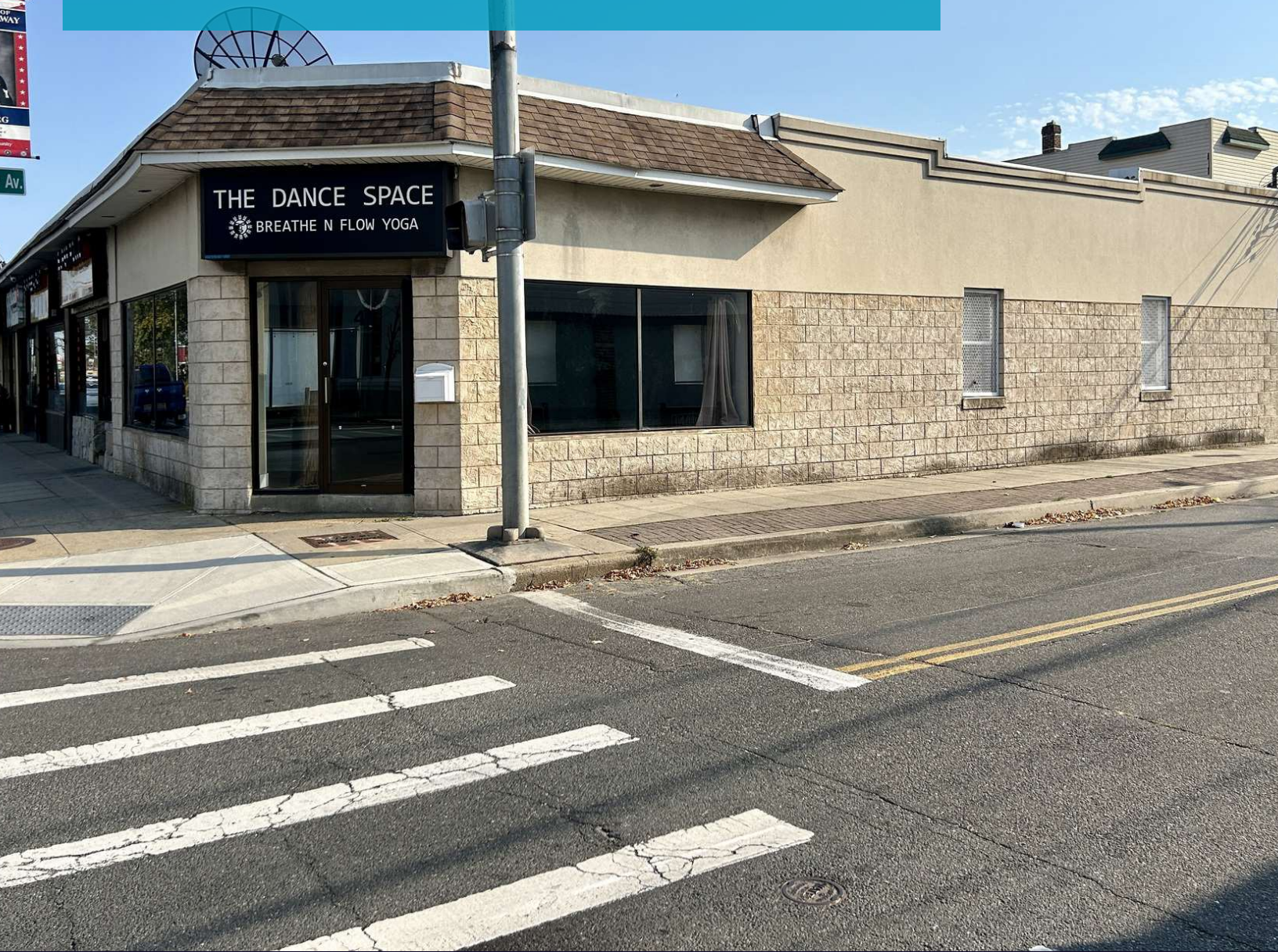


1,300 SF RETAIL STOREFRONT FOR LEASE

41 Main St., E. Rockaway, NY 11518



For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE
SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858 2400 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

41 Main St East Rockaway, NY 11518



Offering Summary

Lease Rate:	\$3,800.00 per month
Available SF:	1,300 SF
Lot Size:	2,100 SF
Year Built:	1923

Property Overview

Unlock the potential of your business with this exceptional 1,300 square-foot retail space, perfectly positioned on a prominent corner store site. This versatile property is designed to cater to the unique needs of retail entrepreneurs looking to establish or expand their presence in a vibrant community. Central air. Gas heat. Basement storage. 2 designated parking spots. Tenants are responsible for their own utilities, allowing for better control over operating costs, while the landlord covers the taxes. This corner store location offers high visibility and foot traffic, making it an ideal spot for attracting new customers and growing your business.

Property Highlights

- Highly Visible Corner Retail Storefront
- 2 Designated Parking Spots
- Tremendous Traffic Counts + Heavy Foot Traffic

For More Information:

Michael G. Murphy

President | Commercial Division
 Douglas Elliman Commercial - Long Island
 631.858.2460
 michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
 DOUGLAS ELLIMAN REAL ESTATE
 516.522.4969
 jessica.hollenstein@elliman.com



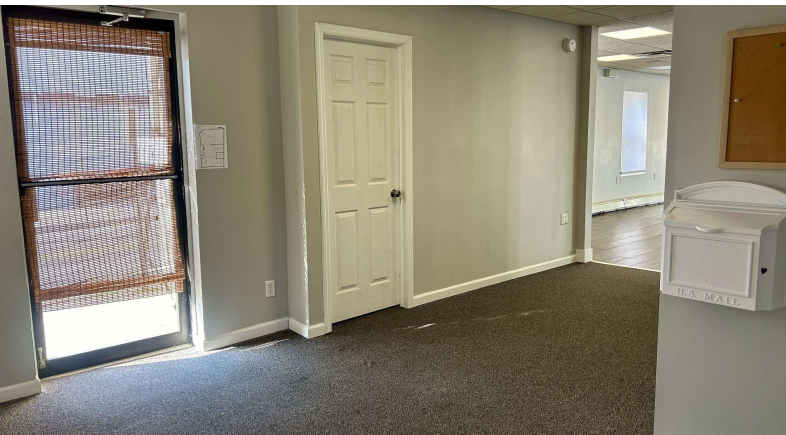
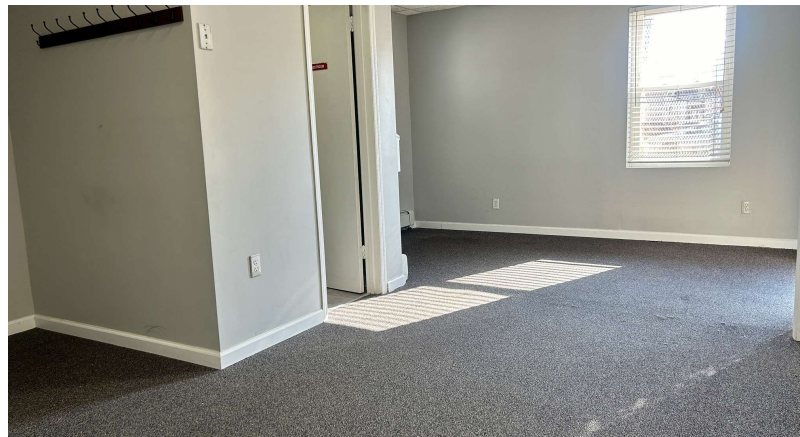
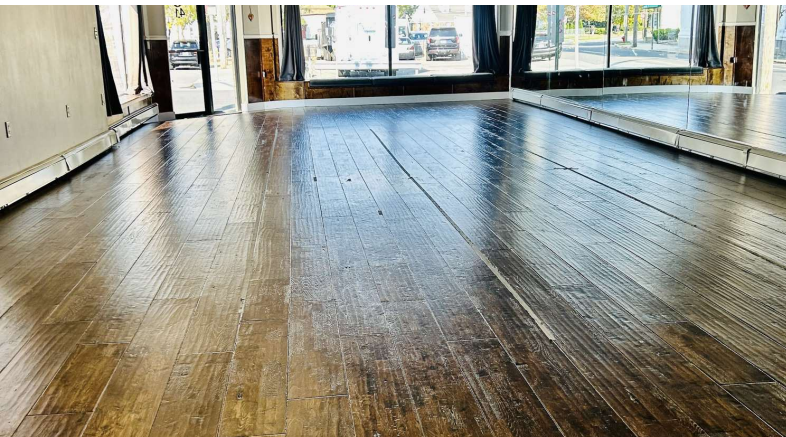
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

41 Main St East Rockaway, NY 11518



For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com

 **Douglas Elliman**
Commercial

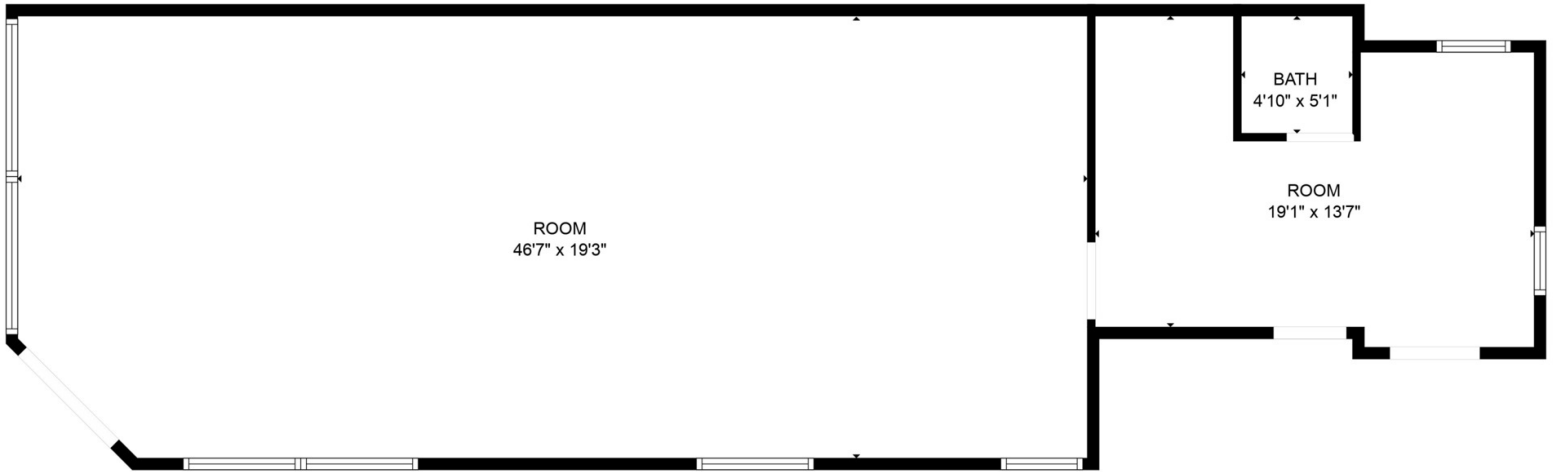
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

41 Main St East Rockaway, NY 11518



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com



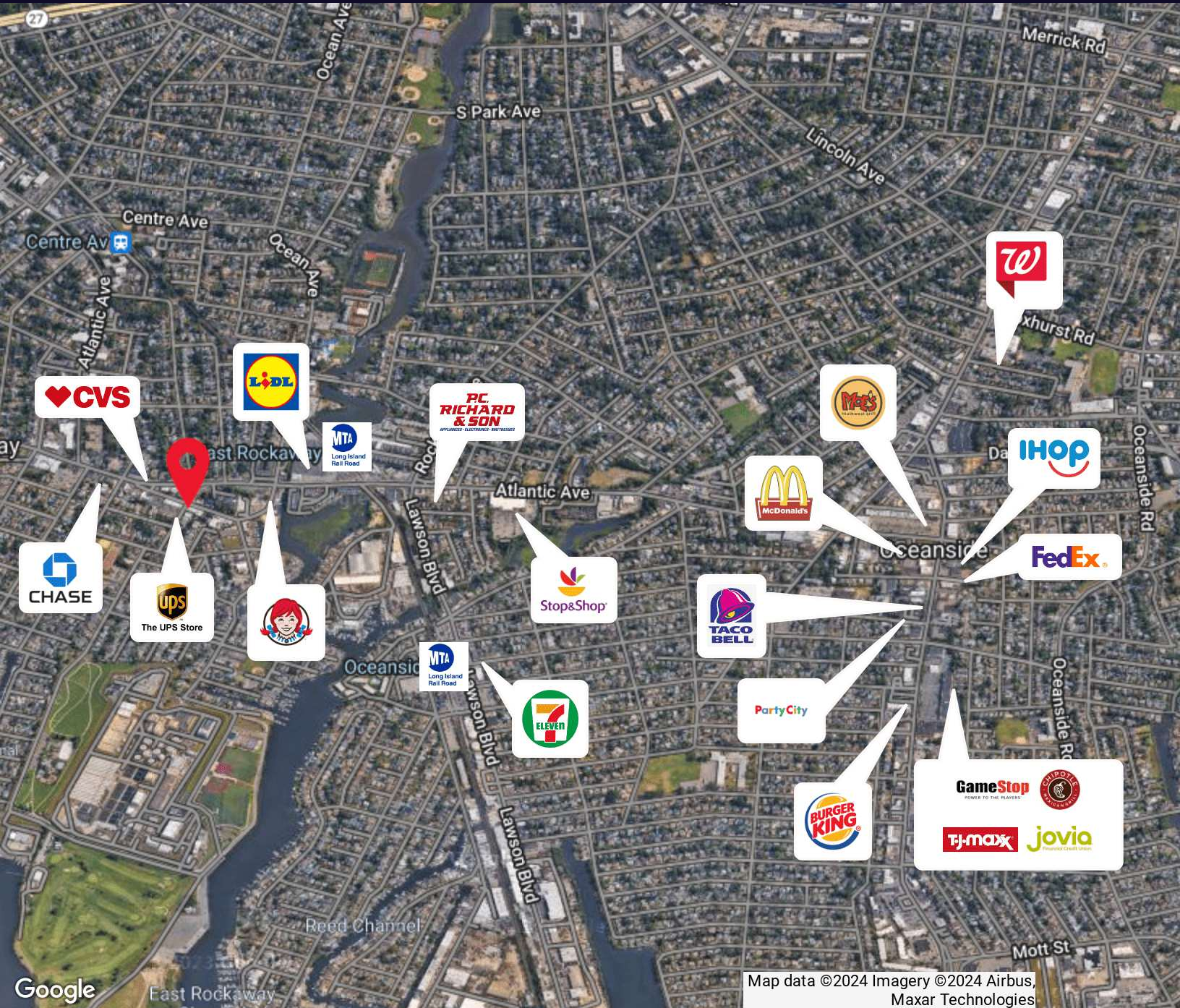
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

41 Main St East Rockaway, NY 11518



For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com

 **Douglas Elliman**
Commercial

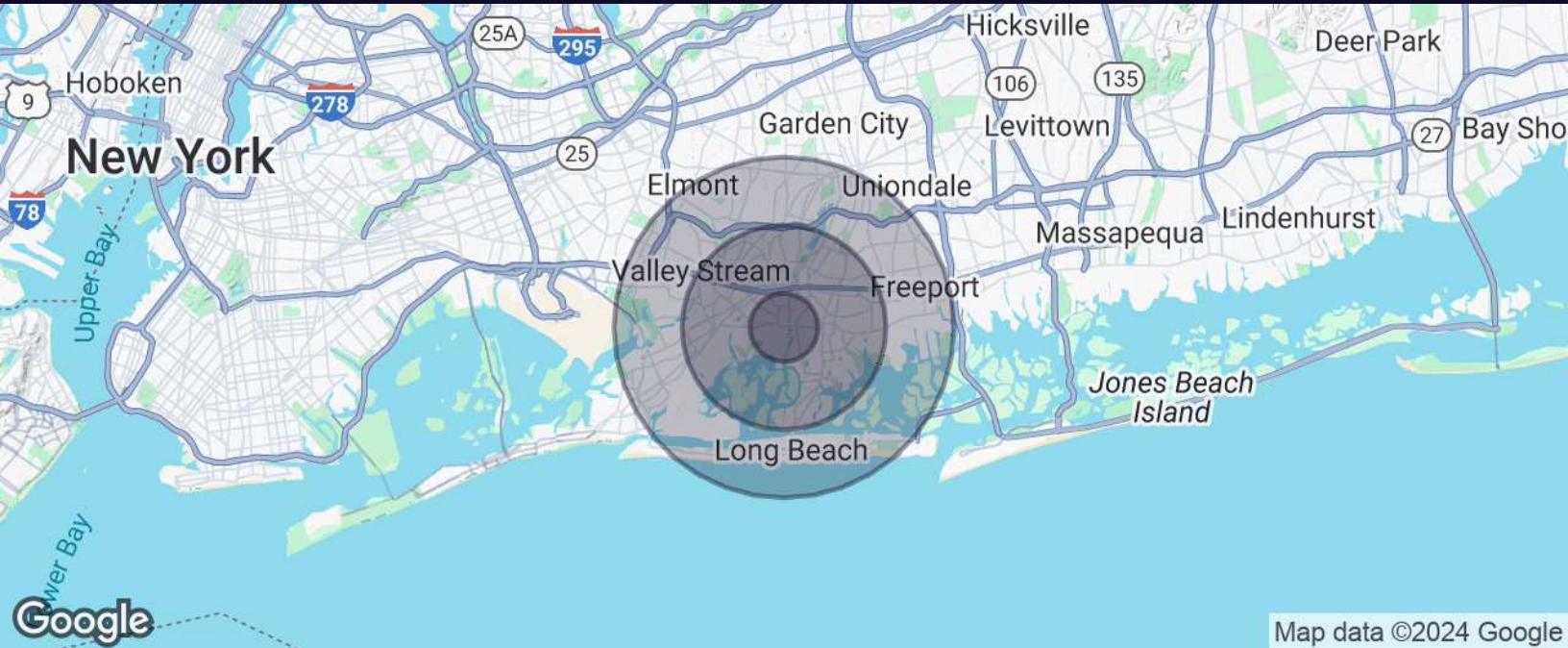
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

41 Main St East Rockaway, NY 11518



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	24,560	171,254	485,620
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,028	58,527	155,915
# of Persons per HH	2.7	2.9	3.1
Average HH Income	\$157,975	\$181,518	\$164,671
Average House Value	\$670,971	\$731,506	\$695,804

For More Information:

Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
516.522.4969
jessica.hollenstein@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

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 of 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 treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:

Michael G. Murphy

President | Commercial Division
631.858.2460
michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON
516.522.4969
jessica.hollenstein@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass
Smithtown, NY 11787