

1896-1906 Newbridge Rd | North Bellmore, NY 11710
\$2,175,000 | 6.5% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Tenant	SqFt	Rent /SqFt	Annual Rent	Water Reimb.	Lease Expiration
Souviaki Street	1,200	\$29.75	\$35,700	\$900	7 yrs
Cleaners	1,000	\$32.70	\$32,700	\$900	5 yrs
Thai Kitchen	1,000	\$27.60	\$27,600	\$900	6 yrs
Beauty Bar	1,000	\$17.34	\$17,340	\$600	7 yrs
Vacant (Projected)	1,000	\$36.60	\$36,600	-	-
Apartment #1	1 bed, 1 bath	-	\$24,000	-	1 yr
Apartment #2	1 bed, 1 bath	-	\$16,200	-	1 yr
Apartment #3	1 bed, 1 bath	-	\$15,600	-	1 yr
Garage	-	-	\$7,800	-	3 yrs
Total			\$213,540	\$3,300	

Income	
Annual Rent	\$213,540
Water Reimbursements	\$3,300
Total Income	\$216,840

Expenses	
Property Tax	\$58,874
Insurance	\$11,000
Garbage Removal	\$1,200
Snow Removal	\$1,000
Water	\$3,300
Utilities	Tenant Responsibility
Total Expenses	\$75,374

Net Operating Income	\$141,466
-----------------------------	------------------

INVESTMENT HIGHLIGHTS

- Mixed Use retail and apartments on Newbridge Rd with over 16,000 VPD
- Located at a traffic light regulated intersection
- Street and rear parking to accomodate customers
- Area retailers include: Stop and Shop, Panera Bread, PetSmart, Ace Hardware, Dunkin Donuts and more
- Strong demographics with over 23,000 residents within a 1 mile radius
- 1 mile from Bellmore train station



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

PROPERTY AERIAL

\$2,175,000 | 6.5% CAP

CROYDON AVE

CAMP AVE

FISH AVE



NEWBRIDGE RD - 16,053 VPD

CAMP AVE

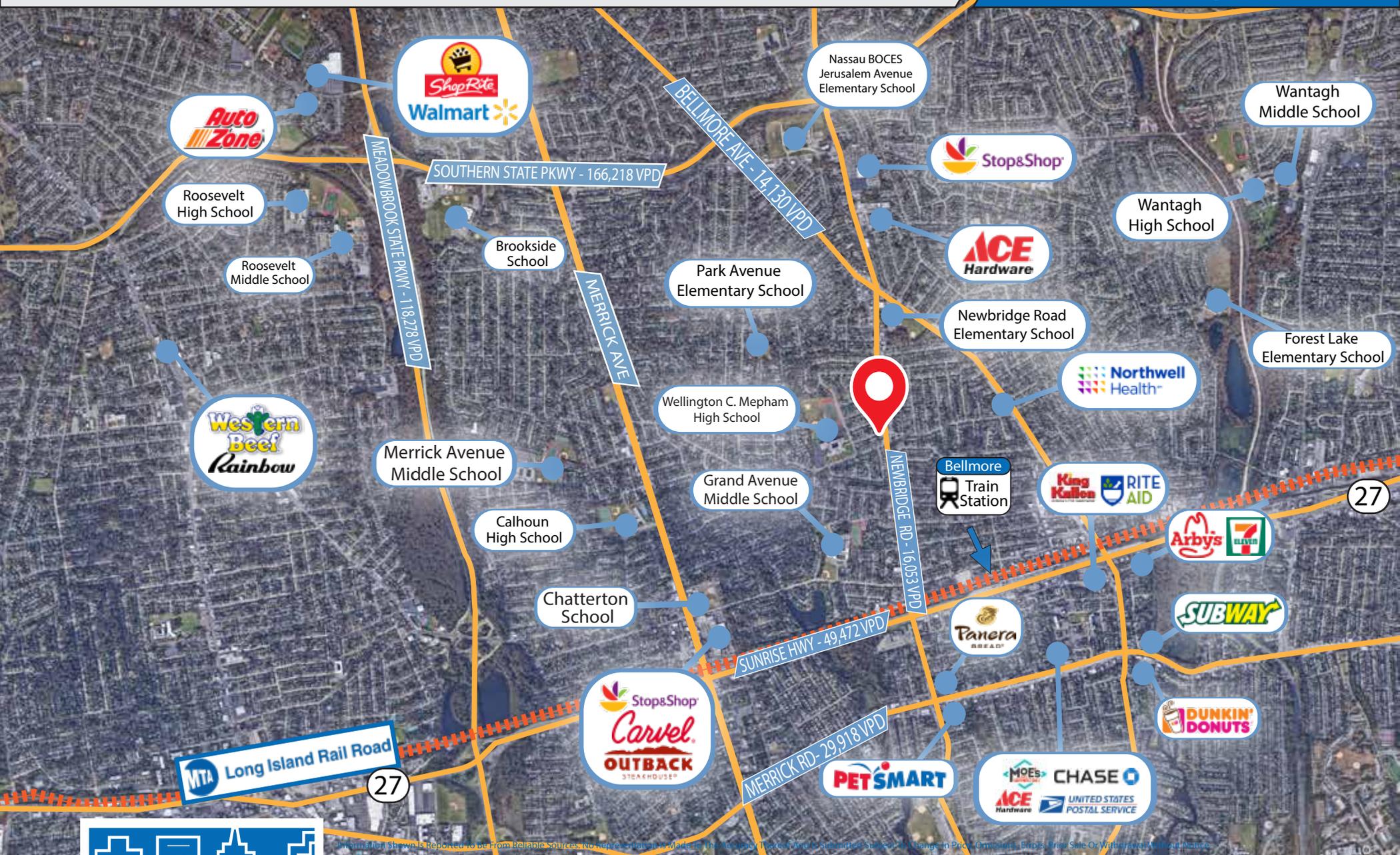


Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, and Sale As Withdrawal Without Notice.

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

NEIGHBORHOOD AERIAL

\$2,175,000 | 6.5% CAP



125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com

Information shown is based on data from various sources. No representation is made for the accuracy, timeliness or completeness of the information. Prices are subject to change without notice.

DEMOGRAPHICS

\$2,175,000 | 6.5% CAP

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	23,748	189,131	464,183
2024 POPULATION	22,853	185,054	457,821
2029 POPULATION PROJECTION	22,323	181,393	449,475
ANNUAL GROWTH 2020-2024	-0.90%	-0.50%	-0.30%
ANNUAL GROWTH 2024-2029	-0.50%	-0.40%	-0.40%
<hr/>			
WHITE	18,074	114,344	248,505
BLACK	633	21,263	74,555
AMERICAN INDIAN/ALASKAN NATIVE	24	520	1,557
ASIAN	1,449	11,129	28,787
HAWAIIAN & PACIFIC ISLANDER	4	76	183
TWO OR MORE RACES	2,669	37,722	104,235
HISPANIC ORIGIN	2,510	37,417	103,887
<hr/>			
2020 HOUSEHOLDS	8,021	59,650	143,436
2024 HOUSEHOLDS	7,673	58,134	140,955
2029 HOUSEHOLD PROJECTION	7,483	56,911	138,219
ANNUAL GROWTH 2020-2024	-0.50%	-0.10%	0.10%
ANNUAL GROWTH 2024-2029	-0.50%	-0.40%	-0.40%
OWNER OCCUPIED HOUSEHOLDS	6,577	48,514	114,444
RENTER OCCUPIED HOUSEHOLDS	907	8,397	23,775
AVG HOUSEHOLD INCOME	\$173,981	\$159,440	\$151,201
MEDIAN HOUSEHOLD INCOME	\$152,963	\$137,355	\$126,571

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com



Information Shown Is Reported to Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Condition, Errors, Prior Sale Or Withdrawal Without Notice



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com



Bellmore is a hamlet and census-designated place (CDP) in Nassau County, New York, United States. The population according to the 2010 census was 16,218. Bellmore is located on the south shore of Long Island 5 miles from Jones Beach State Park, approximately 27 miles (43 km) east of Manhattan, and 10 miles (16 km) east of the Nassau-Queens (New York City) Line. North Bellmore is a census-designated place (CDP) in Nassau County, New York, United States. The population was 19,941 at the 2010 census.

Bellmore serves as a suburb of New York City on Long Island. Penn Station in Manhattan is typically a 45-minute direct ride from the station on the Long Island Rail Road's Babylon Branch. John F. Kennedy Int'l Airport is located within 15 miles (24 km) of Bellmore, making it easy for travelers. Major thoroughfares that wind through the suburb include Sunrise Highway, Southern State Parkway, Merrick Road, Bellmore Avenue, Jerusalem Avenue, and Newbridge Road.



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof. All Rights Reserved. Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

1896-1906 Newbridge Rd | North Bellmore, NY 11710

\$2,175,000 | 6.5% CAP

SOUVAKI
STREET
516.826.8400-01

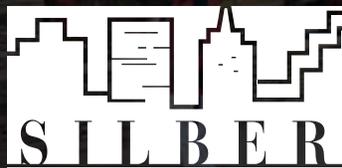
FOR MORE INFORMATION

125 Newtown Rd, Suite 300

Plainview, NY 11803

Main | (516) 864.8000

www.SilberProperties.com



Investment Properties Ltd.

CLEANERS

