

Confidential Offering Memorandum

Vacant 15,500 SF Free Standing Retail



3098

L O N G B E A C H R O A D
O C E A N S I D E , N Y





The Opportunity

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 3098 Long Beach Road, a vacant 15,500 SF building on a 1.24-acre parcel. The asset benefits from its excellent frontage, prominently located in the dense retail submarket of Oceanside, New York — a coastal Long Island community just 20 miles outside Manhattan. The trade area is home to major grocers Stop & Shop, Amazon Fresh, Trader Joe's, and Costco. The retail submarket is complemented by major soft goods retailers TJ Maxx, Marshalls, Kohl's, Burlington, Michaels, among many others. 3098 Long Beach Road presents a prime opportunity for investors to redevelop or re-tenant the space or owner-users looking to occupy the vacant building.

The asset benefits from its excellent surrounding demographics, with over 135,000 people within a 3-mile radius and average annual household incomes of over \$123,000. This presents an excellent opportunity for a retailer looking for a dense neighborhood supported by strong disposable incomes. Oceanside is ideally situated just 7 miles from JFK Airport, offering seamless access to downtown Manhattan via the Long Island Railroad and Sunrise Highway. With excellent public transportation options, Oceanside has become a sought-after location for commuters, driving steady growth through ongoing retail and residential developments.

3098 Long Beach Road is available for purchase free of any tenant lease obligations, presenting a rare opportunity to own a high-quality asset in a thriving retail trade area. The property is being offered for sale without a formal asking price.



Fully Vacant
15,500 SF

Free Standing
Retail

Long Island Railroad
Three Nearby Stations

Long Beach Road
35,500 VPD



Investment Highlights



Unique Generational Offering

15,500 SF freestanding retail asset located in the heart of the dense retail node of Oceanside, New York. The asset benefits from its 190 feet of frontage along Long Beach Road, which sees 35,500 vehicles per day.



Value-Add Investment Opportunity

The property is currently vacant, offering investors a prime opportunity to unlock significant value through a strategic leasing program for either a single tenant or multiple tenants. This freestanding building sits on a 1.24-acre parcel, providing 75 parking spaces (4.83 per 1,000 SF) at the prominent intersection of Long Beach Road and Anchor Avenue.



Dense Retail Trade Area

3098 Long Beach Road is complemented by an array of major grocers such as Stop & Shop, Amazon Fresh, Trader Joe's, and Costco. This trade area is also home to major soft goods retailers TJ Maxx, Marshalls, Kohl's, Burlington, Michaels, and Ulta.

3098
LONG
BEACH
ROAD



Investment Highlights



Transit-Oriented Location

3098 Long Beach Road benefits from a true transit-oriented location, situated just 2 miles from the Rockville Centre Long Island Railroad station — the busiest commuter rail line in North America, with over 200,000 daily riders. This strategic proximity offers seamless connectivity to Manhattan and destinations throughout Long Island, enhancing accessibility for residents, commuters, and visitors.



Exceptional Demographics Proximity to Manhattan & JFK

Oceanside boasts strong demographics with over 135,000 residents within a 3-mile radius and average household incomes exceeding \$120,000. The property's prime location — just 20 miles from Manhattan and 7 miles from JFK International Airport — offers direct access to major urban and travel hubs, making it highly desirable for both residents and retailers.

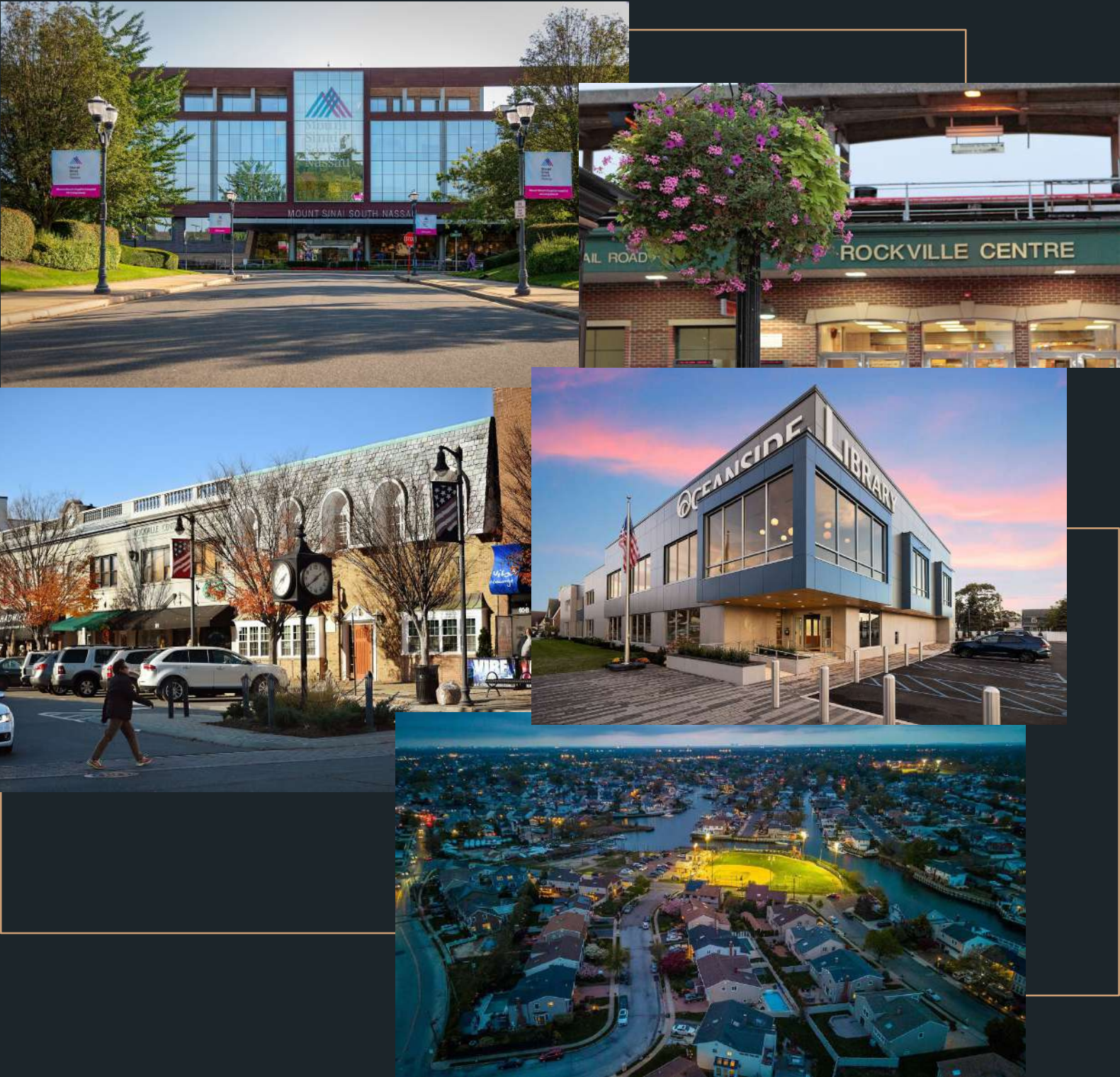




Local Submarket

Oceanside, New York, is located in Nassau County on Long Island, with a population of approximately 30,000 residents. Located just 20 miles east of Manhattan, Oceanside offers a mix of suburban living with easy access to New York City, making it a desirable place for commuters. The area is known for its strong school system, family-friendly neighborhoods, and a variety of local businesses. The economy is primarily driven by healthcare, retail, and professional services, with institutions like Mount Sinai South Nassau Hospital playing a key role in employment. Oceanside also features a thriving commercial district, with shopping centers, restaurants, and small businesses catering to the community.

Oceanside is situated just 2 miles from Rockville Centre, which features the area’s local Long Island Railroad station. With such proximity to Manhattan, Oceanside attracts many professionals who work in finance, healthcare, law, and other industries based in Manhattan but prefer the charm of suburban living. The area offers more space, strong schools, and a quieter environment compared to city life while still providing quick access to work and entertainment in the five boroughs. This balance between suburban comfort and urban accessibility has made Oceanside a desirable location for commuters looking for a shorter travel time and a high quality of life.



Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,842	135,748	358,472
Average Household Income	\$133,201	\$123,261	\$124,317



Lease-Up Opportunity

The Southern Nassau submarket is currently experiencing a **3.4%** vacancy rate with virtually no new construction in the pipeline.

This presents an extremely favorable opportunity for an investor looking to easily backfill the space with a single user or subdivide the space for multiple convenience-oriented users.

Since mid- 2023, Southern Nassau county's availability rate has floated around **4%**, which is well below the 10-year average of **6.1%**.

With limited near-term supply incoming, the submarket occupancy rate should be stabilized around 96%.

3098 Long Beach Road features a 15,500 SF vacant building on a 1.24-acre parcel with 75 parking spaces and presents a favorable value-add opportunity for an investor through a programmatic leasing campaign to either a single tenant or through subdivision to multiple tenants. Represented herein is a pro forma scenario where the space is leased to a single tenant.

3098

LONG
BEACH
ROAD

Oceanside Landscape

Oceanside, New York is a hamlet and census-designated place situated in the southern portion of the Town of Hempstead in Nassau County on Long Island. This established waterfront community spans over 5.4 square miles and is home to more than 30,000 year-round residents. Oceanside offers a variety of recreational amenities, including boating, fishing, and easy access to the scenic South Shore bays and popular beaches, such as those in neighboring Long Beach.

Ideally positioned just 20 miles from Manhattan, Oceanside provides residents with convenient access to the greater New York City job market while maintaining a strong local economy supported by a diverse mix of retail, dining, and service-oriented businesses. The area is characterized by a well-established, affluent demographic, with average household incomes within a 3-mile radius exceeding \$123,000. Transportation infrastructure is a key advantage, with the Oceanside station on the Long Beach Branch of the Long Island Rail Road offering direct service to Manhattan in approximately 40 minutes. Major thoroughfares—including Long Beach Road, Oceanside Road, Lawson Boulevard, and Atlantic Avenue—enhance local and regional connectivity.

With its unique combination of suburban lifestyle, coastal appeal, and accessibility to urban amenities, Oceanside stands out as a highly desirable location for both residents and retailers.





Property Specs

Site Description	
Property Address	3098 Long Beach Road · Oceanside, NY
Total Land Area	1.24 Acres
Parking	75 Parking Spaces · 4.83 per 1,000 SF
Zoning	X - Business District · Parking Lot B - Residence District · Structure
Improvements	
Building Profile	The Property Consists of a One-Story, Approximately 15,500 ± Gross Square Foot, Single-Tenant, Retail Facility
Year Built	1999 / 2014
Signage	One Pylon Sign Located at the Intersection of Long Beach Road and Anchor Avenue
Frontage	± 190 Feet of Frontage Along Long Beach Road · 295 Feet Along Anchor Avenue
Construction Details	
Foundation	Slab, On-Grade
Exterior	Painted EIFs, Painted CMUs, and Spilt-Face CMU Cladding
Roof	Low Slope, Modified Bituminous Asphalt Roof
Warranty	No Active Warranty
Building Systems	
HVAC	Rooftop-Mounted, Packaged, Electric & Gas HVAC Units
Electrical	Pad-Mounted Transformers
Life Safety	Various Fire Alarm Devices and Controls, Automatic Fire Sprinkler and Fire Alarm System
Utilities	Electricity: PSEG of Long Island Water · Sewer: NY American Water/Nassau County Department of Public Works Gas: National Grid





Lease-Up Proforma & Historical Expenses

Proforma Cash Flow

Projected Rent Roll	Annual Rent	Estimated SF	Rent PSF
Retail - Speculative Tenant	\$620,000	15,500 SF	\$40.00
Total Rental Revenue	\$620,000	15,500 SF	\$40.00
Expense Reimbursements	Amount		PSF
Real Estate Tax Reimbursement	\$137,072		\$8.84
CAM/Mgmt Fee Reimbursement	\$83,050		\$5.36
Insurance Reimbursement	\$50,000		\$3.23
Total Expense Reimbursements	\$270,122		\$17.43
Expenses	Amount		PSF
Real Estate Taxes	\$137,072		\$8.84
CAM	\$60,800		\$3.92
Management Fee	\$22,250		\$1.44
Insurance	\$50,000		\$3.23
Total Expenses	\$270,122		\$17.43
NOI	\$620,000		\$40.00

Leasing Assumptions

Market Rent	Term	Increase	Expense Recovery	TI	Leasing Commission
\$40 PSF	10 Years	10% Year 6	NNN	\$30 PSF	5%

Historical Expenses

Expense	2021 Actual	2022 Actual	2023 Actual	2024 Actual
CAM	\$53,725	\$41,396	\$42,288	\$59,045
Real Estate Taxes	\$144,720	\$137,433	\$136,818	\$131,548
Insurance	\$21,672	\$21,193	\$32,628	\$50,015
Management Fee	\$0	\$0	\$0	\$21,600
Total Expenses	\$220,117	\$200,022	\$211,734	\$262,208

Historical Real Estate Taxes

Expense	2022 Actual	2023 Actual	2024 Actual	2025 Actual
School Taxes	\$81,225	\$78,956	\$74,643	\$76,936
General Taxes	\$58,947	\$60,319	\$55,754	\$60,136
Total Taxes	\$140,172	\$139,275	\$130,397	\$137,072

3098

L O N G B E A C H R O A D
O C E A N S I D E , N Y

David Hoppe

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

Eric Suffoletto

Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

Chris Peterson

Executive Vice President
917.780.4233
cpeterson@atlanticretail.com

Danielle Turpin

Associate
978.866.0855
dturpin@atlanticretail.com

Matt Austin

Analyst
508.686.0437
maustin@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of 17-21 School Street (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.