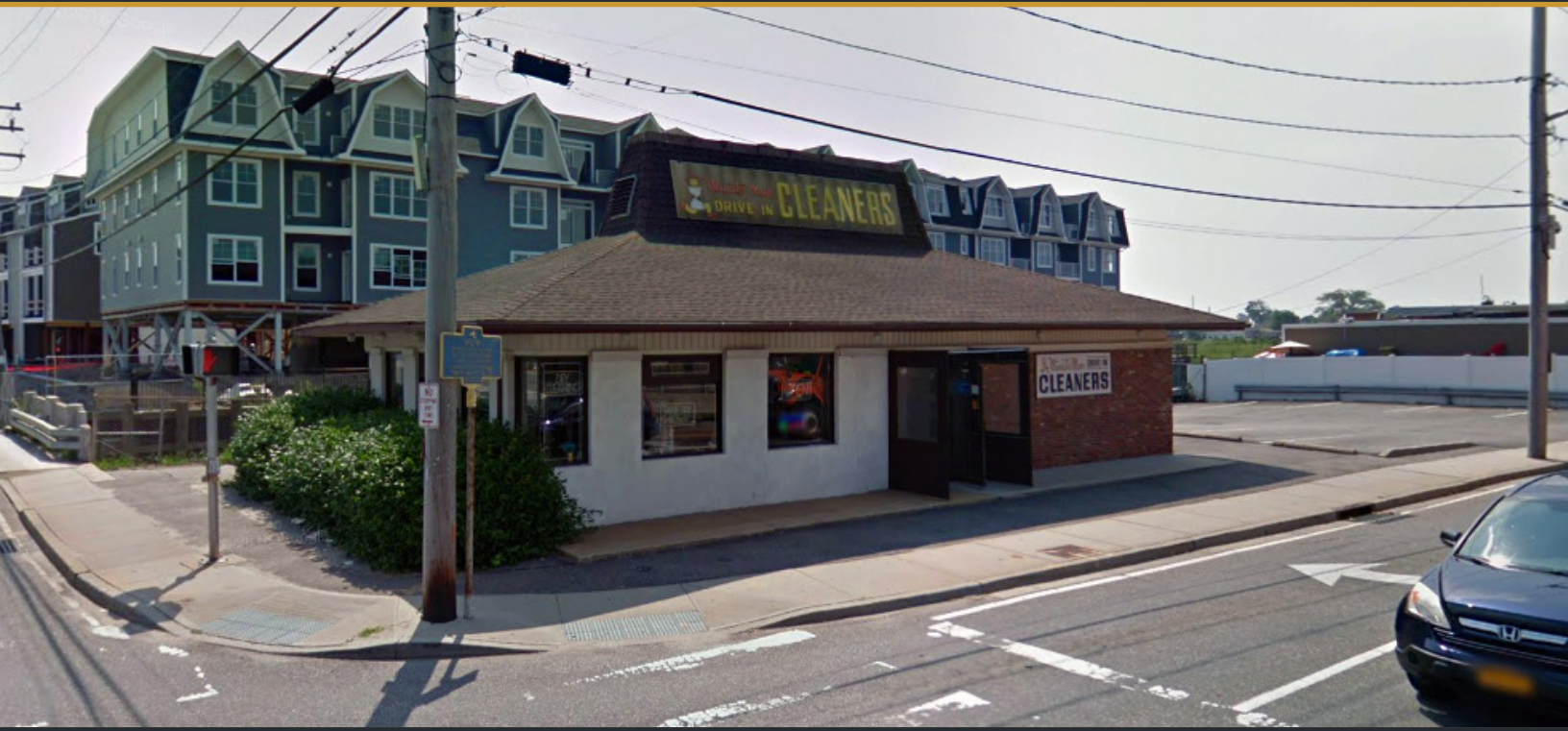


EAST ROCKAWAY, NEW YORK

Free Standing Building For Sale or Lease



LOCATION

89 Ocean Avenue
(S/E/C of Atlantic Avenue)
East Rockaway, NY

BUILDING SIZE

1,600 Square Feet

PROPERTY SIZE

10,000 Square Feet

TRAFFIC

- 26,000 vehicles per day on Atlantic Avenue
- 15,000 vehicles per day on Ocean Avenue

NEIGHBORING TENANTS

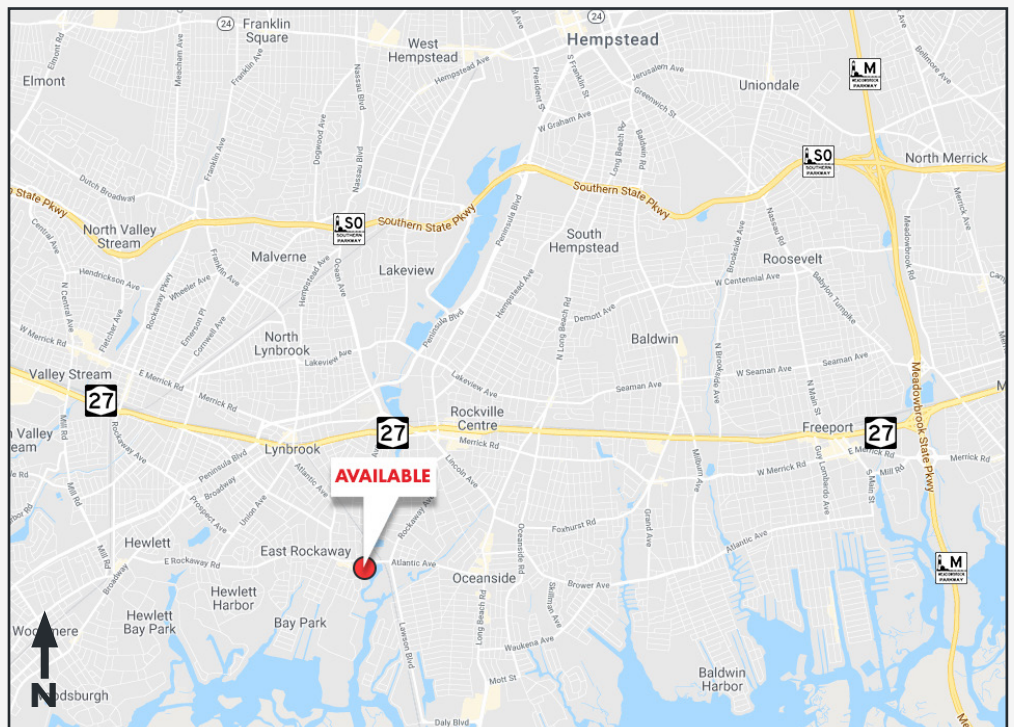
Best Market, Wendy's, PetSmart

PRICE

Upon Request

COMMENTS

- Corner Location with Traffic Light



DEMOS	1 MILE	3 MILE	5 MILE
POP	24,966	167,386	493,793
A.H.H.I	\$122,469	\$137,764	\$130,596

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

Cary Fabrikant | 516.741.7400 x293 | cfabrikant@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

EAST ROCKAWAY, NEW YORK

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BEST MARKET

**FOR SALE
OR LEASE**



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