



1700 Great Neck Road

Copiague

Oak Street Plaza



Address:	1700 Great Neck Road, Copiague		
Available:	Approximately 40,000 SF (3 Floors)		
	1st Floor:	13,000 SF Retail includes 3,000 SF Restaurant Approved	
	2nd Floor:	11 (± 1,000 SF) 1-Bedroom Apartments	
	3rd Floor:	11 (± 1,000 SF) 1-Bedroom Apartments	
2005 DEMOS:	<u>1 MILE RADIUS</u>	<u>3 MILE RADIUS</u>	<u>5 MILE RADIUS</u>
Population:	21,729	140,842	285,172
Avg HH Income:	\$76,513	\$87,429	\$92,858
Purchase Price:	\$7,000,000		
Taxes:	Approx \$100,000		
Projected Rent Roll:	Approx \$600,000	Net. Approx. \$440,000 (6.2% Cap Rate)	
Details:	<p>New construction, NE corner of Great Neck Road and Oak Street Steps from Train Station, Busy intersection with traffic light High demographics Each apartment separately metered Each retail tenant NNN to one-third of all expenses Retail leases on proforma at \$20-\$24/SF NNN Apartments rentals on proforma at \$1,250 - \$1,500</p>		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



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