



Island Associates Real Estate Inc.

We create value

**For Sale**  
**40 Rocklyn Avenue**  
**Lynbrook, NY**



**Chris Mayor**  
[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
**(631) 513-2000**

**Larry Densen**  
[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)  
**(516) 857-5564**

# Property Information

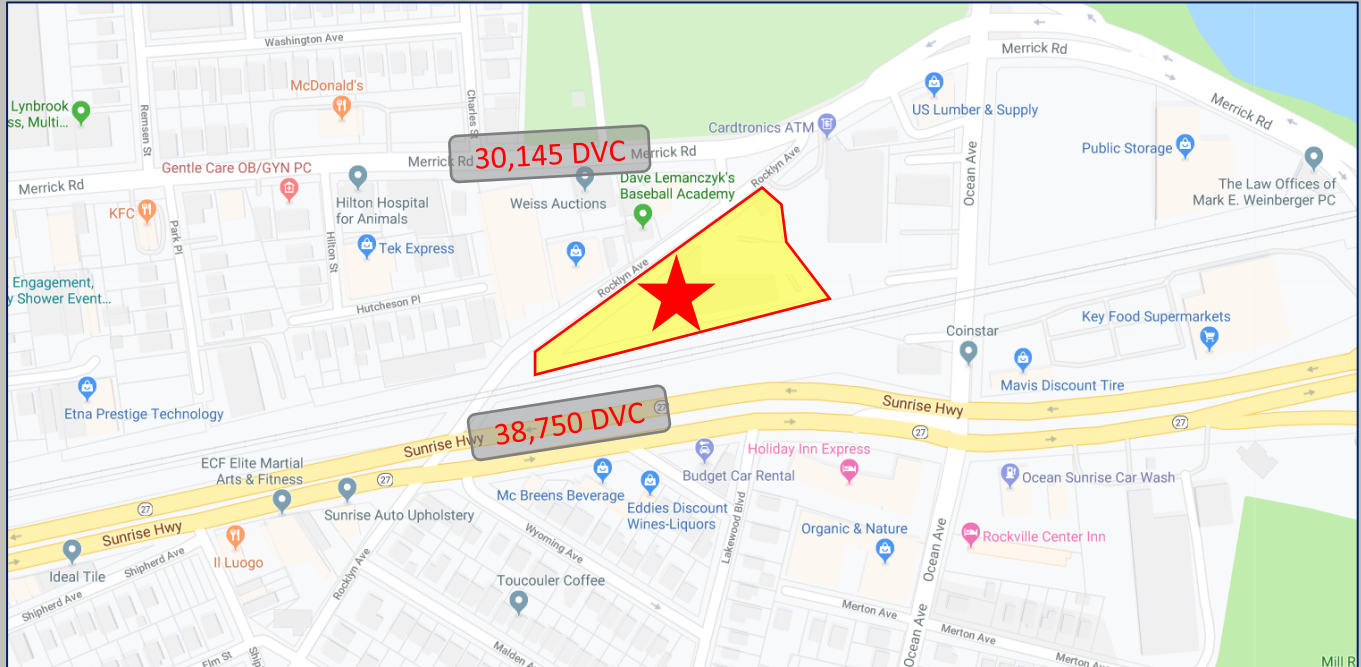
**+/- 30,000 SF on 3 Acres**

**Price: \$8,950,000.00**

**Taxes: +/- \$125,000**

**Insurance: \$18,000.00**

**NOI: \$637,000.00**



- 2 Tenants: All American Gym - \$420,000.00  
Steps to Succeed - \$360,000.00
- Conveniently located between Sunrise Highway & Merrick Road
  - Under 1 Mile to LIRR Lynbrook or Rockville
  - Under 2 Miles to Southern State Parkway
    - Available Signage
    - 110 Parking Spaces
    - 10 Year Leases
- Area national retailers include: HomeGoods, 7-Eleven, Rite Aid, Panera, CVS, Verizon, Mattress Firm, KFC, McDonald's & more
- Over 45,000 Vehicles Per Day at the Intersection of Sunrise Highway & Ocean Avenue



Demographics	1 Mile	3 Miles	5 Miles
Total Population	27,115	205,566	579,158
Average HH Income	\$133,454	\$152,267	\$140,759







*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*