



Island Associates Real Estate Inc.

We create value

For Lease
44 Lincoln Ave.,
Roslyn Heights, NY



Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

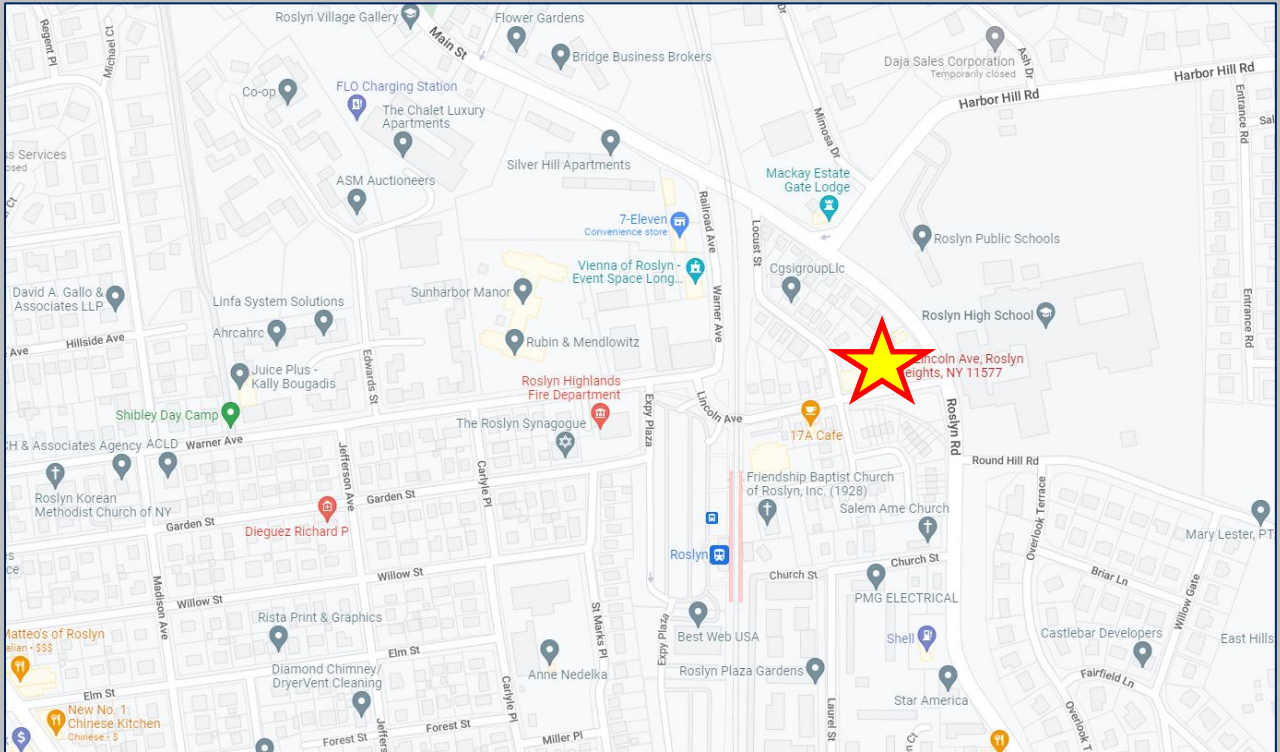
Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 . www.IslandAssociates.com

Property Information

2,869 SF Retail Storefront Available

Price: \$40.00 SF Gross



Located in a newly renovated strip center with 192' Frontage on Lincoln Ave.

- ❖ Large Full Basement, High Ceilings
- ❖ Large Front Windows with Tons of Light.
- ❖ Located steps from Roslyn High School
- ❖ Daily Traffic Counts of 18,125
- ❖ 4 Min walk to Roslyn LIRR Station

Demographics	1 Mile	3 Miles	5 Miles
Total Population	84,060	293,334	1,640,513
Average HH Income	\$182,432	\$158,263	\$129,338

*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.*



Attractions

Roslyn High School

- Open Campus Policy
- Students can visit the pizzeria during their lunch period or for an afterschool snack

Warner Avenue Re-Development Project

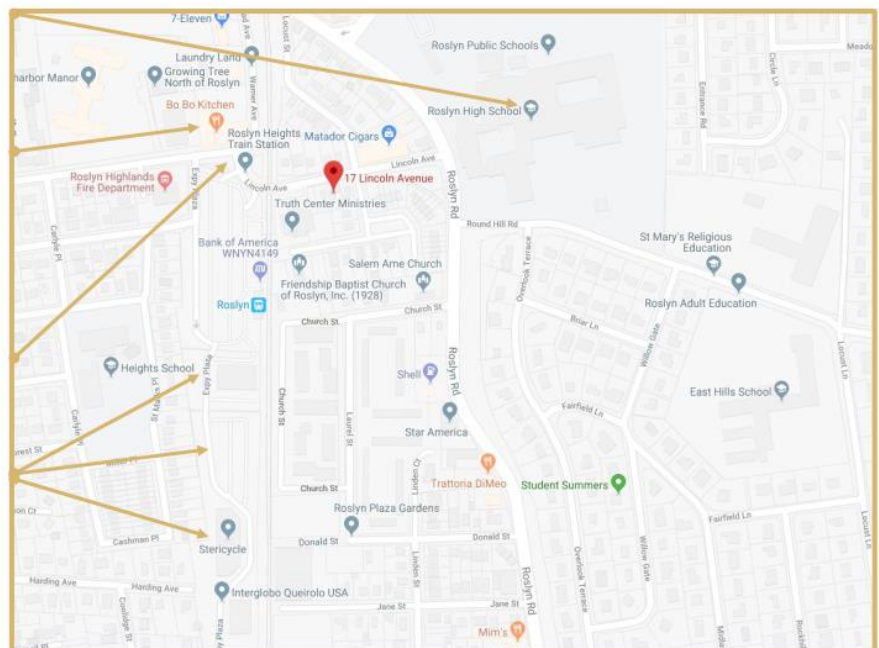
- Danny Bensusan
- APX 20 Units and 5 Stores
- Building Department Plan Review
- Anticipated Completion Date – 6/2020
- The additional 20 units brings new tenants to the area, creating a larger demand for food establishments and convenient retail stores

LIRR Roslyn Train Station

- Transportation for Local Commuters to NYC
- Commuters could dine at the Pizzeria/Restaurant while waiting for their train

Expressway Plaza Re-Development Project

- Lalezarian Properties
- Work – Live Development
- Preliminary Planning/Architecturals
- Anticipated Completion – 1/2021
- Large amount of New Residential and Office Units – making surrounding commercial space more valuable



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Class designation with Surface Flame-spread rating under ASTM E84			
A	0 to 25	C	76 to 200
B	26 to 75	D	

