



# PRIME RETAIL LEASING OPPORTUNITY

VANDERBILT REALTY EXCLUSIVE LISTING

115 Main Street  
East Rockaway NY 11518



# PROPERTY

Location	115 Main Street East Rockaway, NY 11518
County	Nassau County
Total Intersection Traffic Count	<b>30,320</b>

# HIGHLIGHTS

- Turnkey former bank building — A high-quality 2,407 SF structure with existing infrastructure that accelerates occupancy and reduces upfront costs.
- Drive-thru already in place — A built-in revenue engine for countless uses, eliminating the time and expense of adding one.
- Large .59-acre footprint — A rare, flexible parcel offering abundant parking, circulation, and future expansion potential.
- Strong NNN rent justification — A premium site with the fundamentals national tenants require for long-term performance and brand elevation.
- Flexible development pathways — Existing building preferred for speed and value, with the option to expand or build new for qualified tenants.
- National-tenant friendly division option — Ownership will consider leasing half the building to a national tenant, with proportional taxes and parking allocation for maximum flexibility.
- Total Vehicles Per Day for Intersection Total of **30,320**



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,197	174,721	522,780

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$168,750	\$181,493	\$168,107

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,453	60,574	171,831



## PROPERTY FEATURES

GLA (SF)	2,407
LAND SF	25,700
LAND ACRES	.59
YEAR BUILT	1976
ZONING TYPE	Commercial A District(CA)
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	3



## NEIGHBORING PROPERTIES

NORTH	East Rockaway Public Library
SOUTH	Residential Neighborhood
EAST	Chase Bank
WEST	Neighborhood Shopping Center

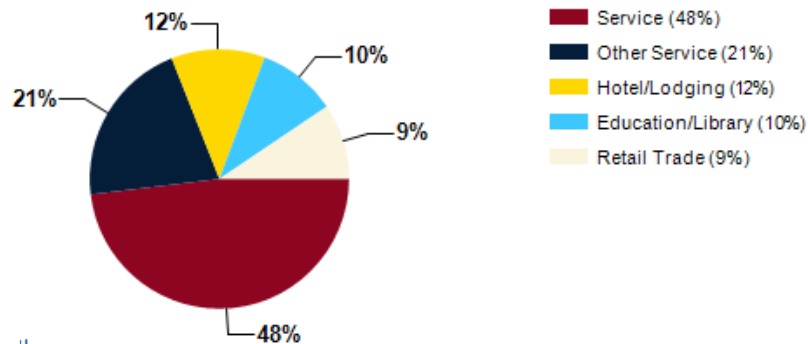


## Location Highlights

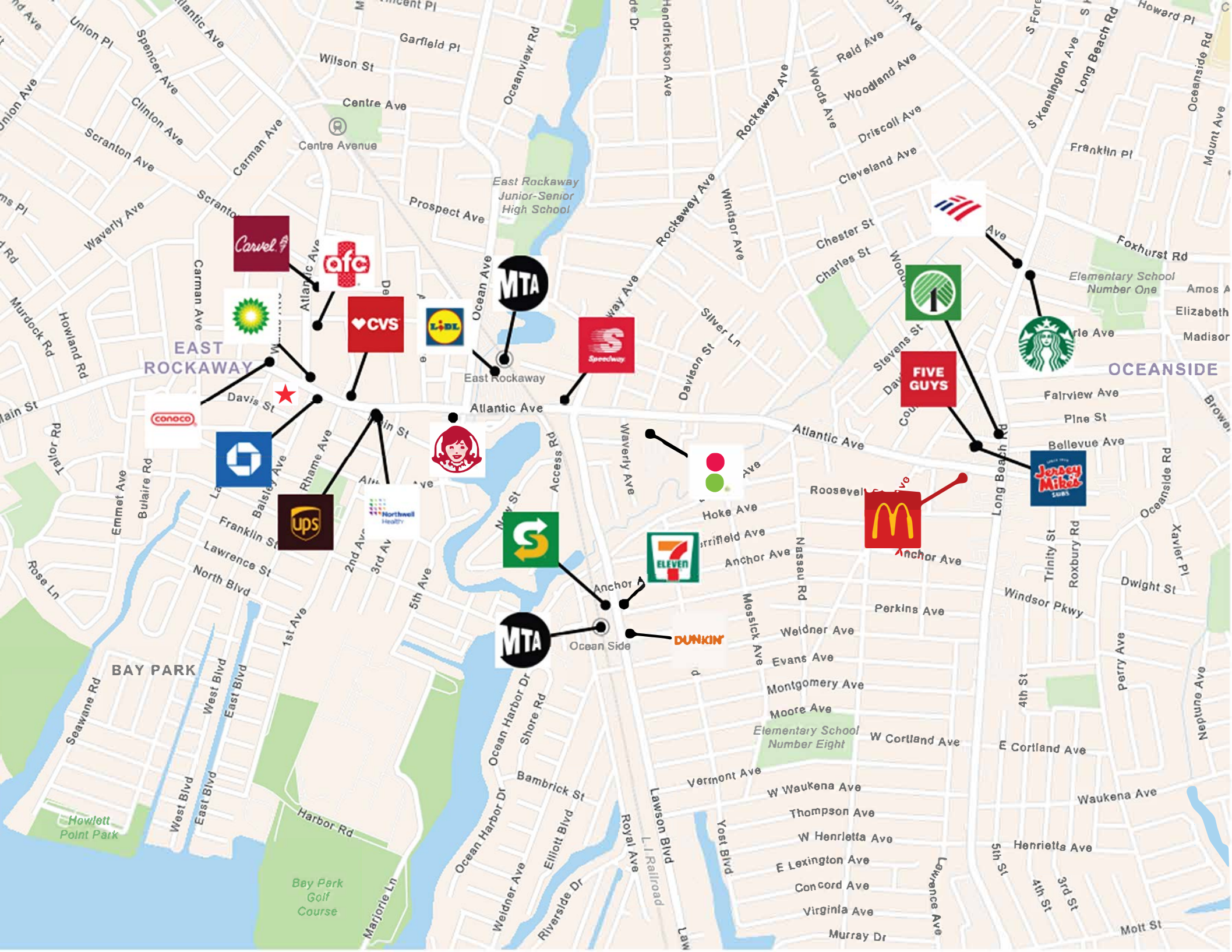
- **Flagship-Level Corner Presence** — A dominant, high-visibility corner location that gives national brands the kind of exposure typically reserved for flagship stores, with signage opportunities on multiple frontages.
- **High-Traffic, High-Frequency Trade Area** — Surrounded by dense, loyal residential neighborhoods and daily commuter flow, creating a built-in customer base for medical, retail, service, or food operators.
- **Rare .59-Acre Parcel in a Supply-Constrained Market** — Large, flexible site in an area where developable land is scarce — ideal for tenants needing parking, stacking, expansion, or future growth.
- **Existing 2,407 SF Building with Drive-Thru** — Immediate operational value for a wide range of uses: medical check-in, pharmacy pickup, financial services, QSR, coffee, or any operator seeking speed-to-market and reduced build-out costs.
- **Exceptional Accessibility & Convenience** — Easy ingress/egress from multiple approaches, strong visibility to passing traffic, and proximity to key community anchors that drive consistent all-day demand.
- **Flexible Pathways for High-Quality Tenants** — Ownership prefers leasing the existing building for maximum speed and value but is open to discussing building expansion or a new build for qualified, creditworthy tenants seeking a long-term home.



## Major Industries by Employee Count



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EAST ROCKAWAY

OCEANSIDE

BAY PARK

