

# OFFERING MEMORANDUM

55 Front St | Rockville Centre, New York 11570

**FOR LEASE**



Commercial



# EXECUTIVE SUMMARY

55 Front St | Rockville Centre, New York 11570

<b>Available SF:</b>	1,475 SF	<b>Lot Size:</b>	5,500 SF
<b>Number of Units:</b>	11	<b>Lease Rate:</b>	\$4,750.00

*All Inquiries to Jessica Hollenstein, 516.522.4969*

## Property Overview

Prime 1st-floor, street-level office space available in the heart of Rockville Centre! This renovated unit offers a bright and professional setting, perfect for a small business or private practice. Tenant pays gas and electric, while the landlord covers water, and taxes are included for the life of the lease. The space is conveniently located just steps from transportation, shops, and restaurants, with a municipal parking lot right next door (annual permit available). Flexible in design, the unit can also be divided to allow for subletting to another tenant.

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

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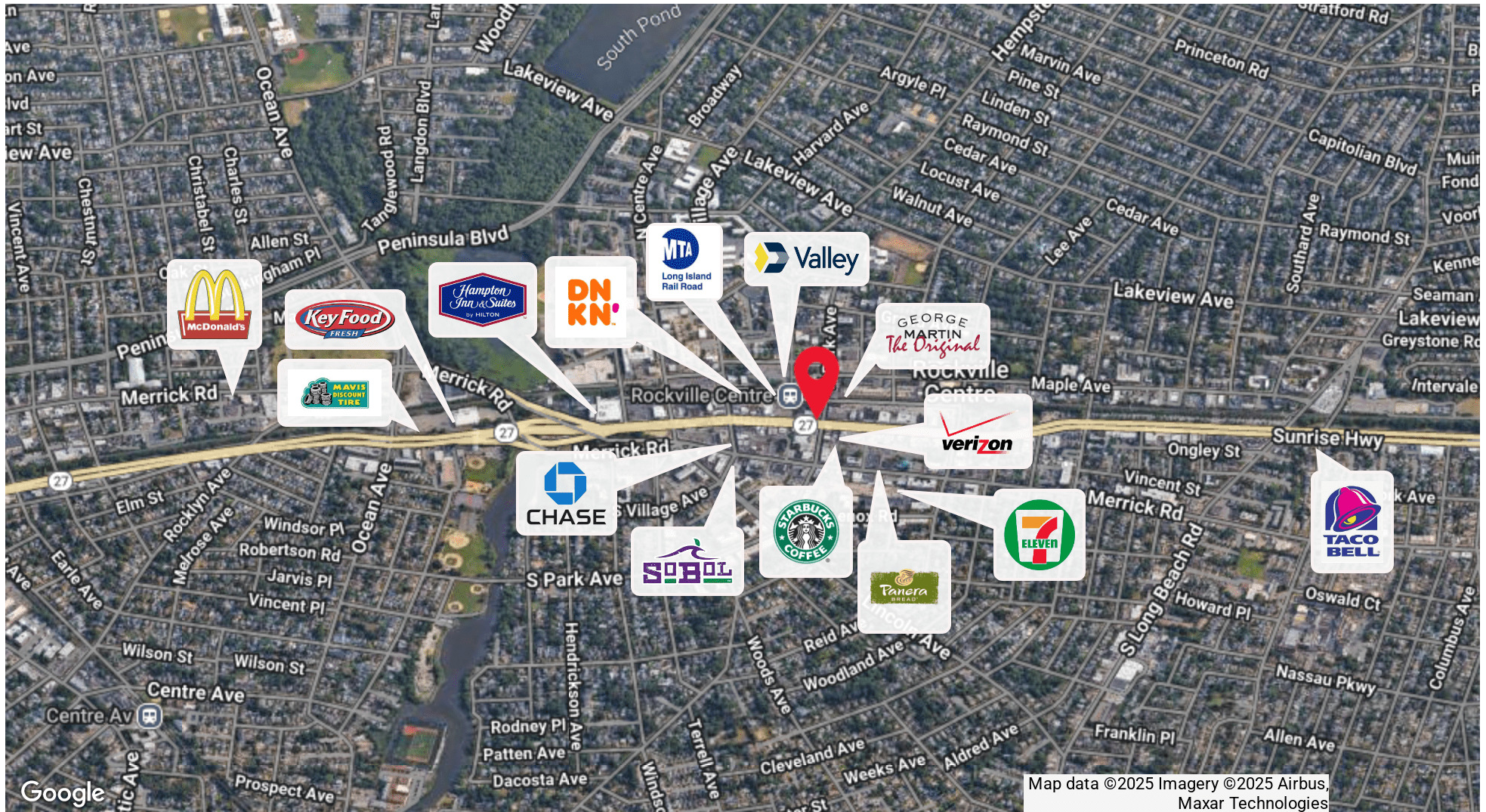
**Jessica Hollenstein**

LICENSED REAL ESTATE SALESPERSON

516.522.4969 Email: jessica.hollenstein@elliman.com

# RETAILER MAP

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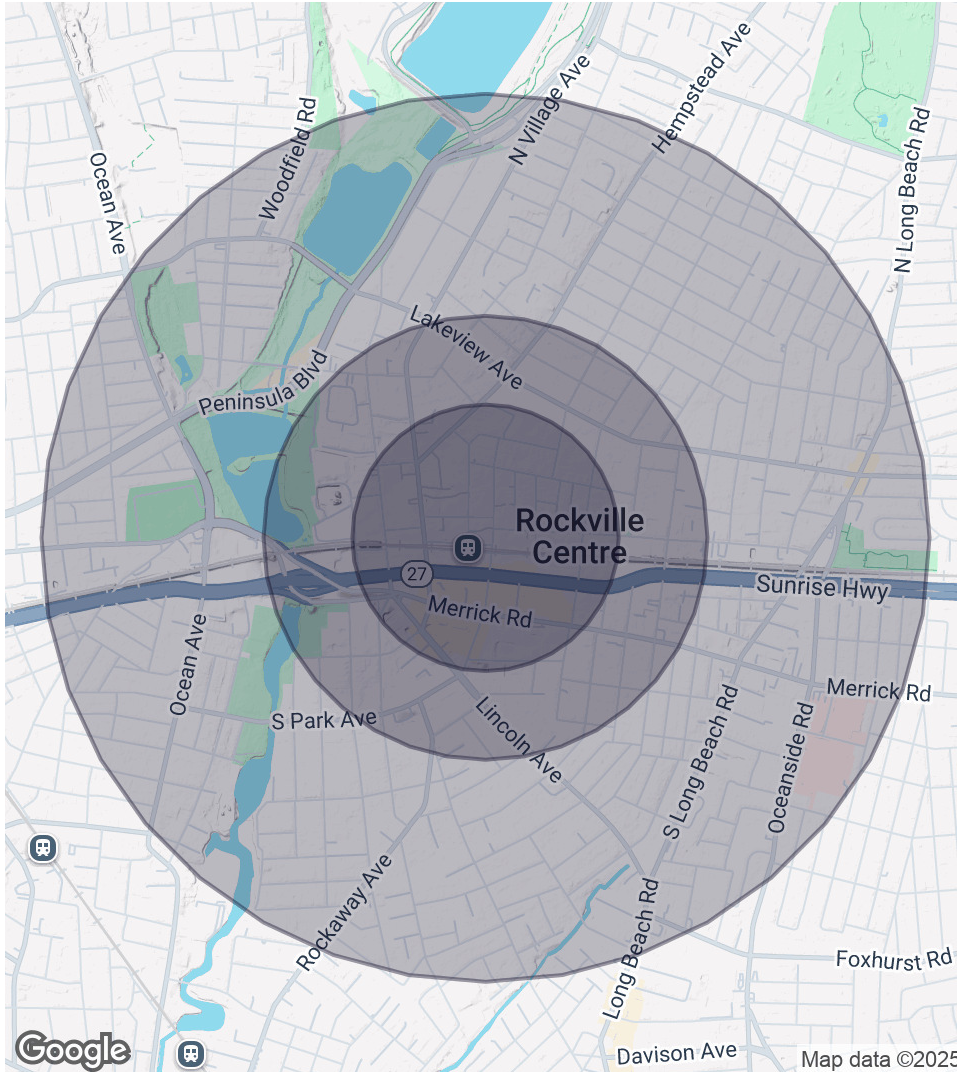
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# DEMOGRAPHICS MAP & REPORT

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## 0.3 Miles Radius

**Population**  
2,315  
**Households**  
1,087  
**Average HH Income**  
\$151,326

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 0.5 Miles Radius

**Population**  
7,399  
**Households**  
3,420  
**Average HH Income**  
\$145,584

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 1 Mile Radius

**Population**  
26,248  
**Households**  
9,915  
**Average HH Income**  
\$174,367

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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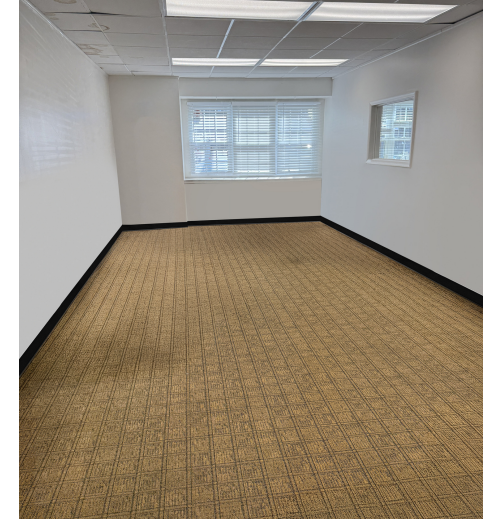
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# ADDITIONAL PHOTOS

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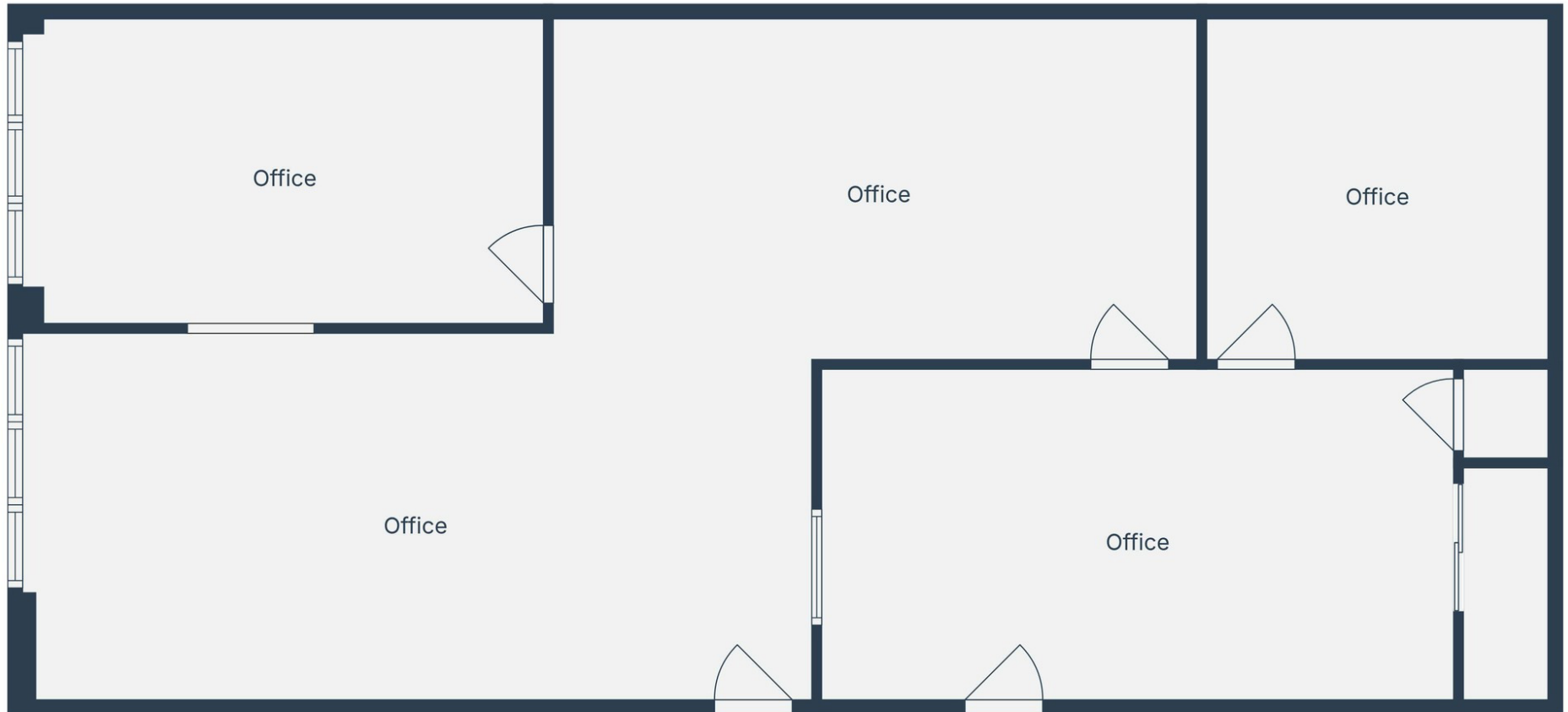
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## We Are Commercial Real Estate

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