

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416

±8,000 SF (Former Rite Aid) + ±3,000 SF Basement Available



8,000 SF
AVAILABLE

JOIN:

 LHR LENOX HILL RADIOLOGY	 FOUR & LEAF Federal Credit Union	 SUBWAY	 PAY-O-MATIC
 MercyFirst	 WING-STOP	 PEARLE VISION EST. 1961	 DUNKIN'

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416

PROPERTY INFORMATION:

SITE: 102-20 ATLANTIC AVENUE | OZONE PARK, NY 11416

SIZE AVAILABLE: ±8,000 SF + ±3,000 SF BASEMENT SPACE

FRONTAGE: ±82' ON ATLANTIC AVE.

PARKING: APPROX. 115 SPACES

GLA: APPROX. 35,000 SF

COMMENTS:

- 1,000 STUDENT HIGH SCHOOL LOCATED ON ADJOINING BLOCK
- OVER 34,011 VEHICLES PER DAY ON ATLANTIC AVENUE
- DEDICATED PARKING WITH SIGNALIZED ACCESS

JOIN:



DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
POPULATION	109,146	355,346	723,800
HOUSEHOLDS	32,100	114,565	247,148
AVG. HOUSEHOLD INCOME	\$68,621	\$70,090	\$70,402

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416



HIGH SCHOOL WITH
1,200 STUDENTS

AVAILABLE
8,000 SF

LHR
LENOX HILL RADIOLOGY

FOUR8LEAF
Federal Credit Union

PEARLE
VISION

NAIL
BAR

WING STOP

MercyFirst

SUBWAY

DUNKIN'
DONUTS

DEDICATED PARKING & EASY ACCESS

ATLANTIC AVENUE AADT: 34,011 VPD

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

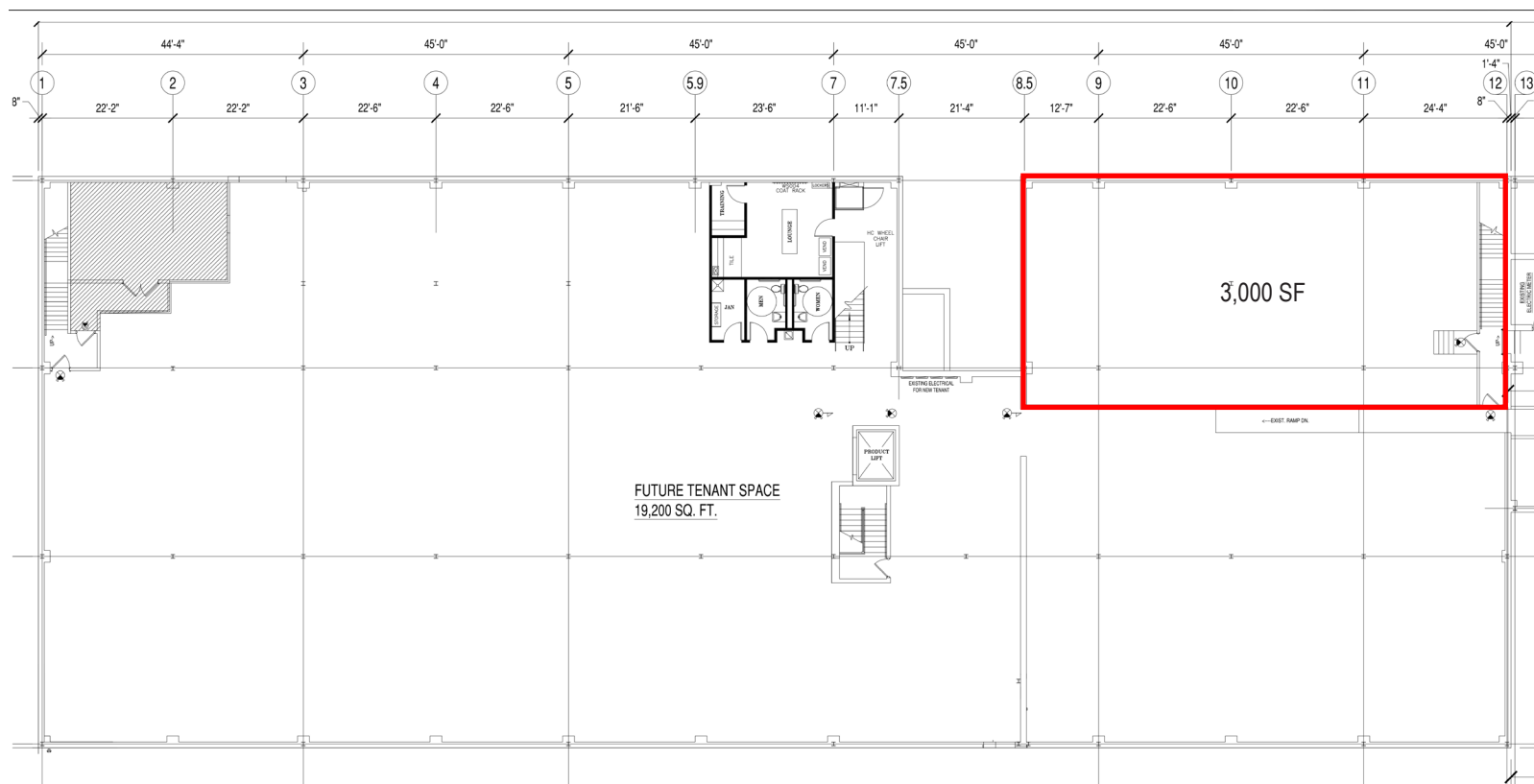
SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416

FLOOR PLAN - LOWER LEVEL



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570



This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos of the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416

DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	109,146	355,346	723,800
HOUSEHOLDS	32,100	114,565	247,148

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570



This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Atlantic Plaza Shopping Center

102-20 Atlantic Avenue | Ozone Park, NY 11416

RETAIL MAP



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

RYAN ADHAMI
ASSOCIATE LIC. RE Broker
ra@schuckmanrealty.com

AVI SCHUCKMAN
LIC. RE Salesperson
avi@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570



This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.