

OFFERING MEMORANDUM

55 Front St | Rockville Centre, New York 11570

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

55 Front St | Rockville Centre, New York 11570

Available SF:	1,475 SF	Lot Size:	5,500 SF
Number of Units:	11	Lease Rate:	\$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

631.858.2460 Email: michael.murphy@elliman.com

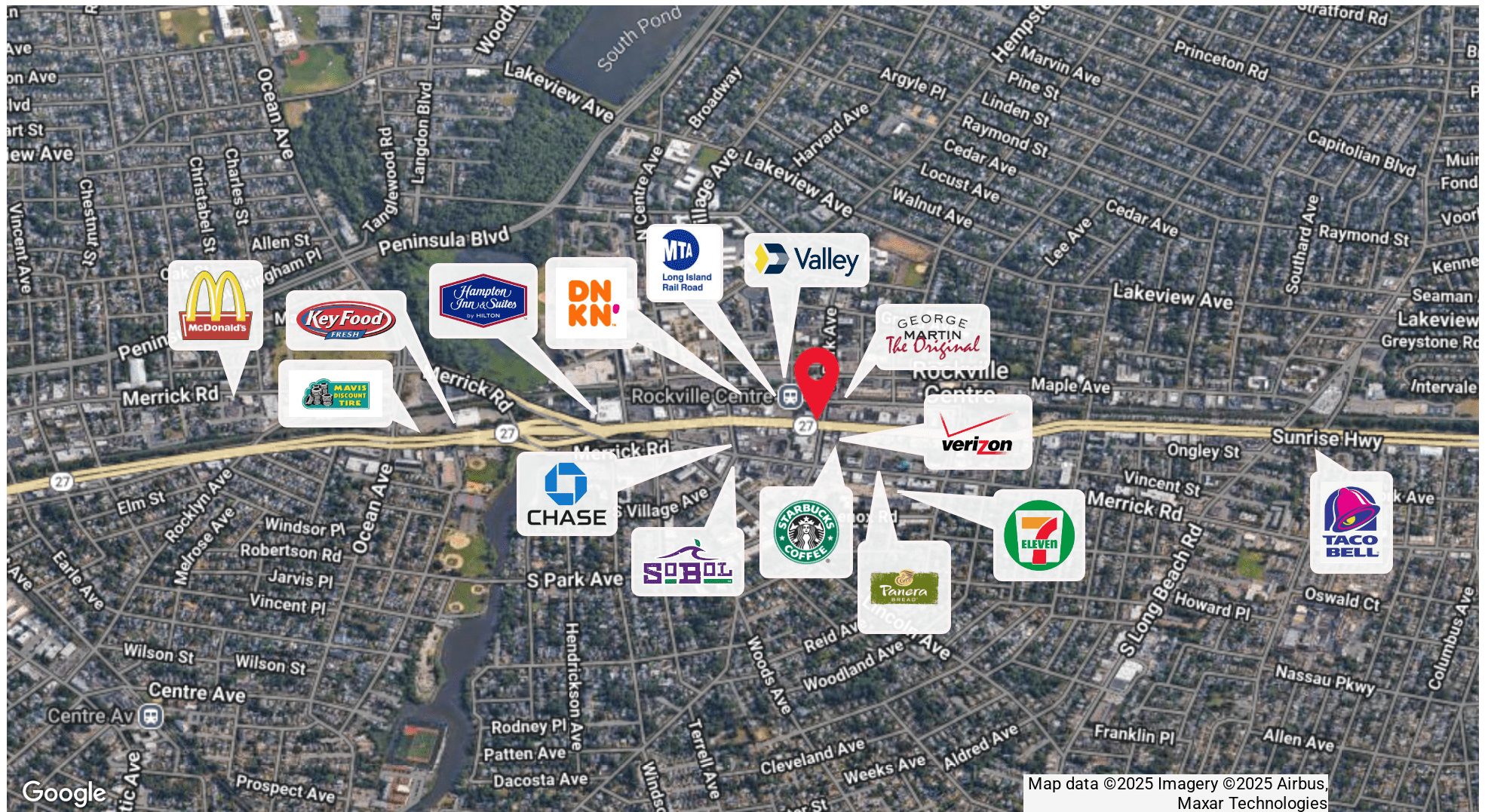
Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON

516.522.4969 Email: jessica.hollenstein@elliman.com

RETAILER MAP

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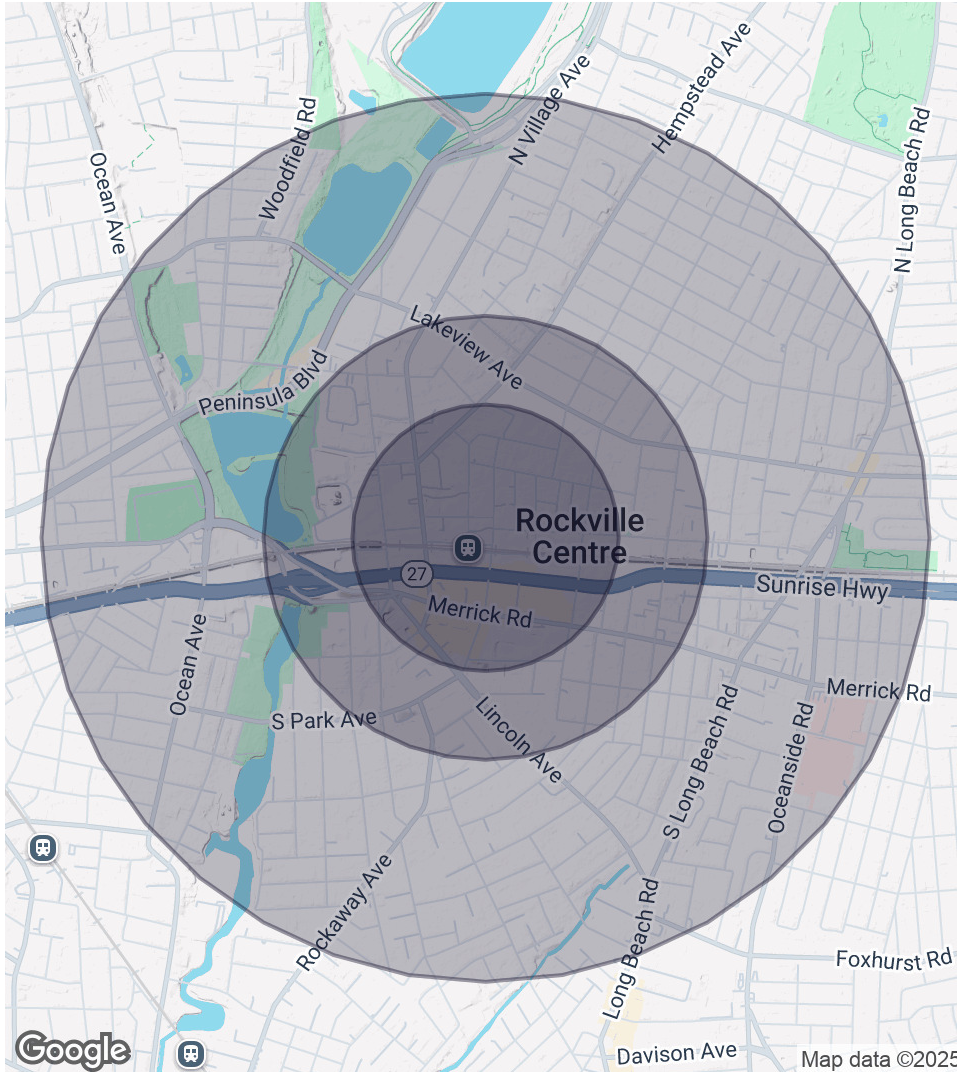
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DEMOGRAPHICS MAP & REPORT

55 Front St | Rockville Centre, New York 11570



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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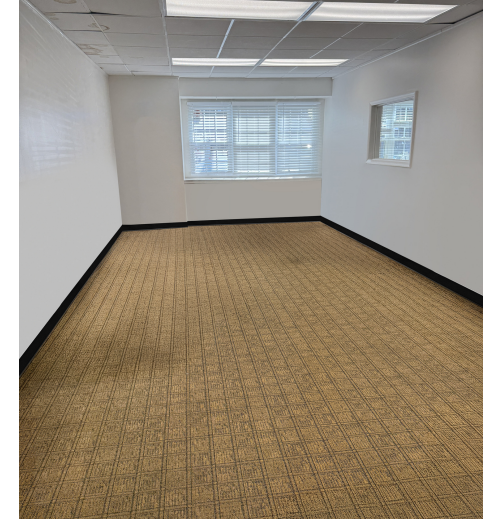
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ADDITIONAL PHOTOS

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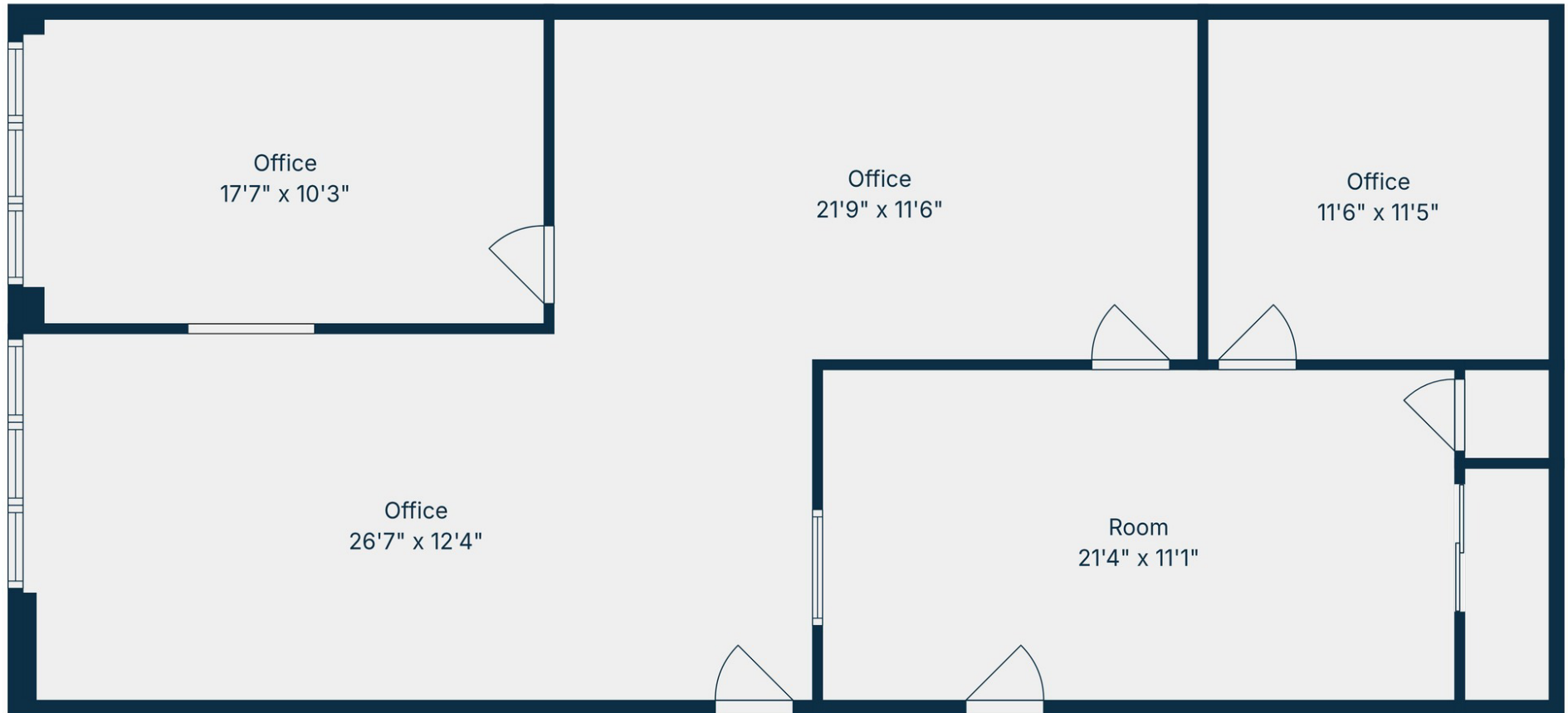
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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.

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Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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