



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
Traffic Count	30,320

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

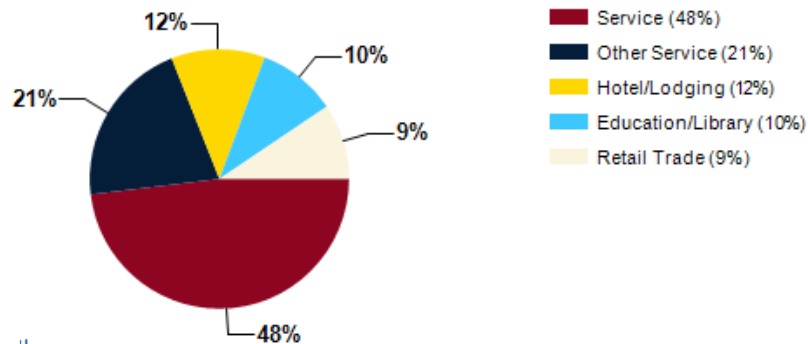


Location Highlights

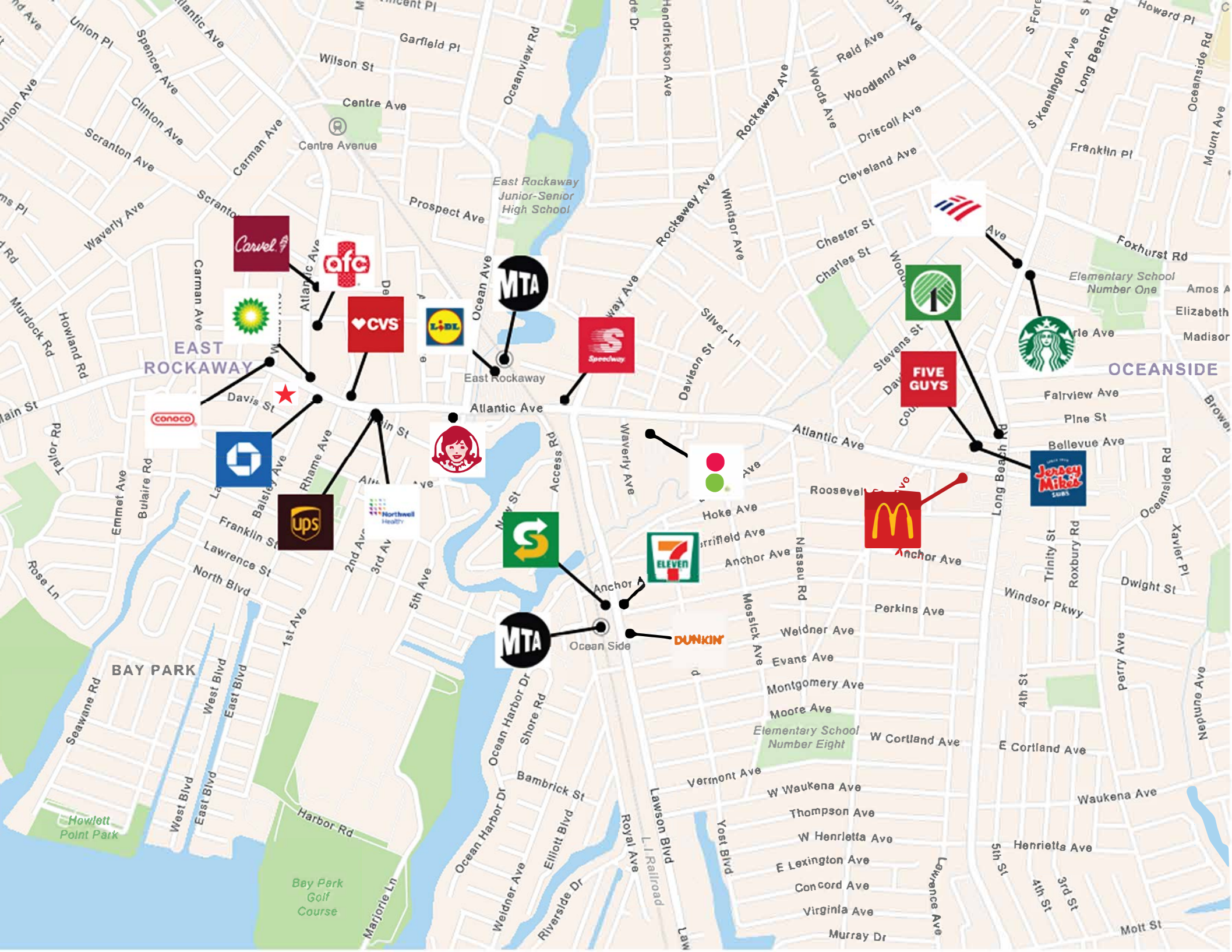
- **Flagship-Level Corner Presence** — A dominant, high-visibility corner location that gives national brands the kind of exposure typically reserved for flagship stores, with signage opportunities on multiple frontages.
- **High-Traffic, High-Frequency Trade Area** — Surrounded by dense, loyal residential 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

