

ARNOLD

REAL ESTATE



PRIME NORTH SHORE RETAIL CENTER

36 & 38 GLEN COVE ROAD

(ONE BLOCK NORTH OF NORTHERN BLVD)

GREENVALE, N.Y 11548

Building size: 9,197 +/- SF plus 1,000 SF basement
Lot size: 25,050 +/- SF
Parking: 30 on-site plus side street

Mattress Firm

5 year option 11/30/27 @ \$290,145.72
NNN lease tenant pays 74.82% Tax & CAM
6,268 +/- SF. Recently remodeled, HVAC Upgraded.

Pacific Street Pizza (3% Annual Increase)

NNN lease tenant pays 14% of Tax & CAM Leased
thru 6/19/34 + one 5 year option 1,301 +/- SF

Off Nate Barber Shop (3% Annual Increase)

814 +/- SF NNN lease tenant pays 7% of Tax & CAM
Leased thru 2/9/27

Tenant Second Floor

Projected rent: 814 +/- SF
Total Rental Income: \$24,000

2026

Total Base Income:

\$421,144.68

Additional Rent:

\$101,461.72

Gross Rent:

\$522,903.40

Expenses:

\$123,502.91

NOI:

\$399,400.49

2027 (Projected)

Total Base Income:

\$451,840.44

Additional Rent:

\$101,461.72

Gross Rent:

\$553,302.16

Expenses:

\$123,502.91

NOI:

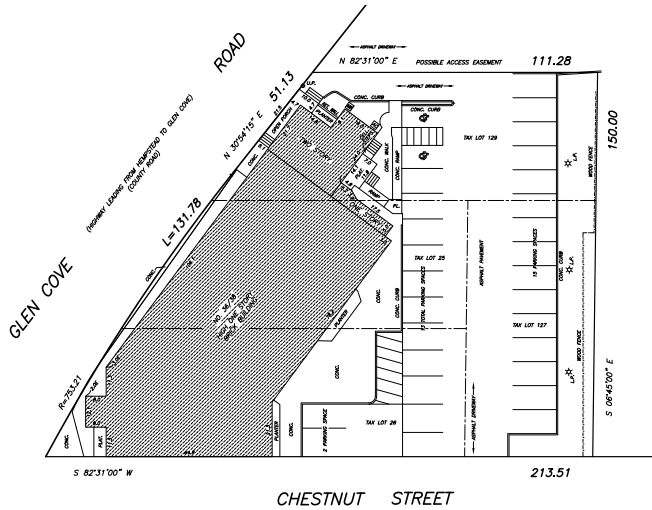
\$429,799.25

Price: \$8,000,000

Arnold Real Estate Inc. Licensed Real Estate Broker.

All information is subject to errors, omissions, modification, and withdrawal without notice. Measurements may be estimates and information shown should not be relied upon without independent verification.

Survey



Traffic



Population

	1 mile	3 miles	5 miles
Population	6,801	57,170	223,035
Population Density (people per sq mi)	2,187	2,135	3,099

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	1 mile	3 miles	5 miles
Median Household Income (in 2023 inflation adjusted dollars)	\$184,878	\$185,358	\$154,112
Average Household Income (in 2023 inflation adjusted dollars)	\$305,544	\$282,769	\$226,555

CONTACT US

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