



# 1700 Great Neck Road

Copiague

Oak Street Plaza



<b>Address:</b>	1700 Great Neck Road, Copiague		
<b>Available:</b>	Approximately 40,000 SF (3 Floors)		
	1st Floor:	13,000 SF Retail includes 3,000 SF Restaurant Approved	
	2nd Floor:	11 (± 1,000 SF) 1-Bedroom Apartments	
	3rd Floor:	11 (± 1,000 SF) 1-Bedroom Apartments	
<b>2005 DEMOS:</b>	<u>1 MILE RADIUS</u>	<u>3 MILE RADIUS</u>	<u>5 MILE RADIUS</u>
<b>Population:</b>	21,729	140,842	285,172
<b>Avg HH Income:</b>	\$76,513	\$87,429	\$92,858
<b>Purchase Price:</b>	\$7,000,000		
<b>Projected Taxes:</b>	TBD (Approximately \$60,000)		
<b>Projected Rent Roll:</b>	Approx \$600,000    Net. Approx. \$440,000 (6.2% Cap Rate)		
<b>Details:</b>	<p>New construction, NE corner of Great Neck Road and Oak Street  Steps from Train Station, Busy intersection with traffic light  High demographics  Each apartment separately metered  Each retail tenant NNN to one-third of all expenses  Retail leases projected on proforma at \$20/SF NNN -- actual \$22-\$24/SF NNN  Apartment rentals projected on proforma at \$1,100 -- actual \$1,200 to \$1,500/mo.</p>		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice

# 1700 Great Neck Road

## Copiague

Oak Street Plaza

