

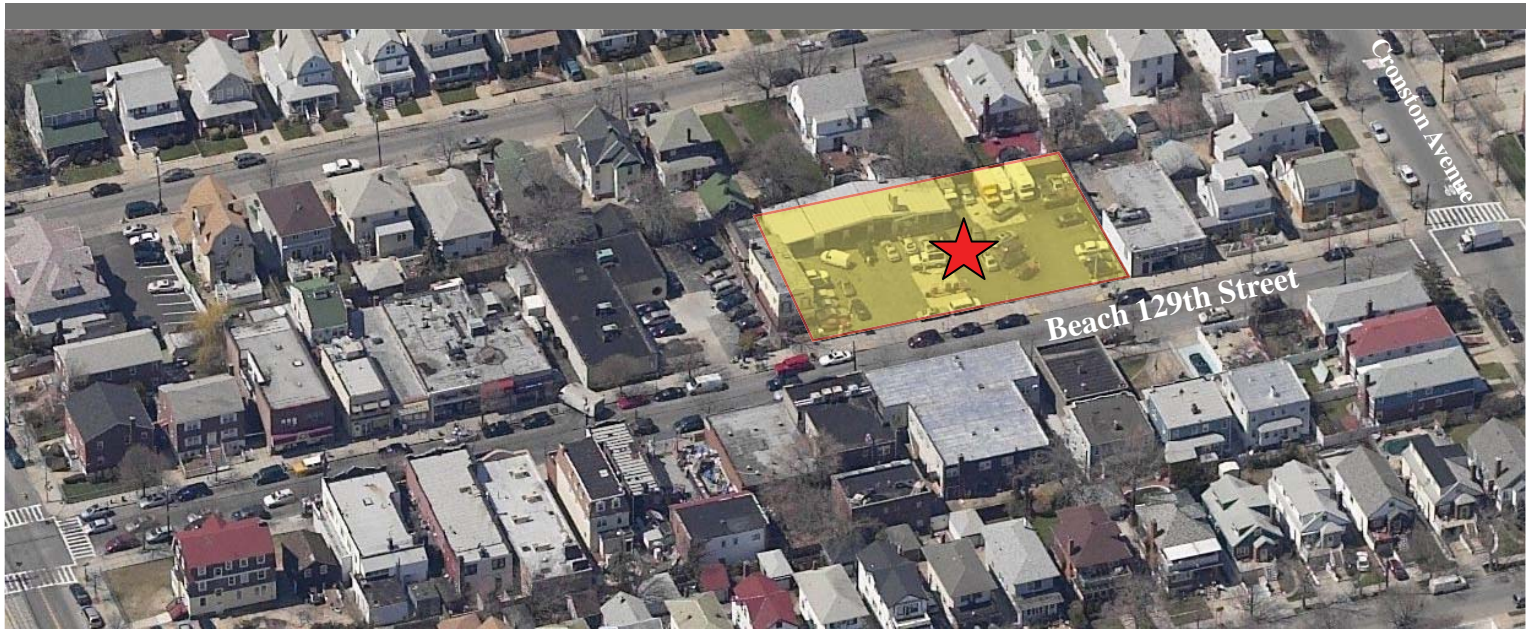
439 Beach 129th Street - For NNN Lease

Belle Harbor, NY 11694

Ground Lease Opportunity



Retail Leasing



Location: Between Cronston Ave & Newport Ave

Block-Lot: 16211-18

Lot Size: 18,900 SF (approx.)

Lot Dimensions: 189' x 100' (approx)

Frontage: 189' on Beach 129th Street

Zoning: R3-1 with C1-2 Overlay

Real Estate Taxes: \$24,549 (09/10 Tentative)

Asking Rent: \$170,000 annually

TRANSPORTATION

Ⓐ and Ⓢ-train at Rockaway Park within 1 mile
B22 Bus service 1.5 blocks away

AREA RETAILERS

Dunkin Donuts, Wendy's, Duane Reade, Walbaums Fresh, Rite Aid, HSBC, Cross County Federal Savings, Capital One, Chase, Citibank, MetroPCS, Sleepy's, Subway

FEATURES

- Largest available commercially zoned lot in Belle Harbor, Breezy Point, and Riis Park
- Over 40% of area household income exceeds \$100,000
- 20,000+ population in the immediate trade area
- Opportunity for pylon sign

WWW.CPEXRE.COM

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