



Management-Free Investment Opportunity

This property is subject to an Absolute Triple-Net lease which holds the Tenant responsible for all maintenance responsibilities.


FOR SALE > INVESTMENT/NNN RETAIL OPPORTUNITY

NNN Lease TD Bank Location

530 William Floyd Parkway

SHIRLEY, NY

COLLIERS INTERNATIONAL
50 Jericho Quadrangle
Suite 110
Jericho, NY 11753
T. 516 328 6500
www.colliers.com

www.colliers.com/en-us/longisland  **VIEW ONLINE**

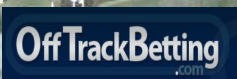
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Mastic Blvd W



William Floyd Pkwy

Northern Blvd



Surrey Circle
Floyd Rd



Ralph's
Italian Ices of
Shirley

Surrey Circle

530 WILLIAM FLOYD PARKWAY

Ostend Circle



Single Tenant NNN
corporate lease
with TD Bank.

1.15 Acres
PLOT SIZE

+/- 52,000
Daily
Traffic
Count

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DETAILS

Term:

13+ Years Remaining (Thru March 2031)

Options:

Two (2) Five (5) Years

Section/Block/Lot:

8880-3-59.1

Escalations:

3% (includes options)

NOI:

Average of \$135,000.00
Per Annum




DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,277	57,135	93,578
Households	3,343	17,863	30,359
Avg. Household Income	108,300	97,989	100,064
Daytime Population	6,470	30,422	64,145

ASKING SALE PRICE

Present Offers

HIGHLIGHTS

- > Minutes to Long Island Railroad Mastic/Shirley train station.
- > Located on an oversize parcel.
- > Recently repaved parking lot with 45 stalls.

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EXCLUSIVE AGENTS

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