

# FOR SALE SINGLE TENANT 7-ELEVEN

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572

PRICE: \$2,600,000



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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**SCHUCKMAN**  
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570  
65 CHALLENGER ROAD, SUITE 305 / RIDGEFIELD PARK, NJ 07660

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## PROPERTY INFORMATION

**ADDRESS:** 3274 LONG BEACH RD  
**TOWN:** OCEANSIDE, LONG ISLAND  
**TENANT:** 7-ELEVEN, INC.  
**LEASE TYPE:** GROUND LEASE  
**BLOCK-LOT:** 43-337-40  
**LOT ACREAGE:** 0.321  
**BUILDING SF:** 2,664  
**YEAR BUILT:** 2009

## HIGHLIGHTS:

- PRIME LONG ISLAND, NY LOCATION - CLOSE PROXIMITY TO BROOKLYN, QUEENS, AND MANHATTAN
- AFFLUENT NEIGHBORHOOD - HOUSEHOLD INCOME OF \$224,859 IN 0.5 MILE RADIUS
- EXTREMELY HIGH DENSITY - HIGH BARRIER-TO-ENTRY LOCATION
- SIGNALIZED CORNER - 35,000 CARS PER DAY
- CORPORATE GROUND LEASE - 7-ELEVEN BUILT THE BUILDING IN 2009
- RECENTLY EXTENDED LEASE - DEMONSTRATES COMMITMENT TO THE LOCATION
- AMAZON LOCKER LOCATION - INDICATOR OF HIGH VOLUME LOCATION
- UNUSUALLY HIGH RENTAL INCREASE



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	19,959	121,914	258,230
AVERAGE HH INCOME	\$141,607	\$143,559	\$137,970

## NEIGHBORING TENANTS



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## AREA RETAIL



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12 MILES TO BROOKLYN

18 MILES TO MANHATTAN

5 MILES TO QUEENS

3274 LONG BEACH ROAD



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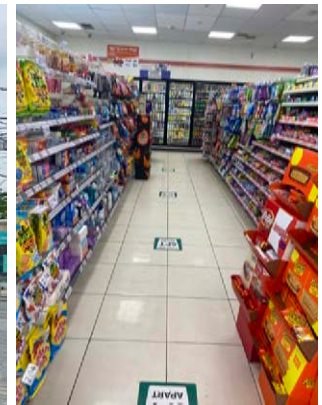
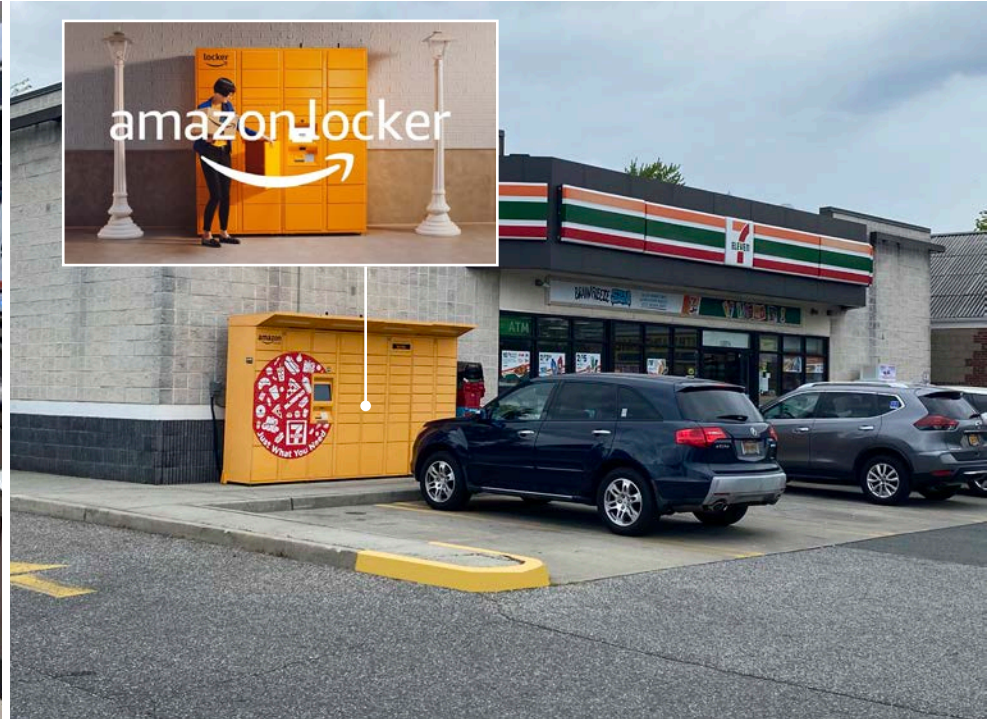
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## 7-ELEVEN TENANT PROFILE

**7-Eleven** is an international convenience store retailer headquartered in Irving, TX just northwest of Dallas. **7-Eleven** operates more than 70,000 locations, mostly in North America and Asia, and carries a limited stock of high-turnover food and beverage items, and focuses on gasoline distribution and sales. The 7-Eleven chain is a privately held, wholly owned subsidiary of Japan-based Seven & i Holdings Co., Ltd.

Since 1927, **7-Eleven's** mission is to give the customers what they want, when and where they want it. As the world's first convenience retailer, the inventor of portable coffee, self-serve soda fountains and the retail pole sign, as well as the first to make a commercial drone delivery to a customer in the U.S., **7-Eleven** prides itself on many firsts.

**7-Eleven** is a brand that's recognized worldwide. They've made a reputable name for themselves in the franchise business, and are consistently ranked as a top-five franchisor.

From **7-Eleven** Founder, Joe C. Thompson Jr., "The **7-Eleven** brand is known and loved around the world, and our iconic products are a big part of the American culture. And although we've grown significantly over the years, our focus stays fixed on making life easier for customers. This simple idea is the reason we're the marketplace leader. It's also why our customers, employees, Franchisees and community leaders are proud to be part of the **7-Eleven** story."



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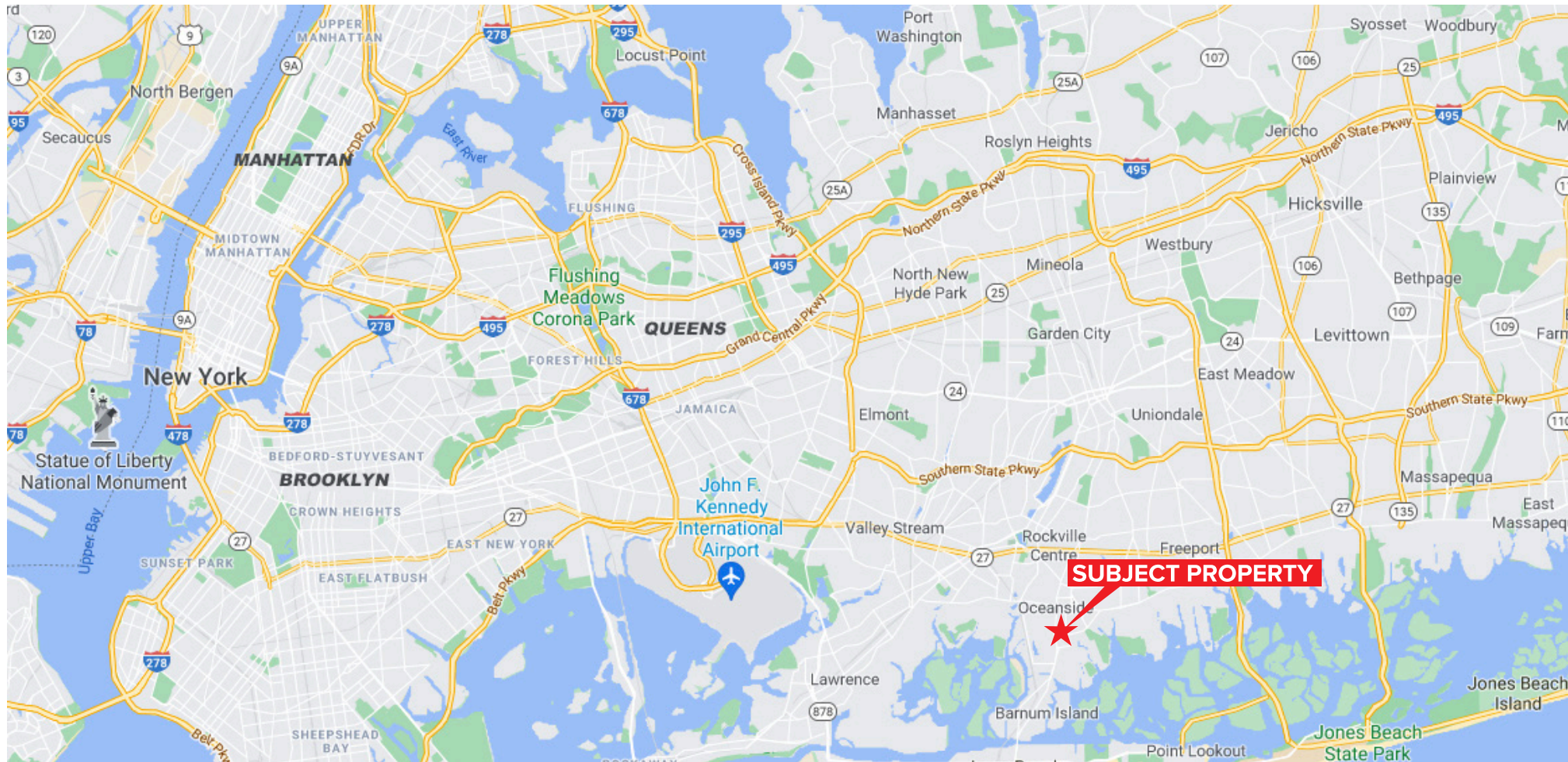
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