

FOR SALE
ASKING PRICE \$1,980,000

168 ATLANTIC AVENUE

Freeport, NY 11520 | Long Island



FREESTANDING BUILDING AT TRAFFIC
LIGHT CORNER

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

NNN Boston Market with corporate guaranty (300+ locations)

#2

Tenant has been at this location since 1994

#3

Traffic light corner

#4

Below market rent

#5

Median household income over \$123,000 in 3-mile radius



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **168 ATLANTIC AVENUE** — in Freeport, NY.

This 3,034 SF freestanding building is situated on a 16,560 SF lot and is 100% leased to Boston Market on a triple net basis through May 25, 2025. The tenant has been operating at this location since 1994 and has four additional 5-year renewal options at the end of the lease term.

The rent is below market and increases by 3% annually in the current term, followed by substantial increases every 5 years during the four option periods, offering investors the potential for attractive rent growth and providing a hedge against inflation.

Situated at the northwest corner of Atlantic Ave. and Guy Lombardo Ave., this location benefits from high visibility at a traffic light intersection and easy access to Sunrise Highway and the Meadowbrook Parkway. The property has 22 dedicated parking spaces, including 1 accessible stall.

The property is located along a dense commercial corridor with high traffic counts (30,000+ AADT) and surrounded by a diverse mix of national and local retailers. More than 48,000 residents with a median household income of \$123,642 live within a three-mile radius of the property.

Offered for sale for the first time in nearly 40 years, this opportunity provides investors a chance to acquire a high-quality asset with below-market rent in a desirable trade area, presenting significant future upside potential.

* DO NOT DISTURB TENANT, CONTACT EXCLUSIVE BROKER FOR MORE INFORMATION

PROPERTY SUMMARY

THE OFFERING

Property Address	168 Atlantic Avenue
Neighborhood	Freeport
County	Nassau
Location	Northwest corner of Atlantic Avenue and Guy Lombardo Avenue
Section / Block / Lot	62 / 113 / 218
Property Type	Retail (Single Tenant, Restaurant, Freestanding)

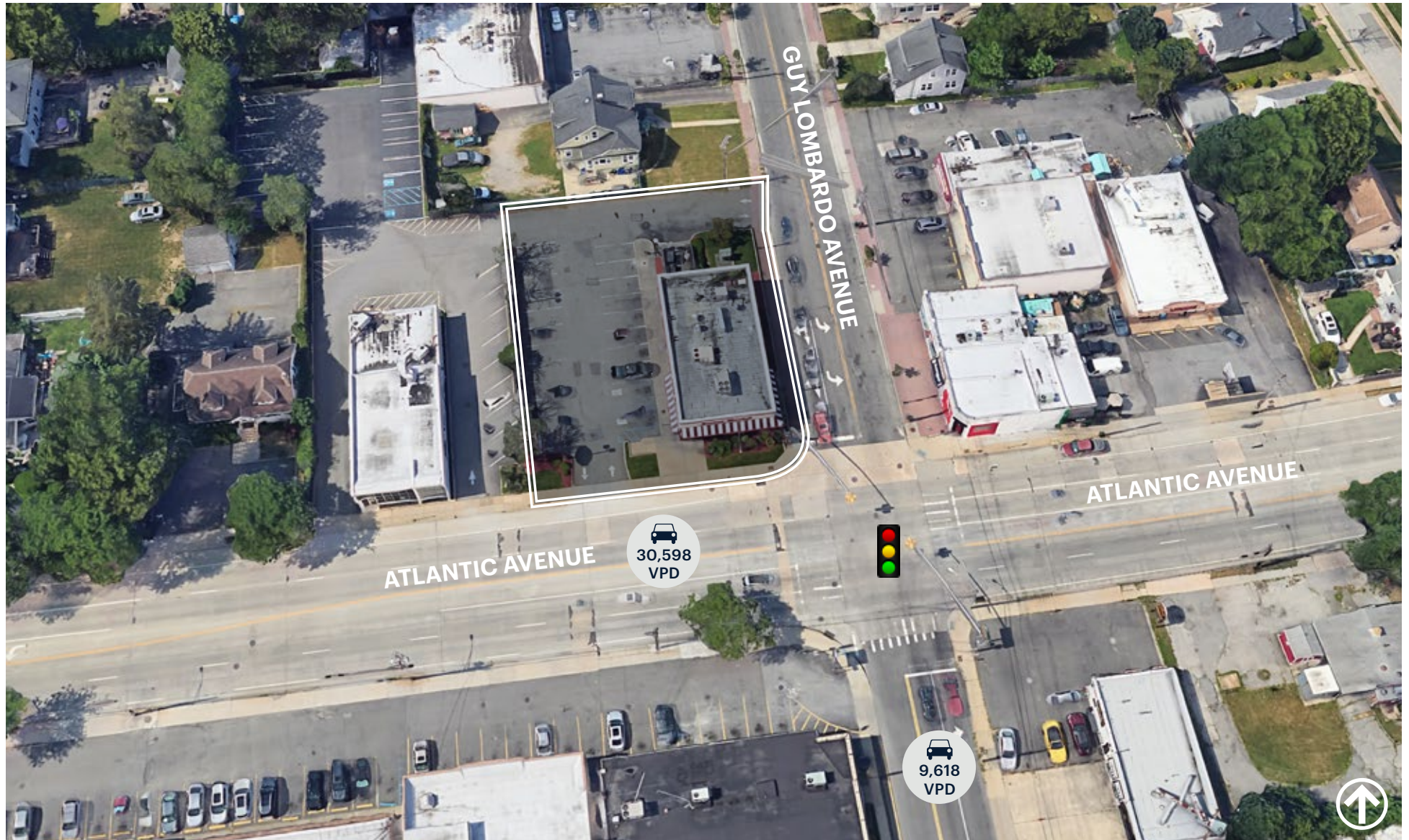
PROPERTY INFORMATION

Gross Lot Sq. Ft.	16,560 SF (approx.) 0.38 acres
Lot Dimensions	115' x 144' SF (approx.)
Zoning	Business B
Stories	1
Year Built	1994
Total Gross SF	3,034 SF (approx.)
Parking	21 spaces (plus 1 accessible space)

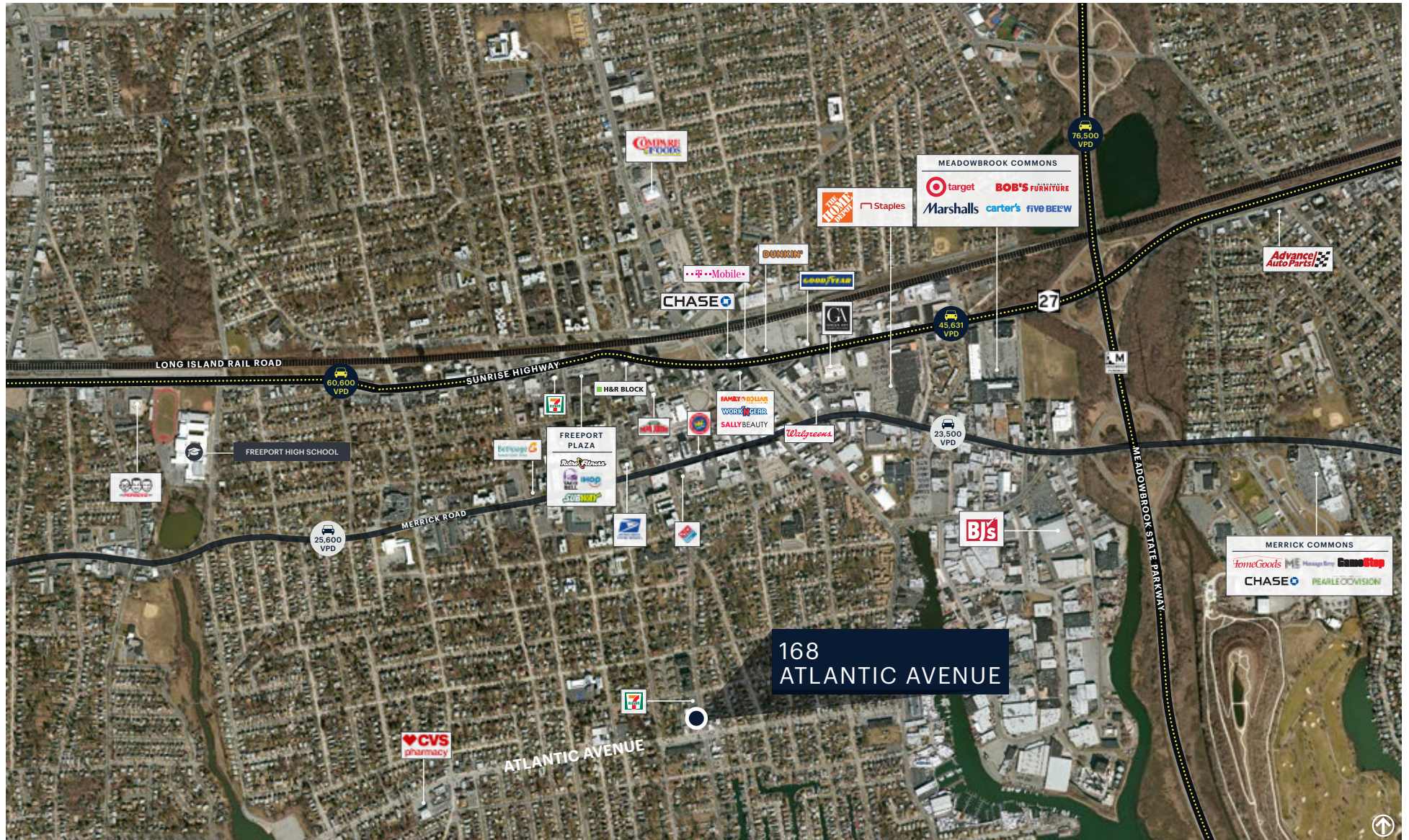
TAX INFORMATION

Total Property Taxes (2023)	\$33,514
School Taxes (2023)	\$21,028
Village Taxes (2023)	\$9,485
General Taxes (2023)	\$3,001

CLOSE UP AERIAL



RETAIL MAP



PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	27,418	156,962	396,978
NUMBER OF HOUSEHOLDS	8,858	48,821	125,617
AVERAGE HOUSEHOLD INCOME	\$113,948	\$164,249	\$160,665
MEDIAN HOUSEHOLD INCOME	\$83,909	\$123,642	\$120,149
COLLEGE GRADUATES	5,988 31.0%	48,874 44.0%	121,893 43.0%
TOTAL BUSINESSES	1,361	5,185	13,812
TOTAL EMPLOYEES	10,930	47,837	128,961
DAYTIME POPULATION	25,464	128,700	334,042

CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

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