

# EXCLUSIVE OFFERING

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REAL EQUITY ADVISORS

## LA'PIAZZA SHOPPING CENTER CVS SHOPPING CENTER



### INVESTMENT HIGHLIGHTS

- Strong ShopRite Supermarket with Wakefern Food Corp Guarantee. Full size store of 57,081 s.f. reported as one of Long Island's top stores.
- CVS Drug Store has very active drive-thru and is reported to also be one of the top stores on Long Island.
- All leases are triple net pass thru on expenses including an administrative fee.

## DEER PARK RETAIL PORTFOLIO 1930 -1986 DEER PARK AVE DEER PARK, NEW YORK

### PROPERTY SUMMARY

<b>DESCRIPTION:</b>	±113,000 s.f. neighborhood shopping center in the main retail corridor for Deer Park, NY. Anchored by:
<b>ShopRite</b>	57,081 s.f.
<b>CVS Drug Store</b>	15,000 s.f plus 6,000 s.f. basement
<b>CityMD</b>	6,100 s.f.
<b>Northwell Health</b>	3,531 s.f.
<b>Jovia Financial</b>	1,625 s.f.

**LAND SIZE:** ± 10.4 acres with traffic light controlled main entrance and two other points of egress. Over 800 feet of frontage on Deer Park Avenue/Route 231, a major north south road at Exit 51 of the Long Island Expressway (with over 33,000 vehicles passing the property per day). There are approximately 560 parking spaces at the property.

**OCCUPANCY:** 97% occupied by mostly national or credit tenants with a strong rent roll, including local service and retail stores.

**2024 BASE RENT:** ±\$3,605,918 annualized rent roll

**PRICE:** **\$65,000,000**

**Property will be delivered free and clear of debt at closing**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,204	103,667	278,162
AVG HH INCOME	\$140,070	\$163,801	\$170,098