

# OFFERING MEMORANDUM

Roslyn/Albertson NY Center w/ Private Parking | 1358-1360 Willis Avenue Albertson, NY

## FOR SALE



Commercial





# EXECUTIVE SUMMARY

Prime Roslyn/Albertson NY Center w/ Private Parking | 1358-1360 Willis Avenue Albertson, NY 11

Building Size:	5,500+/-	Lot Size:	0.28 Acres
Available for LEASE:	1,200ft+/-	Parking:	12 Spaces
Cap Rate:	5.5%	Zoning:	Retail, Office, Medical
Year Built/Renovated:	1947-2025	Frontage:	93-95 Feet
		Sale Price:	Upon Request

## Property Overview

Welcome to 1358-1360 Willis Ave Albertson NY ^ High-Income Property in Roslyn/Albertson– GREAT Opportunity for Owner/User, Investor, or Developer! Explore a superb Property/Opportunity with this spacious 5,500ft+/- building located in the thriving Albertson area of NY. Tailored for prospective Retail/Strip Center investors, this prime property offers ample square footage, strategic positioning, and a promising canvas for creating a dynamic retail space or developing a sought-after strip center. With its prime location and versatile layout, this property presents an ideal opportunity to establish a flourishing retail venture in the vibrant retail landscape of Albertson.

Currently set up as a Retail center, this property includes private parking in the rear and additional street parking. It offers ease of access to public transportation and ample space for diverse opportunities. Total Approximate Interior Footage: 5,500+/- sq. ft. Plus Basement.

Property Features 4 Individual Storefronts: 1) Exceed Learning Center 2) Owner/User Opportunity - \*Vacant\* 3) Spa 4) Pet Grooming Spa

Prime Location with Endless Possibilities-Strategically located on Heavily Traveled Willis Avenue in the HEART of Roslyn/Albertson, New York. This property boasts exceptional accessibility and a vibrant neighborhood. Close to Manhasset, Port Washington, Roslyn Heights, East Hills, Greenvale, Old Westbury, Williston Park, Mineola, Garden City, New Hyde Park, and More!

Conveniently situated to both the Northern State Parkway + the Long Island Expressway (495 LiE).

This site offers Immense Upside potential, making it ideal for a Medical Center, Retail/Office establishments, Development projects, Restaurants, and more. A Rare Investment Opportunity- This Property provides a unique chance for an Owners/User, Investors, and or a Developers to capitalize on its prime Location, High Visibility, and Thriving Commercial Environment. All information provided should be independently verified.

Exclusively represented by:

**HOOTAN MOEIRZADEH**

Licensed Associate Real Estate Broker  
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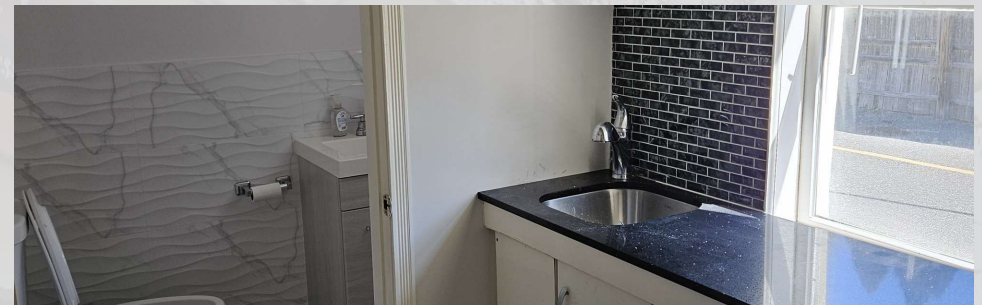


# PROPERTY HIGHLIGHTS \*PRIME LOCATION\*



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- Location (Heavy Travelled- HiGH Income)
- Parking (convenience)
- Basement (storage)
- CAC (central heating & cooling)
- Signage/Visibility
- Freeway Access (Northern/LiE)



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Roslyn Estates

East Hills

Chicken Kebab

International Food Market

Roslyn Heights

DUNKIN'

First National Bank

verizon

CVS

388

WOLF  
SUB-ZERO  
COVE

CHOPT

Searingtown

CVS Pharmacy

ups  
The UPS Store

North Hills

Albertson

SUBWAY

STARBUCKS COFFEE

I U Willets Rd

DUNKIN'

citi

CHASE

Bank of America

ALDI

Manhasset Hills

Stop & Shop

Herricks

Williston Park

North Shore Farms

Miraj Healthy Grill

UPS Access Point location

FedEx

Mineola

Carle Place



GARDEN  
WILLIS AV

ALBERTSON DELI

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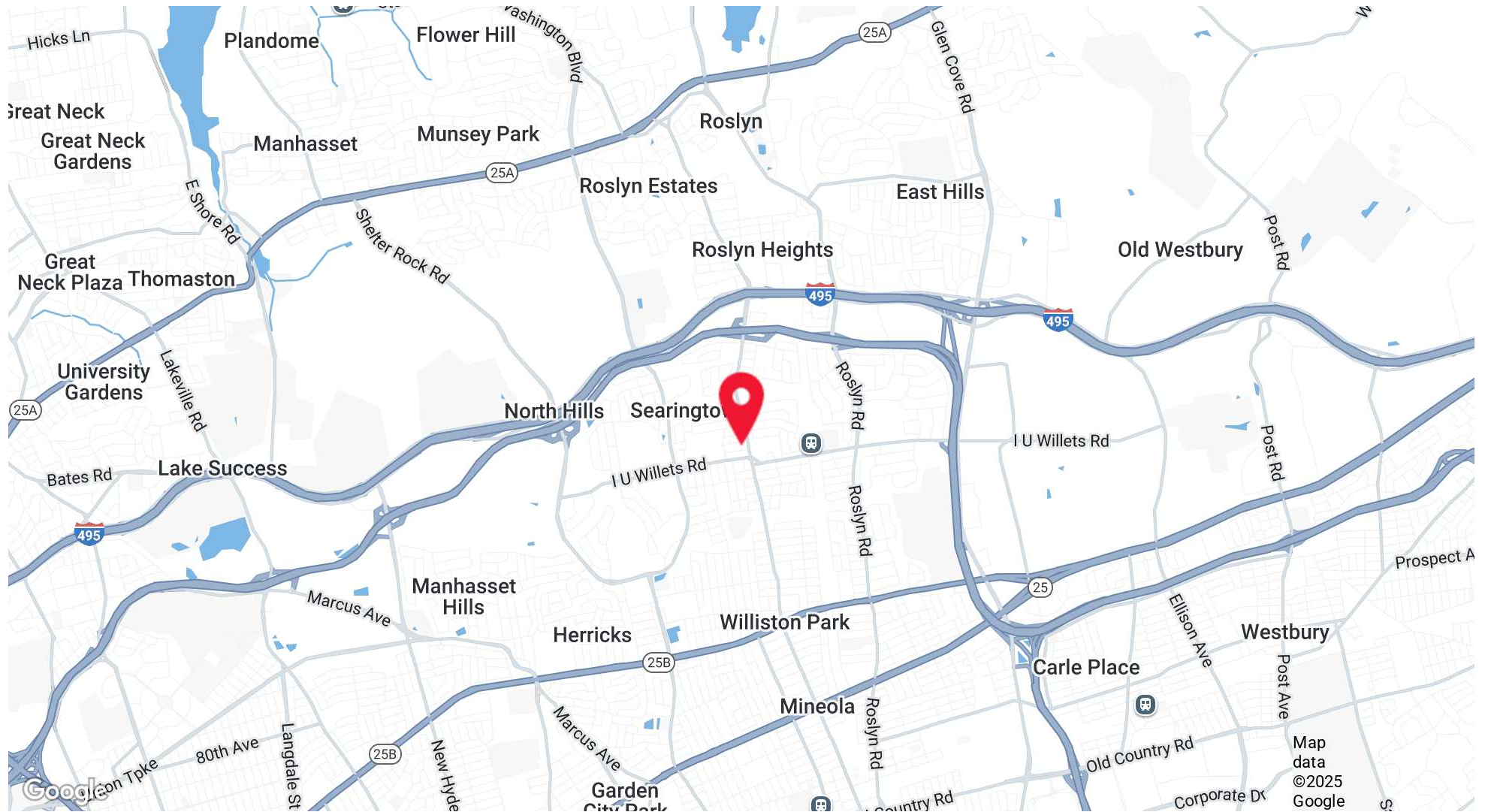
Commercial



# RETAILER MAP



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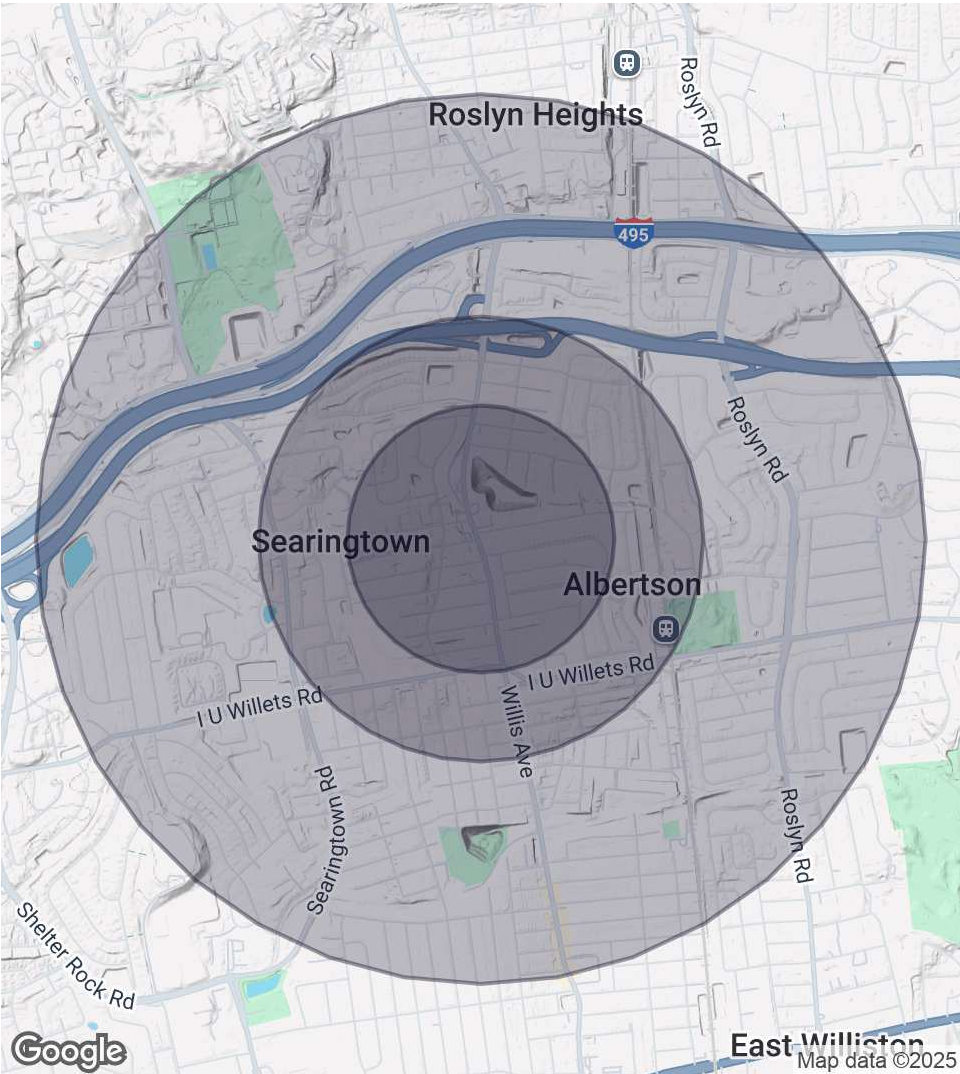
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# DEMOGRAPHICS MAP & REPORT

Prime Roslyn/Albertson NY Center w/ Private Parking | 1358-1360 Willis Avenue Albertson, NY 11



### 0.3 Miles Radius

**Population**  
1,978  
**Households**  
656  
**Average HH Income**  
\$186,201

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

### 0.5 Miles Radius

**Population**  
4,931  
**Households**  
1,651  
**Average HH Income**  
\$186,255

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

### 1 Mile Radius

**Population**  
18,104  
**Households**  
5,942  
**Average HH Income**  
\$210,528

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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