

11 ATLANTIC AVENUE

LYNBROOK, NEW YORK



EXCLUSIVE LEASING PACKAGE

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**SCG
Retail**

A Division of
The Shopping Center Group



PROPERTY

- Building for Sale or Lease
- Building SF: 7,200 SF
- Land: 9,728 SF
- Over 50 FT of frontage
- Buildable up to 40 FT high
- 6 car private lot in the rear of the building

ADDITIONAL INFORMATION

- DO NOT DISTURB TENANT
- Existing gas service on premises
- Street recently rezoned
- Close to LIRR and Multiple Municipal Parking Lots

NEIGHBORS

- Regal, Cold Stone, Carvel, White Castle, CrossFit, Dunkin', Citi, Mattress Firm, Burger Bandit and Karako Suits



REGAL

ASTORIA FEDERAL SAVINGS

CITI

BURGER BANDIT

shake & paw

Bank of America

CHINA SO FAR SO GOOD FOOD SO GOOD

COLD STONE CREAMERY

Carvel AMERICA'S FRESHEST ICE CREAM

SITE

Angelina's Pizzeria & Restaurant

True Value

GRAB

White Castle

KARAKO SUITS EST. 1982

CrossFit

RITE AID

MATTRESS FIRM

DUNKIN'

metro

0 0.03 0.05 Miles





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