

1054-1060 Little East Neck Road, West Babylon, NY 11704

Commercial Property - Shopping Center FOR SALE



MorningStar Capital Group Inc. is pleased to present FOR SALE a one story retail strip consisting of four commercial units. Located at an intersection on a busy retail road. There is street parking available, along with a parking lot in the rear of the building. The property has upside as the seller has not raised rents for many years. There are also air rights available allowing for additional two stories of office space to be built. The property is located approximately 2 minutes off the Southern State Parkway at Exit 36.

Property Information

Township	West Babylon
Stories	1
Units	4
Lot Size	11,480 SF
Building Size	5,600 SF
Taxes	\$19,500

Investment Summary

Gross Income	\$87,960
Total Forecasted Expenses	\$25,054
Net Operating Income	\$62,906

ASKING PRICE: \$850,000

4
Commercial Units

\$87,960
Gross Income

\$62,906
Net Operating Income

7.4%
Cap Rate

For More Information Please Contact Our Sales Agents Below:

Noah Schmah
718.819.3939 x 203
347.389.4951
noah@morningstarcg.com

Eli Simpson
718.819.3939 x 206
347.775.0289
eli@morningstarcg.com

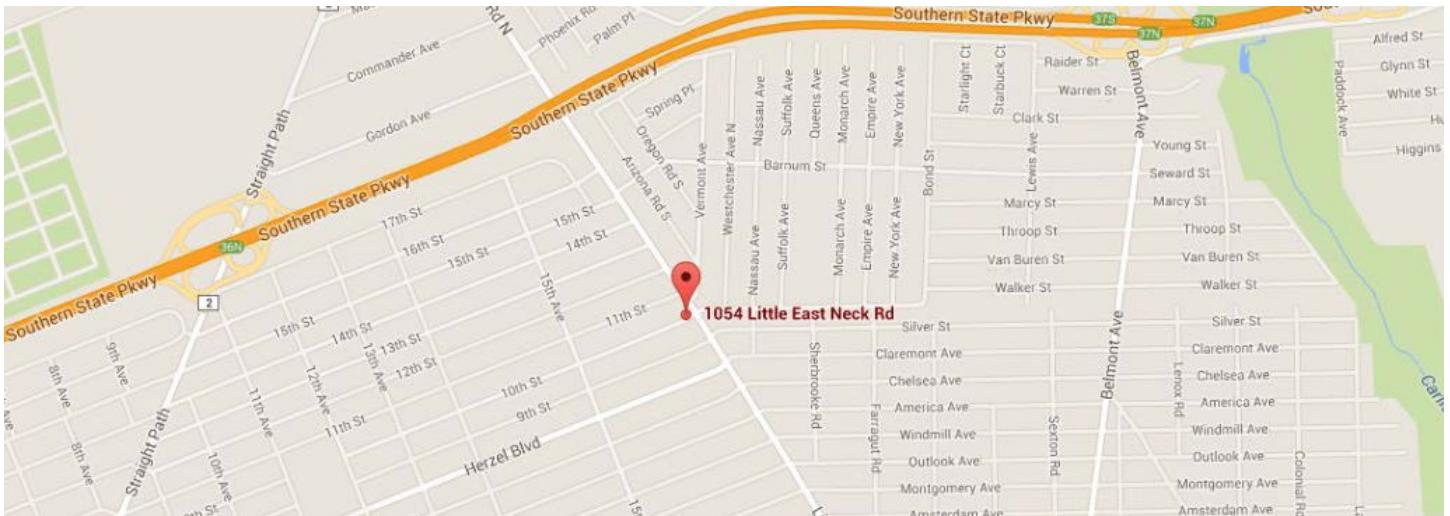
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Current Rent Roll

Tenant	S.F.	Monthly Rent	Annual Rent	Lease Expires
Sam Lauren	1400	1,800	21,600	MTM for 20 yrs
Real Estate Office	1400	2,000	24,000	MTM
Old Stuff Shop	1400	1,765	21,180	MTM for 40 years
	1400	1,765	21,180	
TOTAL	5600 S.F.	\$7,330	\$87,960	
EXPENSES	Real Estate Taxes	19,500		
	Insurance	3,100		
	Managment (3%)	2,454		
	Total Expenses	\$25,054		
	Net Operating Income	\$62,906		

Location Map



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Demographics

As of the census of 2010, there were 43,213 people and 14,537 households in the CDP, with 2.93 persons per household. The population density was 5,540.1 people per square mile (2,149.9/km²).

The racial makeup of the CDP was 79.9% White, 11.2% African American, 0.2% Native American, 2.7% Asian, 0.05% Pacific Islander, 3.6% some other race, and 2.3% from two or more races. Hispanic or Latino of any race were 12.2% of the population. The CDP was 72.5% non-Hispanic White.

There were 14,537 households out of which 36.7% had children under the age of 18 living with them, 54.3% were headed by married couples living together, 13.4% had a female householder with no husband present, and 27.3% were non-families. 22.0% of all households were made up of individuals, and 10.0% were someone living alone who was 65 years of age or older. The average household size was 2.93, and the average family size was 3.43.

In the CDP the population was spread out with 22.5% under the age of 18, 8.8% from 18 to 24, 26.7% from 25 to 44, 27.9% from 45 to 64, and 14.2% who were 65 years of age or older. The median age was 40.0 years.

For the period 2009-2011, it was estimated that there were 14,322 housing units, of which 17.6% were in multi-unit structures. The homeownership rate was 78.7%. The median value of owner-occupied housing units was \$353,500. 3.3% of housing units were vacant, and 21.3% of occupied housing units were occupied by renters.

94.6% of the population had lived in the same house 1 year & over. 12.9% of the entire population were foreign born, and 19.9% of residents at least 5 years old spoke a language other than English at home. 87.9% of residents at least 25 years old had graduated high school, and 20.5% of residents at least 25 years old had a bachelor's degree or higher.

The mean travel time to work for workers aged 16 and over was 28.8 minutes. The median income for a household in the CDP was \$83,248. The per capita income for the CDP was \$30,890. 4.0% of the population were living below the poverty line.

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