

A Corner Strip Retail for Lease  
2933 Long Beach Rd, Oceanside, NY 11572



**Highlights:**

2,300 SF of corner strip retail is located just across street to Great Lincoln Shopping Center at the corner of Long Beach Road and Bellevue Ave; 20 feet of frontage in Long Beach Rd, 11 feet of frontage in Bellevue Ave; very high traffic. 9-foot ceilings.

Private parking Lot with plenty of parking spaces direct to the back doors of strip retail. 0.9 miles to LIRR Oceanside Station. Perfect for bank, doctor clinic, retail, restaurant, nail spa, and a chain store professional.

Rental price: \$6,700 a month includes base property tax; rental rate: \$35 PSF/Yr. modified gross.

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