



**EXCLUSIVE FOR SALE –Buildable (Commercial) Land**  
**3427 LONG BEACH ROAD, OCEANSIDE NY 11572**



Type: **COMMERCIAL LAND**  
 LOT Size: **8,000 SF (80 x 100)**  
 For Sale: **ASKING \$585,000.00**  
**\*SELLER LOOKING FOR OFFERS**

Available: Immediate

Neighboring Tenants: Trader Joe’s, CVS, Men’s Warehouse, Ben’s Crab Restaurant, The Vitamin Shoppe, Long Island Bagel Café, Chip City, A & S Fine Foods, Shake Shack, Marshalls, GAP.

**Brief Description: For Sale is an Outstanding buildable 8,000 SF Lot located on busy Long Beach Road in Oceanside.** This 80’ x 100’ Lot offers high visibility along with strong demographics and an average daily traffic of over 30,000 vehicles per day! Call for details.

For More Information Contact:  
**Michael DiBella**  
 Licensed Real Estate Salesperson  
 (516) 997-0100 ext. 0319 – Office  
 (516) 864-6759 - cell  
[mdibella@pliskinrealty.com](mailto:mdibella@pliskinrealty.com)

**DEMOGRAPHICS**

	<u>1-mile</u>	<u>3 miles</u>	<u>5 miles</u>
2023 Population	18,575	142,623	384,536
AVG. HH Income	\$148,159	\$145,089	\$143,452
ADT: 30,000+			

