

# OFFERING MEMORANDUM

## M2M LEASE

45 N. Village Ave # 2A Rockville Centre, New York 11570



# THE OFFERING | Executive Summary

**45 N. Village Ave # 2A Rockville Centre, New York 11570**

**AVAILABLE SPACE:            1,300 SF**

**LEASE PRICE: \$4,995 per Month**

Location, location, location! 2nd-floor space boasts a beautiful window offering an abundance of natural light + views of Village Ave. The perfect blend of style + practicality, this space features direct access to a 1-car designated spot + ample parking in the back municipal lot, ensuring your clients + employees will have no trouble finding a spot. Commuting has never been easier with the LIRR a stone's throw away, allowing you to maximize your productivity + minimize the stress of traveling. Approximately 1,300SF provides plenty of room for your business to flourish. As you enter the professional lobby entrance, you'll be greeted with an inviting atmosphere that sets the stage for success. Basement storage is avail if needed, keeping your workspace clutter-free. Perfect for a variety of professionals, whether in the tech industry, a therapist, an attorney, or a small business owner. Tenants are responsible for their own gas + electric bills, as this space is separately metered.

# PROPERTY PHOTOS





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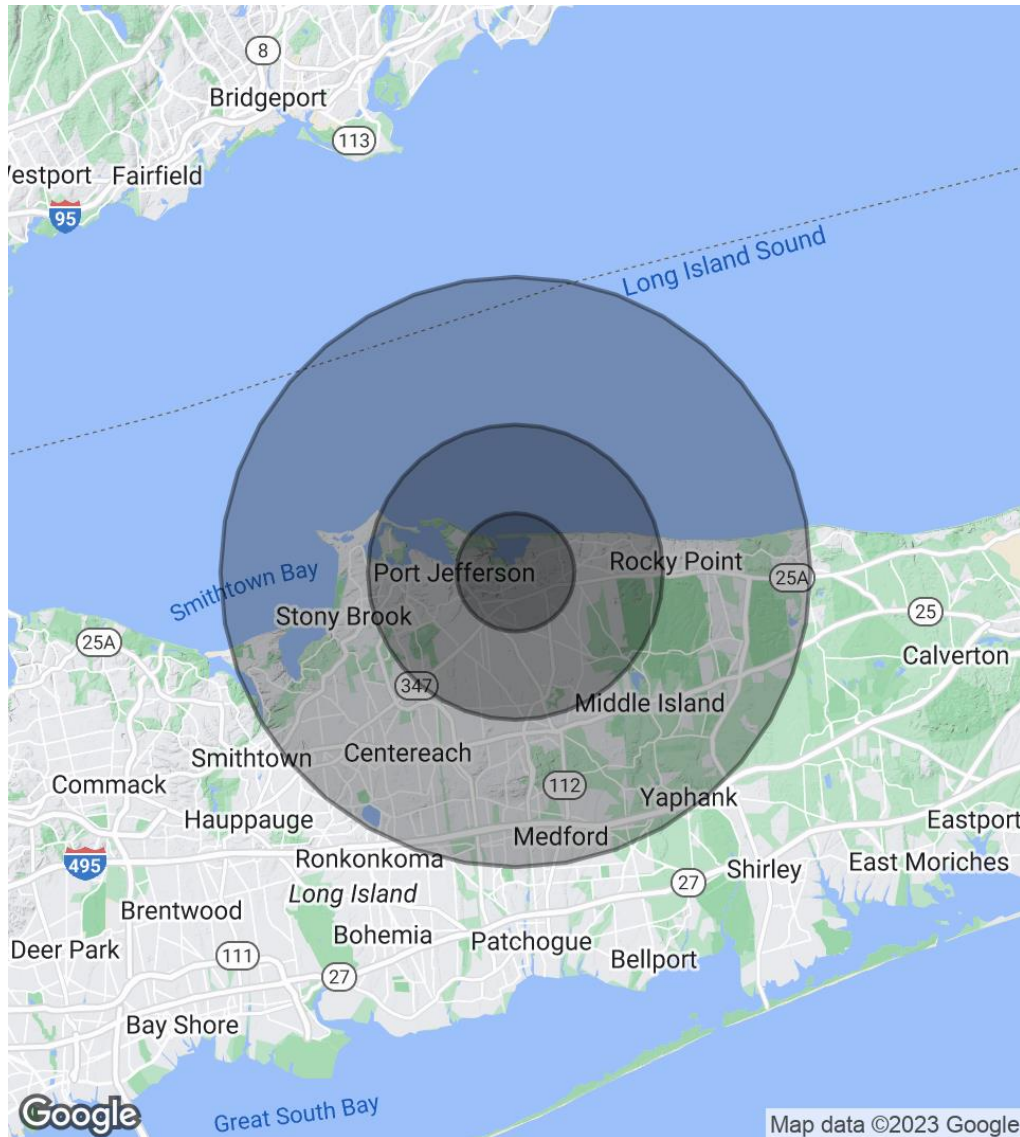


# RETAIL MAP





# PROPERTY DEMOGRAPHICS



2 MILES

**Population**  
21,412  
**Households**  
8,139  
**Average HH Income**  
\$136,635

5 MILES

**Population**  
119,485  
**Households**  
44,777  
**Average HH Income**  
\$128,214

10 MILES

**Population**  
354,222  
**Households**  
127,602  
**Average HH Income**  
\$120,433