



 **JLL** SEE A BRIGHTER WAY

For sale

Manhasset Portfolio

Executive summary

JLL has been retained on an exclusive basis to market the sale of a portfolio of office buildings and a parking lot in Manhasset, NY. The 3 buildings total 11,900 SF and are located one block away from the Manhasset LIRR Train Station and Plandome Road, which offers a variety of restaurants, retail shops, and banks (Citibank, Bank of America, M&T). The portfolio offers the rare opportunity for an investor or user to own in the prestigious Manhasset township. The 3 buildings have income in place to provide cash-flow at closing with some vacancy for a potential user to occupy.

Portfolio asking price: \$4,300,000

For additional information or to schedule an inspection, please contact the exclusive brokers.



Demographics

	2 mile	5 miles	10 miles
2024 population	52,734	361,201	2,592,021
2024 households	18,523	128,197	873,563
Average HH income	\$174,690	\$148,557	\$109,043
Median home value	\$1,043,698	\$806,809	\$675,195

Property highlights



47 Hillside Avenue, Manhasset



57 Hillside Avenue, Manhasset

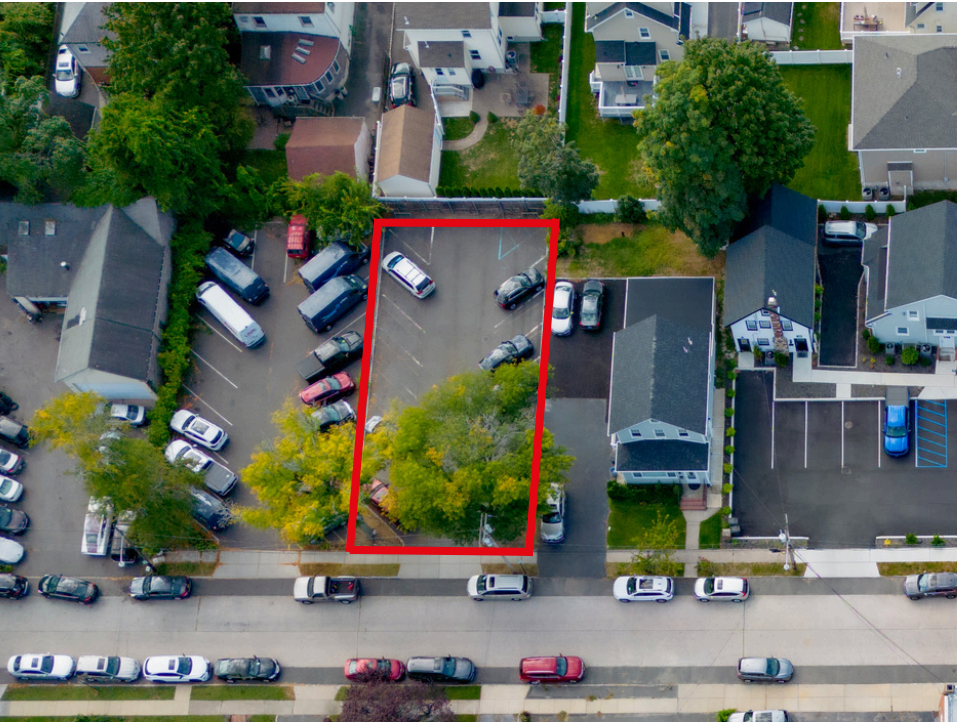
Size	7,000 SF building
Possession	<ul style="list-style-type: none">Entire first floor available for user / investorSecond floor occupied until 2030
Real estate taxes	\$36,575
In-place NOI	\$60,255.78

Size	4,000 SF building
Possession	Fully occupied until September 2026 by three tenants
Real estate taxes	\$18,368 (includes 28 Locust Street)
In-place NOI	\$61,750.42

Property highlights



28 Locust Street, Manhasset



Locust Street, Manhasset

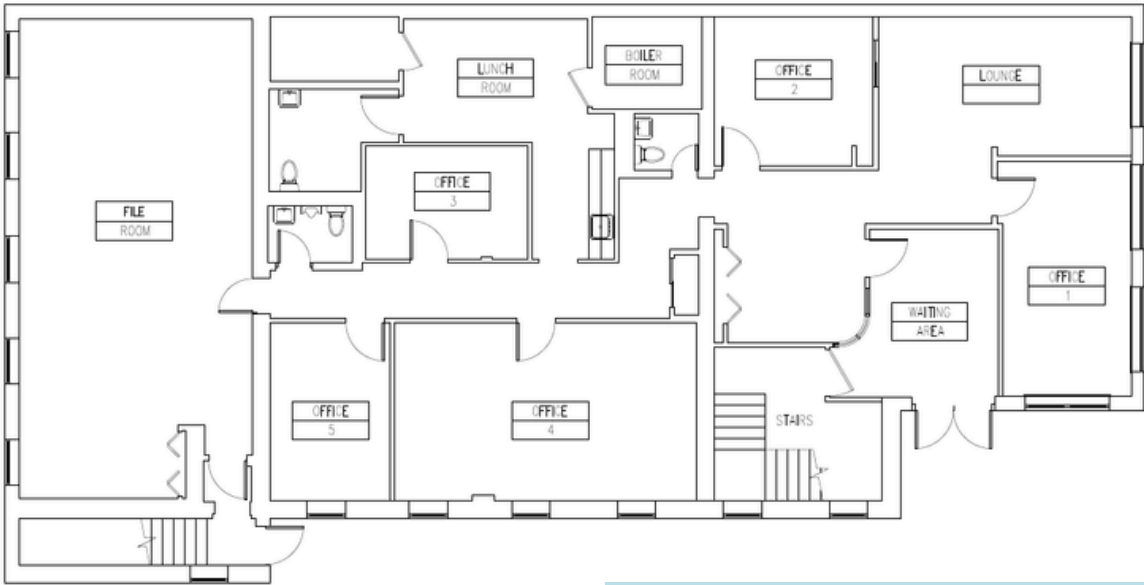
Size	900 SF building
Possession	Occupied until January 2027 by one tenant
Real estate taxes	Same tax lot as 57 Hillside Avenue (\$18,368)
In-place NOI	\$16,272.62

Size	5,000 SF lot
Real estate taxes	\$6,886
Notes	16 parking spaces

Floorplans

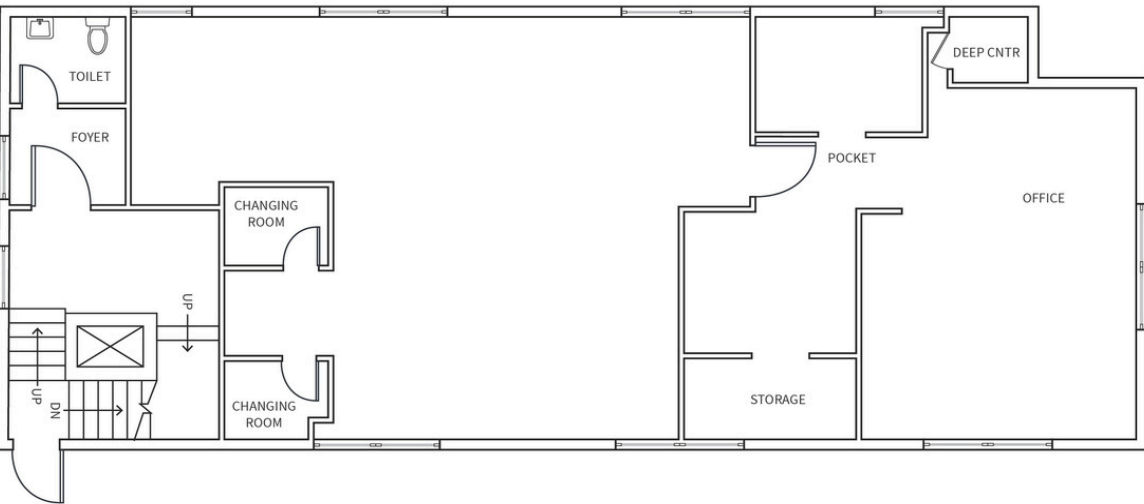
47 Hillside Avenue, Manhasset

1st floor



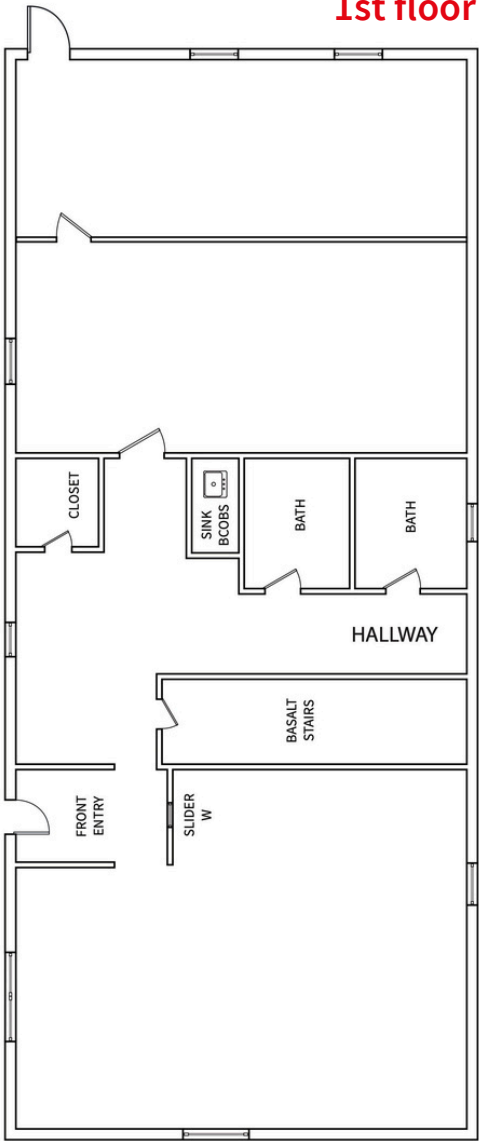
57 Hillside Avenue, Manhasset

1st floor



28 Locust Street, Manhasset

1st floor

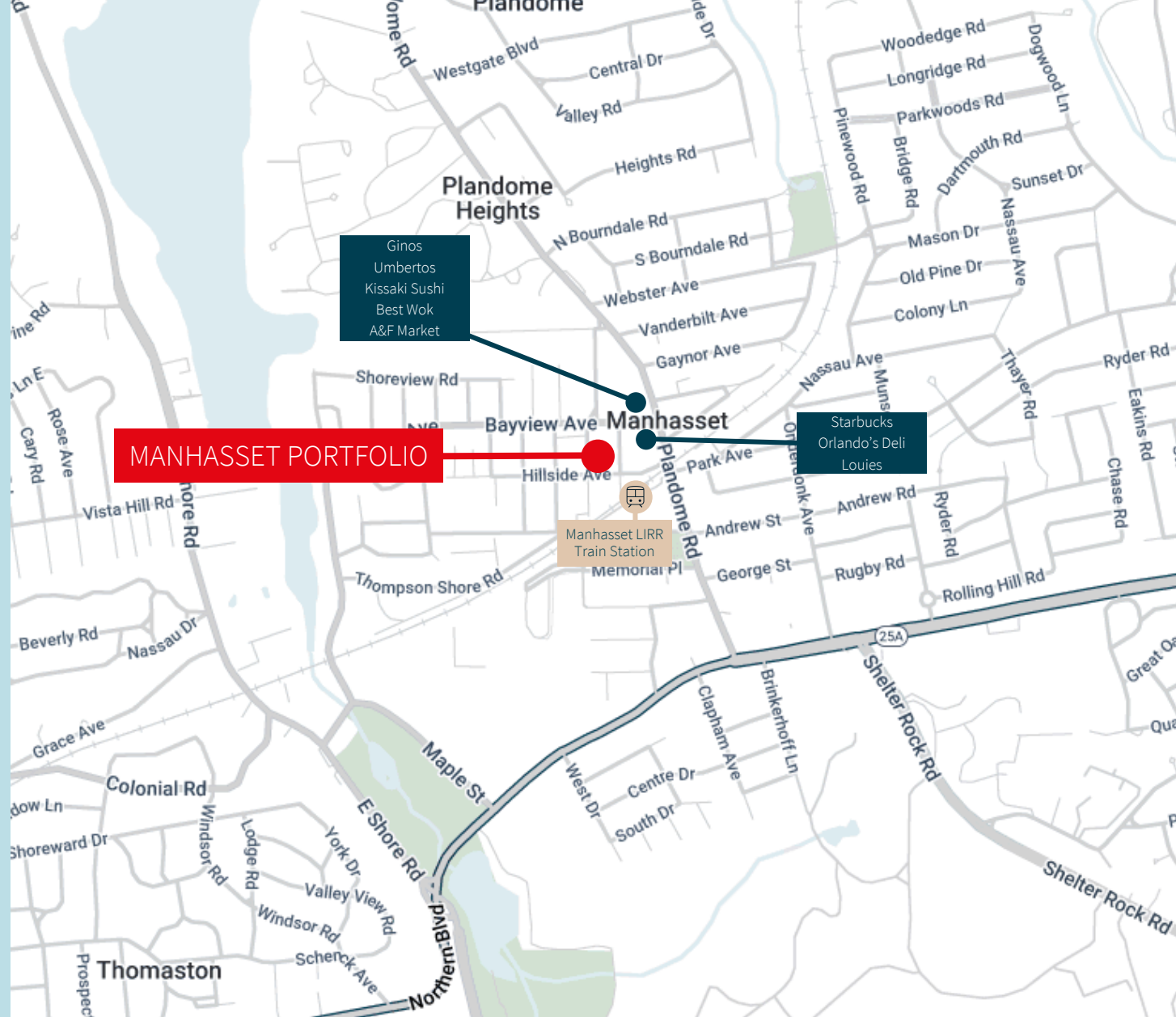


About Manhasset, NY

Manhasset, New York, a hamlet located in Nassau County on Long Island's North Shore, boasts a rich history and strategic location that has contributed to its development and prestige over the years.

Manhasset's Miracle Mile, a stretch of Northern Boulevard, has become renowned for its high-end shopping and restaurant choices. The development of this commercial corridor, featuring luxury retailers and boutiques, solidified Manhasset's reputation as a destination for upscale shopping and contributed to its economic growth.

The hamlet is well-served by various modes of transportation. The Long Island Rail Road remains a crucial link to New York City, providing direct service to Penn Station and Grand Central Station, with a typical journey time of around 30 minutes. For drivers, Manhasset is accessible via major roadways such as the Long Island Expressway (I-495) and Northern Boulevard (Route 25A).



Kyle Crennan

Managing Director

Kyle.Crennan@jll.com

+1 631 962 2896

Joseph Lopresti

Executive Vice President

Joseph.Lopresti@jll.com

+1 631 962 7384

Brian Weigold

Associate

Brian.Weigold@jll.com

+1 631 962 2895

jll.com

 **SEE A BRIGHTER WAY**