







RETAIL SPACE

NORTH BABYLON, NY

SUNSET PLAZA

1112-1238 DEER PARK AVENUE

SIZE
4,857 SF

ASKING RENT
Upon Request

CO-TENANTS
Uncle Giuseppe's, PetSmart, LA Fitness, Starbucks, Wendy's, Citibank, Pizzaiola Pizzeria & Restaurant, Buffalo Wild Wings, Voodoo Crab, GNC, PM Pediatrics, Teachers Federal Credit Union, Philly Pretzels, Optimum, Boss Cuts, Grand Slam Collectibles, Just Salad, Physical Therapy (Coming Soon), Five Below (Coming Soon)

NEIGHBORS
Dunkin', Avocados Kitchen, Staples, Kid City, McDonald's, Taco Bell/Pizza Hut, CVS Pharmacy, AutoZone, Chip City

COMMENTS
At signalized intersection of Deer Park Avenue & Woods Road

47,000 vehicles pass this site daily

Easy access / 7 access points into the shopping center

CONTACT EXCLUSIVE AGENT

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



AERIAL


SUNSET PLAZA
LA FITNESS
PETSMART
4,857 SF
GRAND SLAM COLLECTIBLES
FIVE BELOW
COMING SOON
PHYSICAL THERAPY
COMING SOON
BOSS CUTS
NAIL SALON
KT WINES
Uncle Giuseppe's MARKETPLACE
optimum
PIZZAIOLA PIZZERIA & RESTAURANT
MADE BY LILI'S
EYEWEAR
GNC
GUAC TIME
just salad
TFCU
Pediatrics
CHINA BUFFET
BUFFALO WILD WINGS
STAND UP MRI
WOODS ROAD
CHASE
DUNKIN'
CVS pharmacy
231
Wendy's
citibank
TACO BELL
47,000 VPD
DEER PARK AVENUE
bp
JUNE CLAIRE SCHOOL OF DANCE
XL NAILS
SMOKE N VAPE
WIRELESS SHACK
SUSHI EXPRESS
Carvel
CASA DE CAMPO
SUBWAY
WINE & LIQUORS
NAILS
CLEANERS
Avocado's KITCHEN
WALLY'S BAGELS

SITE PLAN

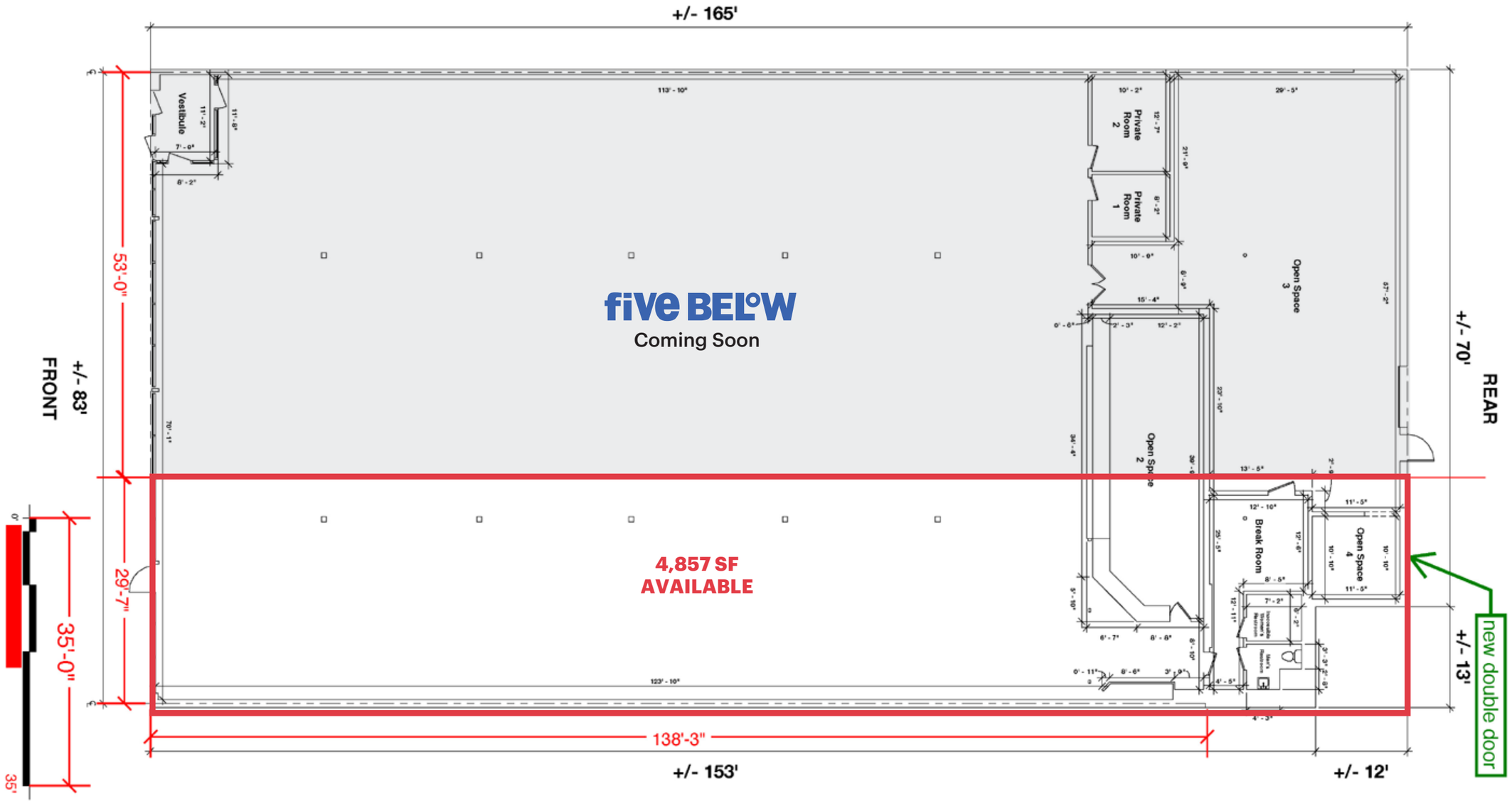
GROUND FLOOR



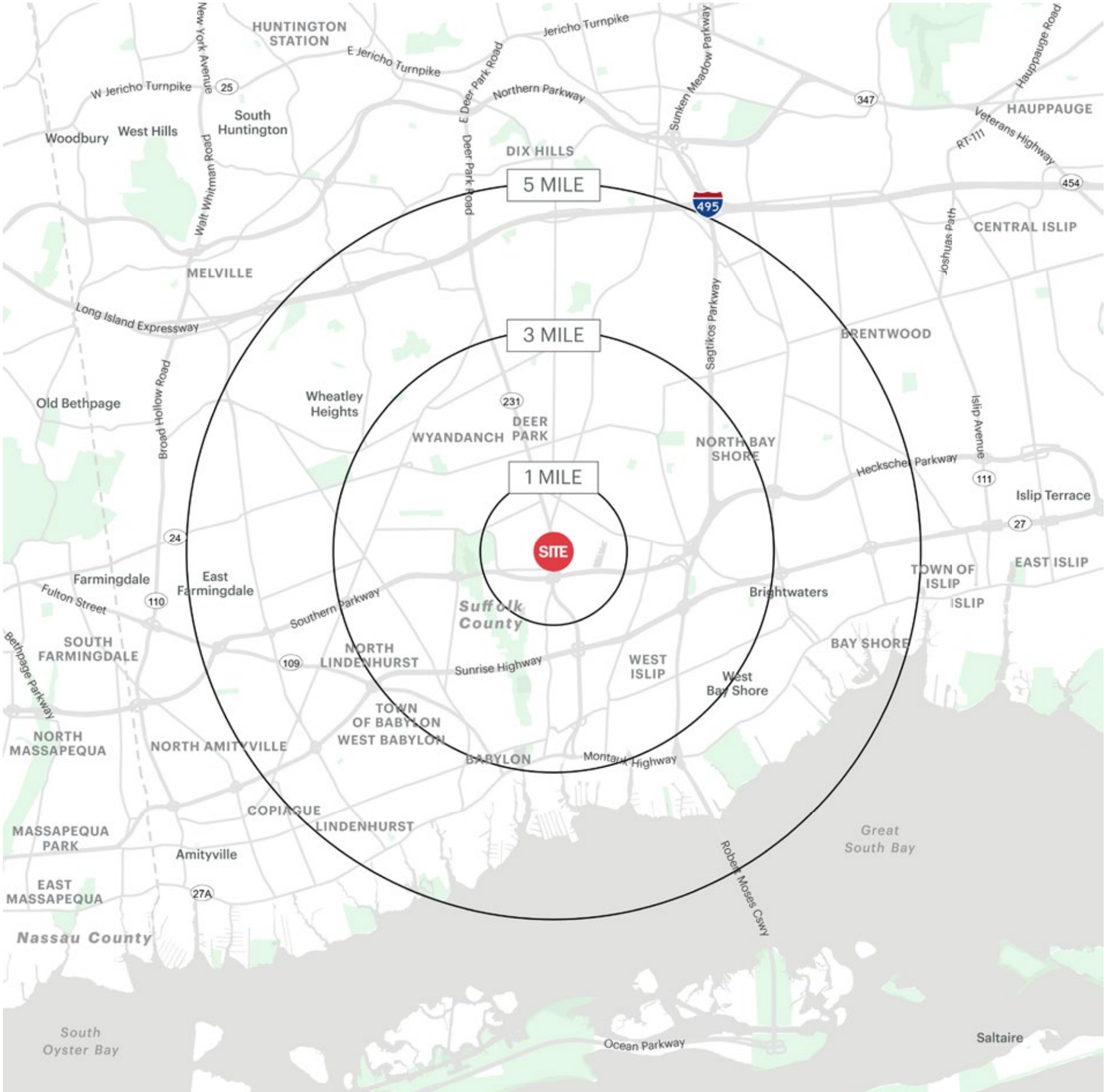
CURRENT RETAILERS		
1-3	LA FITNESS	34,000 SF
4-6	PETSMART	17,600 SF
7	GRAND SLAM COLLECTIBLES	3,375 SF
8A	FIVE BELOW - COMING SOON	8,714 SF
8B	**AVAILABLE**	**4,857 SF**
9	USPS	6,300 SF
10	PHYSICAL THERAPY (COMING SOON)	3,750 SF
11	BOSS CUTS	1,800 SF
12	NAIL SALON	3,000 SF
13	UNCLE GIUSEPPE'S	2,640 SF
14	KT WINES	4,100 SF
15	UNCLE GIUSEPPE'S	39,241
16	OPTIMUM	2,000 SF
17	PIZZAIOLA PIZZERIA & RESTAURANT	3,600 SF
18	MADE BY LILI'S	960 SF
19, 20 & 21	VOODOO CRAB	4,330 SF
22	PHILLY PRETZELS	1,200 SF
23	SUNSET CITY EYEWEAR	1,920 SF
24	GNC	1,120 SF
25	GUAC TIME	1,638 SF
26	JUST SALAD	2,260 SF
27	TEACHERS FEDERAL CREDIT UNION	3,150 SF
28	PM PEDIATRICS	7,200 SF
29	CHINA BUFFET	10,000 SF
30	BUFFALO WILD WINGS	8,820 SF
31	STAND UP MRI	3,414 SF
32	CITIBANK	2,807 SF
33	WENDY'S	2,880 SF
34	STARBUCKS	1,600 SF
	TOTAL	187,565 SF

FLOOR PLAN

" FORMER RITE AID" SPACE #8 LOD



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
17,392

HOUSEHOLDS
5,723

AVERAGE HOUSEHOLD INCOME
$164,978

MEDIAN HOUSEHOLD INCOME
$126,965

COLLEGE GRADUATES (Bachelor's +)
4,219 - 34.0%

TOTAL BUSINESSES
719

TOTAL EMPLOYEES
4,218

DAYTIME POPULATION (w/ 16 yr +)
12,408

3 MILE RADIUS

POPULATION
141,260

HOUSEHOLDS
45,684

AVERAGE HOUSEHOLD INCOME
$159,591

MEDIAN HOUSEHOLD INCOME
$124,888

COLLEGE GRADUATES (Bachelor's +)
36,093 - 36.0%

TOTAL BUSINESSES
5,290

TOTAL EMPLOYEES
41,462

DAYTIME POPULATION (w/ 16 yr +)
109,014

5 MILE RADIUS

POPULATION
292,924

HOUSEHOLDS
91,722

AVERAGE HOUSEHOLD INCOME
$162,690

MEDIAN HOUSEHOLD INCOME
$123,345

COLLEGE GRADUATES (Bachelor's +)
74,370 - 36.0%

TOTAL BUSINESSES
10,791

TOTAL EMPLOYEES
107,418

DAYTIME POPULATION (w/ 16 yr +)
248,828

AREA DEMOGRAPHICS

