



## RETAIL SPACE

# SHIRLEY, NY

## SOUTH PORT SHOPPING CENTER

999 Montauk Highway

### AVAILABLE SIZES

2,000 SF - 15,000 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Stop & Shop, Kohl's, Cohen's Fashion Optical, LabCorp, GameStop, Verizon Wireless, GNC, Pacific Tanning, Kay Jewelers, Bath & Body Works, Sally Beauty Supply, Marshalls, Tropical Smoothie Cafe, The UPS Store, Michaels, Five Below, Ulta, Curtains & Home, Pets Warehouse, Island Empanada, Claire's, Torrid, Famous Footwear, Bank of America

Coming Soon - Old Navy, Planet Fitness & Buffalo Wild Wings GO

### NEIGHBORS

McDonalds, Tire City, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS Pharmacy, iFixScreens, T-Mobile, Friendly's

### COMMENTS

301,778 SF Shopping Center

Located on Montauk Highway (Route 27A) with dedicated traffic signal

Situated within ¼ mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46)

## CONTACT EXCLUSIVE AGENTS

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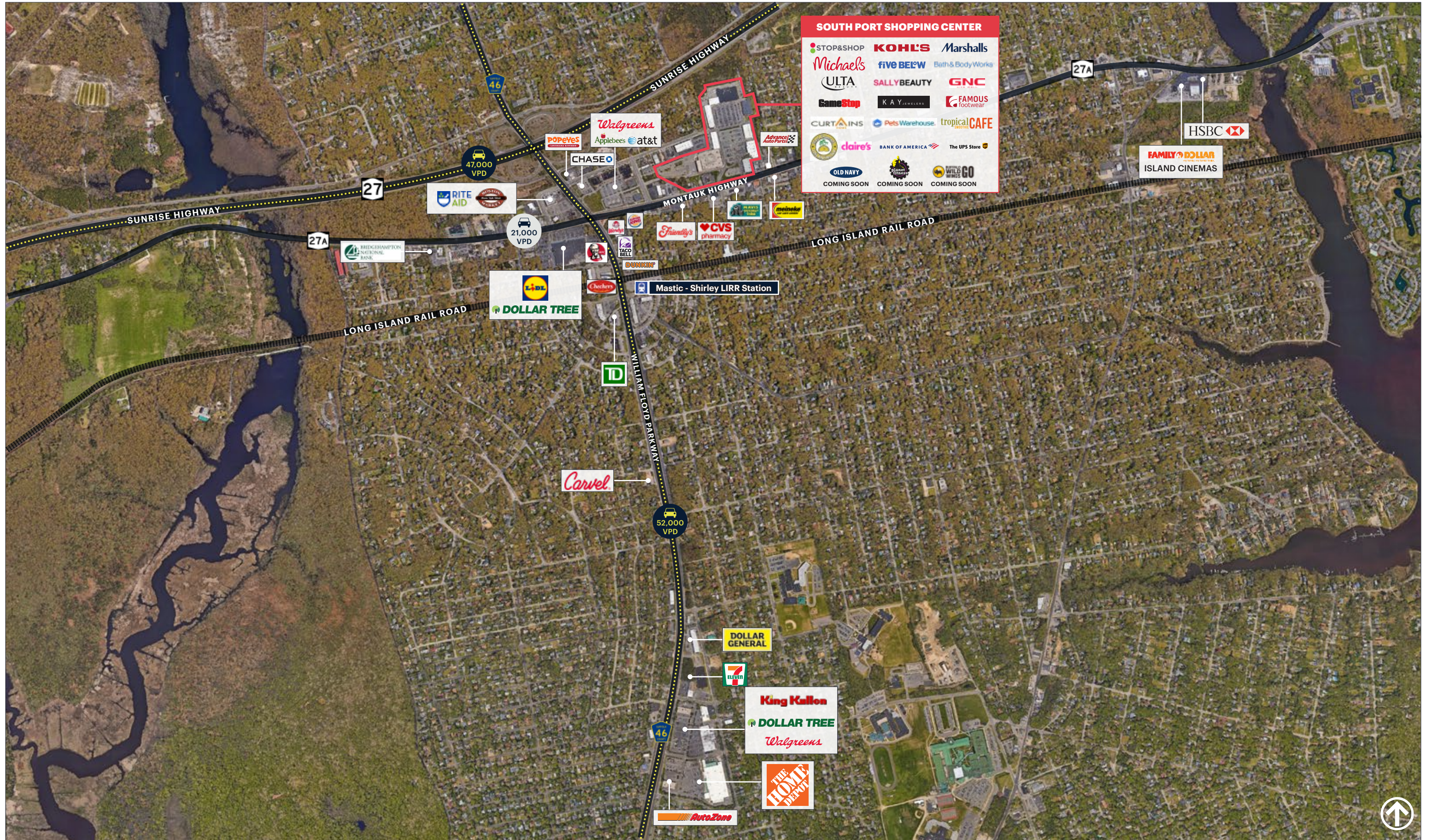
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Please visit us at [ripcony.com](http://ripcony.com) for more information

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# MARKET AERIAL



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

**MID-LEVEL AERIAL**



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

**AERIAL**

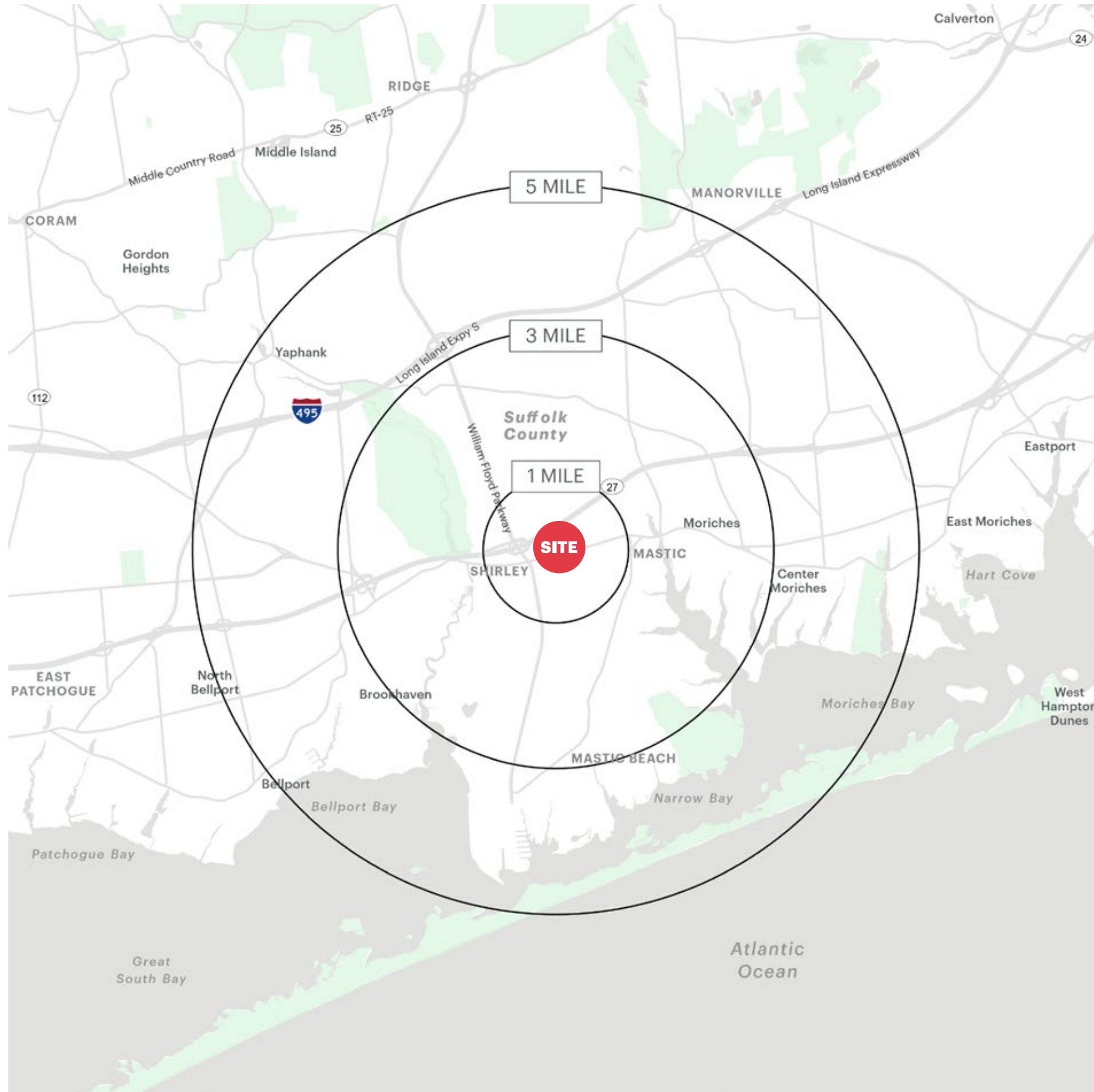


SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

# SITE PLAN



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

11,729

### HOUSEHOLDS

3,418

### AVERAGE HOUSEHOLD INCOME

\$136,558

### MEDIAN HOUSEHOLD INCOME

\$106,245

### COLLEGE GRADUATES (Bachelor's +)

1,437 - 18.0%

### TOTAL BUSINESSES

469

### TOTAL EMPLOYEES

2,700

### DAYTIME POPULATION (w/ 16 yr +)

9,270

## 3 MILE RADIUS

### POPULATION

53,564

### HOUSEHOLDS

17,112

### AVERAGE HOUSEHOLD INCOME

\$132,329

### MEDIAN HOUSEHOLD INCOME

\$100,643

### COLLEGE GRADUATES (Bachelor's +)

8,244 - 23.0%

### TOTAL BUSINESSES

1,287

### TOTAL EMPLOYEES

9,631

### DAYTIME POPULATION (w/ 16 yr +)

38,748

## 5 MILE RADIUS

### POPULATION

93,197

### HOUSEHOLDS

31,485

### AVERAGE HOUSEHOLD INCOME

\$131,848

### MEDIAN HOUSEHOLD INCOME

\$99,350

### COLLEGE GRADUATES (Bachelor's +)

16,727 - 26.0%

### TOTAL BUSINESSES

2,539

### TOTAL EMPLOYEES

29,552

### DAYTIME POPULATION (w/ 16 yr +)

79,065

# AREA DEMOGRAPHICS

