RETAIL SPACE

EAST ISLIP, NY

HECKSCHER SHOPPING CENTER

310 East Main Street

SIZE

In-line	1,000 SF	
In-line	4,580 SF	
In-line	897 SF	CAN BE COMBINED 3,042 SF
In-line	1,000 SF	
In-line	1,145 SF	

ASKING RENT
Upon Request

CO-TENANTS
Pat's Marketplace, Dunkin', Sherwin Williams, T-Mobile, Energize Nutrition, Murray Bagels, Renzo's Pizza, Leslie's Pool Supplies, Orangetheory Fitness (Coming Soon)

NEIGHBORS
Jackson Hall, Bank of America, East Islip Public Library, Radiology and Doctors' Offices, Bayway Arts Center, Broadhollow Theatre, Drift Inn Bar, Francesco's Trattoria, East Islip Dental, Bay Family Medicine, Carvel, USPS, Friendly's, A&S Pork Store, TD Bank, CVS, Ace Hardware

COMMENTS
60,000 SF Shopping Center

Located on East Main Street just west of Southern State Parkway/Heckscher Parkway

Vibrant south shore community

CONTACT EXCLUSIVE AGENTS

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BRIAN SCHUSTER
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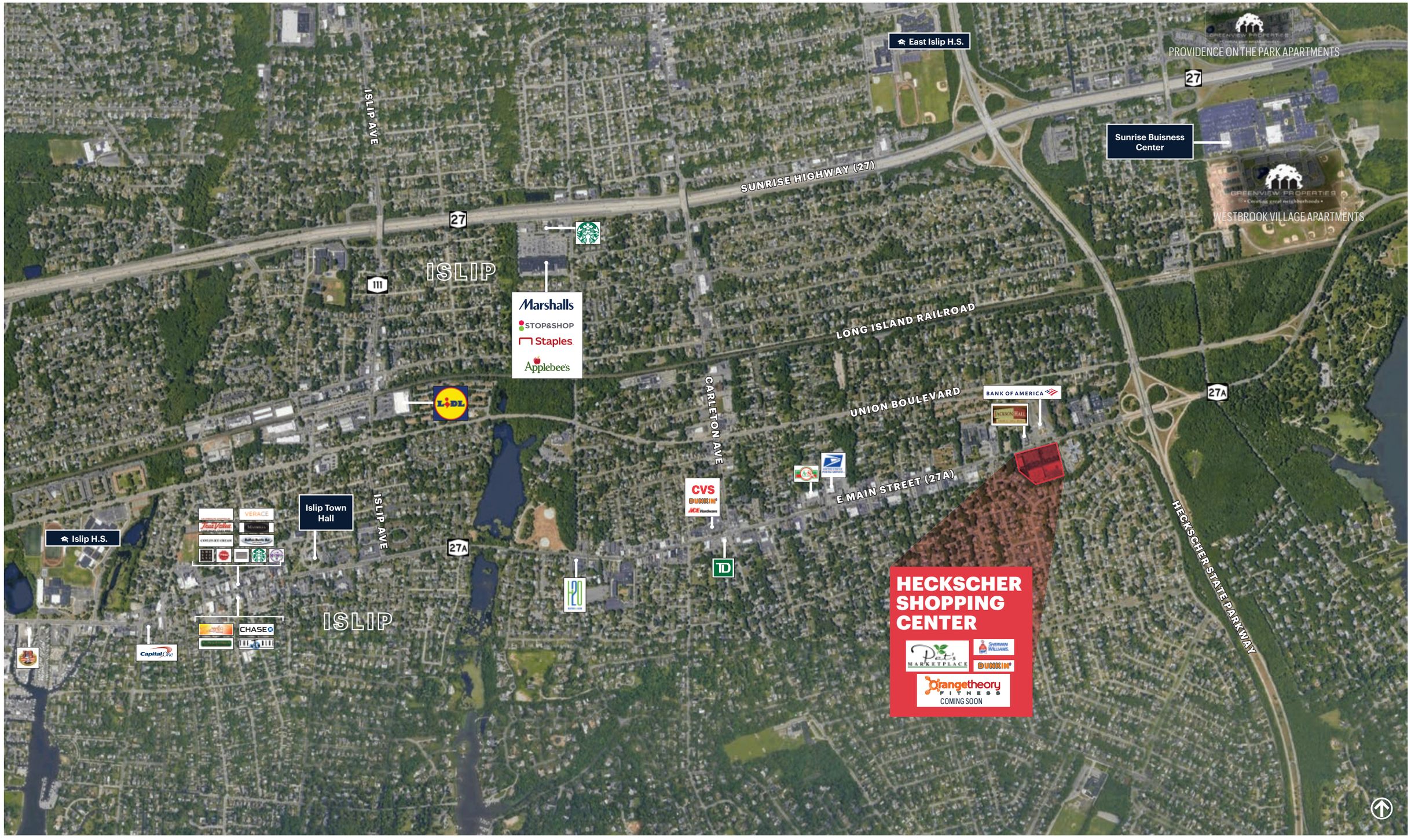
RIPCO REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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

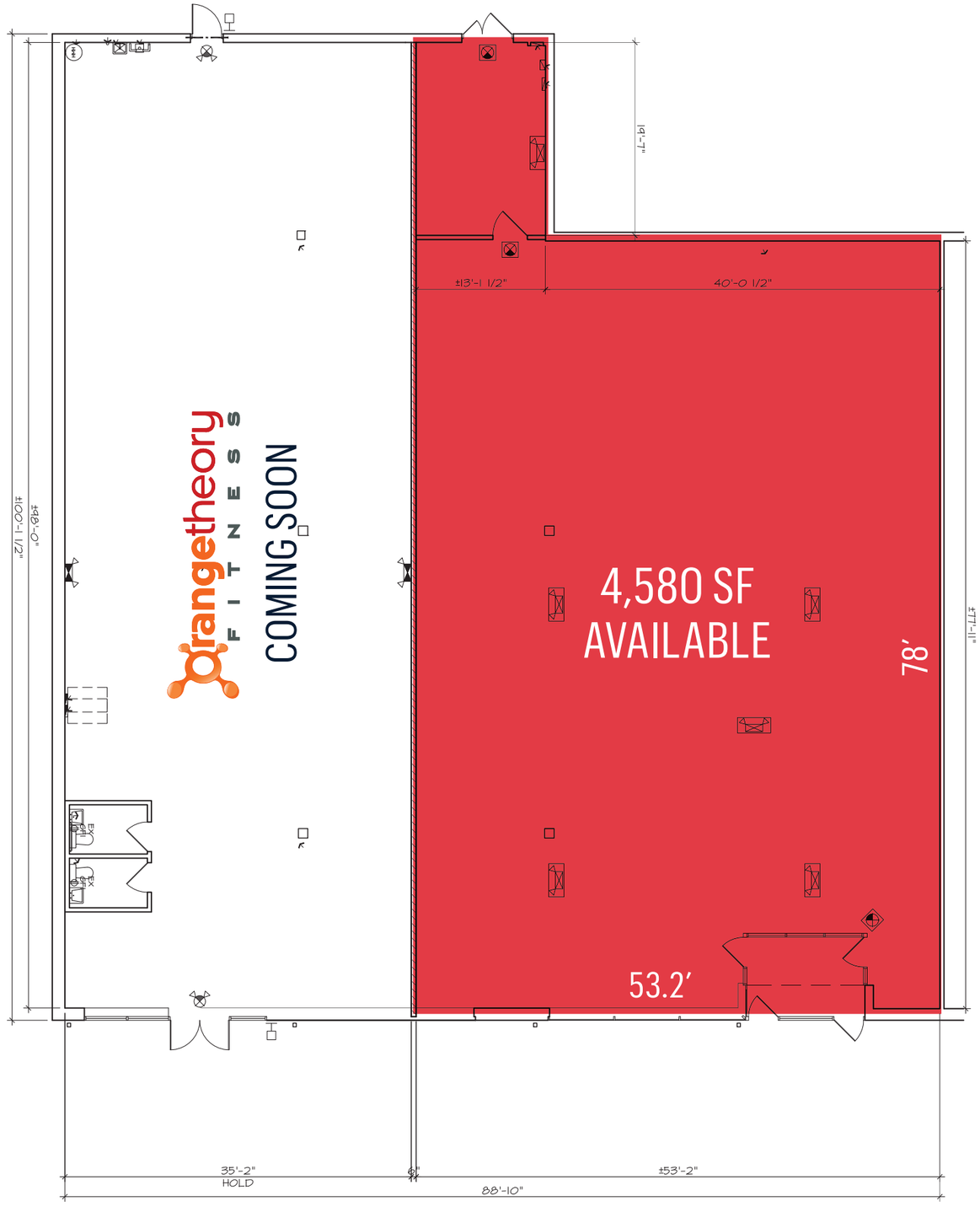
Drift Inn Bar, Francesco's Trattoria, Quick Stop Smoke Shop, Barber, Tattoos
Bay Family Medicine
Florist Liquors
East Islip Dental
Carvel
Pat's MARKETPLACE
Energize Nutrition
Murray Bagels
Liquors
DUNKIN'
Momentum Rehabilitation + Nursing
COMING SOON
COMING SOON
T-Mobile
CAN BE COMBINED 3,042 SF
15K VPD
E MAIN STREET (27A)
JACKSON HALL
BANK OF AMERICA
Condos
Medical Offices
East Islip Public Library
Radiology
Bayway Arts Center
Broadhollow Theatre
LAUREL AVENUE
HARWOOD AVENUE
HECKSCHER STATE PARKWAY
UNION BOULEVARD

SITE PLAN

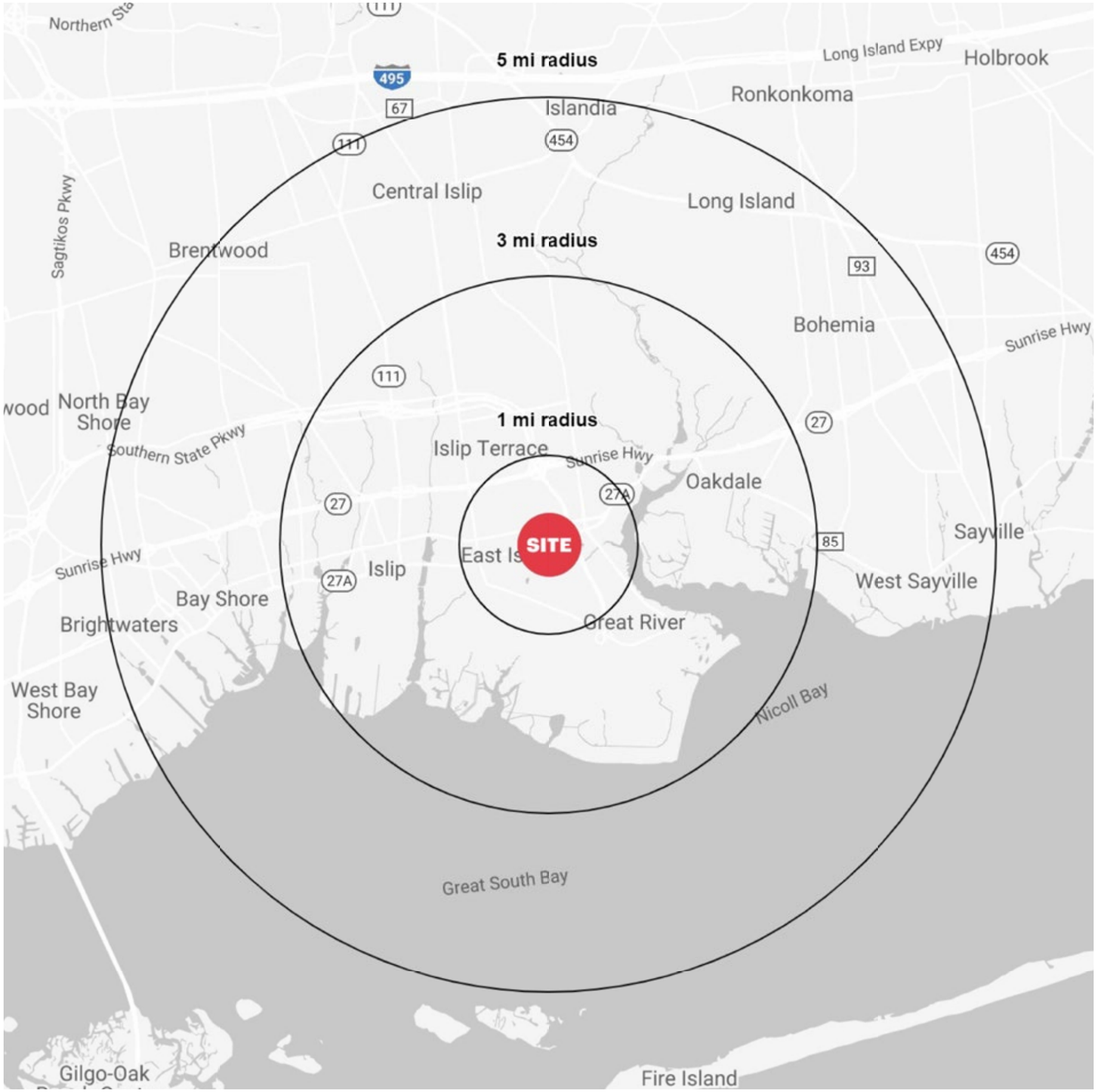
BUILDING A:	49,937 SF	
ORANGETHEORY FITNESS	3,669 SF	
AVAILABLE	4,580 SF	
SHRIMPY'S BURRITO BAR (COMING SOON)	1,200 SF	
AVAILABLE	1,000 SF	
AVAILABLE	1,000 SF	CAN BE COMBINED 3,042 SF
AVAILABLE	897 SF	
AVAILABLE	1,145 SF	
LESLIE'S POOL SUPPLIES	2,655 SF	
EXCELLENT NAILS	1,200 SF	
T-MOBILE	1,680 SF	
PAT'S MARKETPLACE	29,593 SF	

BUILDING B:	8,010 SF
ENERGIZE NUTRITION	1,000 SF
SHERWIN WILLIAMS	3,736 SF
MURRAY BAGELS	1,000 SF
LIQUOR STORE	928 SF
DUNKIN'	928 SF

FLOOR PLAN


orangetheory FITNESS
COMING SOON
4,580 SF
AVAILABLE
78'
53.2'
±13'-1 1/2"
40'-0 1/2"
18'-7"
±100'-1 1/2"
±88'-0"
±77'-11"
35'-2"
HOLD
6"
±53'-2"
88'-10"
EXIT
EXIT

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
11,478

HOUSEHOLDS
3,994

AVERAGE HOUSEHOLD INCOME
$130,430

MEDIAN HOUSEHOLD INCOME
$123,571

COLLEGE GRADUATES (Bachelor's +)
3,238 - 40.7%

TOTAL BUSINESSES
430

TOTAL EMPLOYEES
3,089

DAYTIME POPULATION (w/ 16 yr +)
7,150

3 MILE RADIUS

POPULATION
56,213

HOUSEHOLDS
19,828

AVERAGE HOUSEHOLD INCOME
$123,324

MEDIAN HOUSEHOLD INCOME
$107,372

COLLEGE GRADUATES (Bachelor's +)
14,092 - 35.7%

TOTAL BUSINESSES
1,882

TOTAL EMPLOYEES
17,707

DAYTIME POPULATION (w/ 16 yr +)
35,349

5 MILE RADIUS

POPULATION
177,224

HOUSEHOLDS
56,758

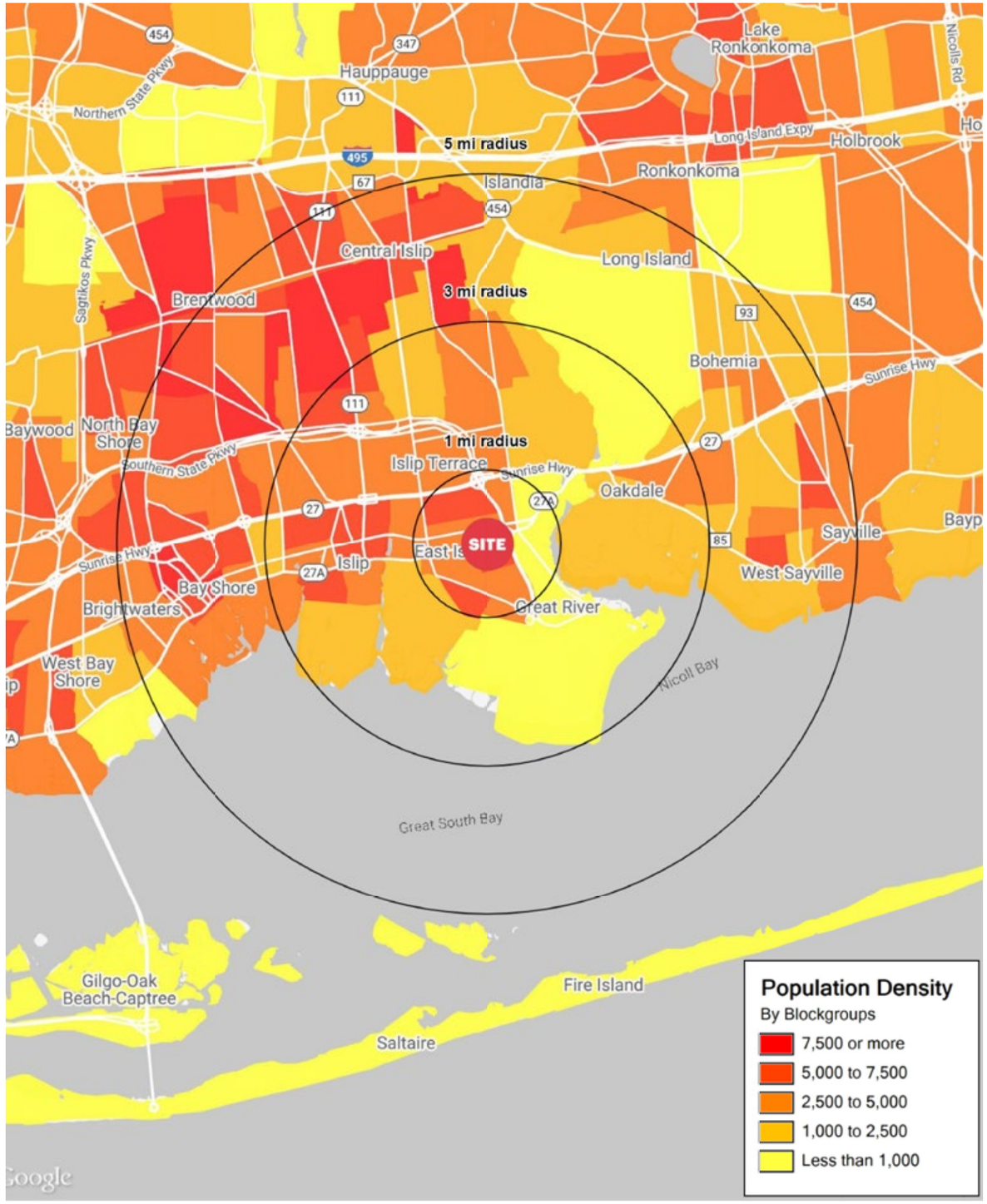
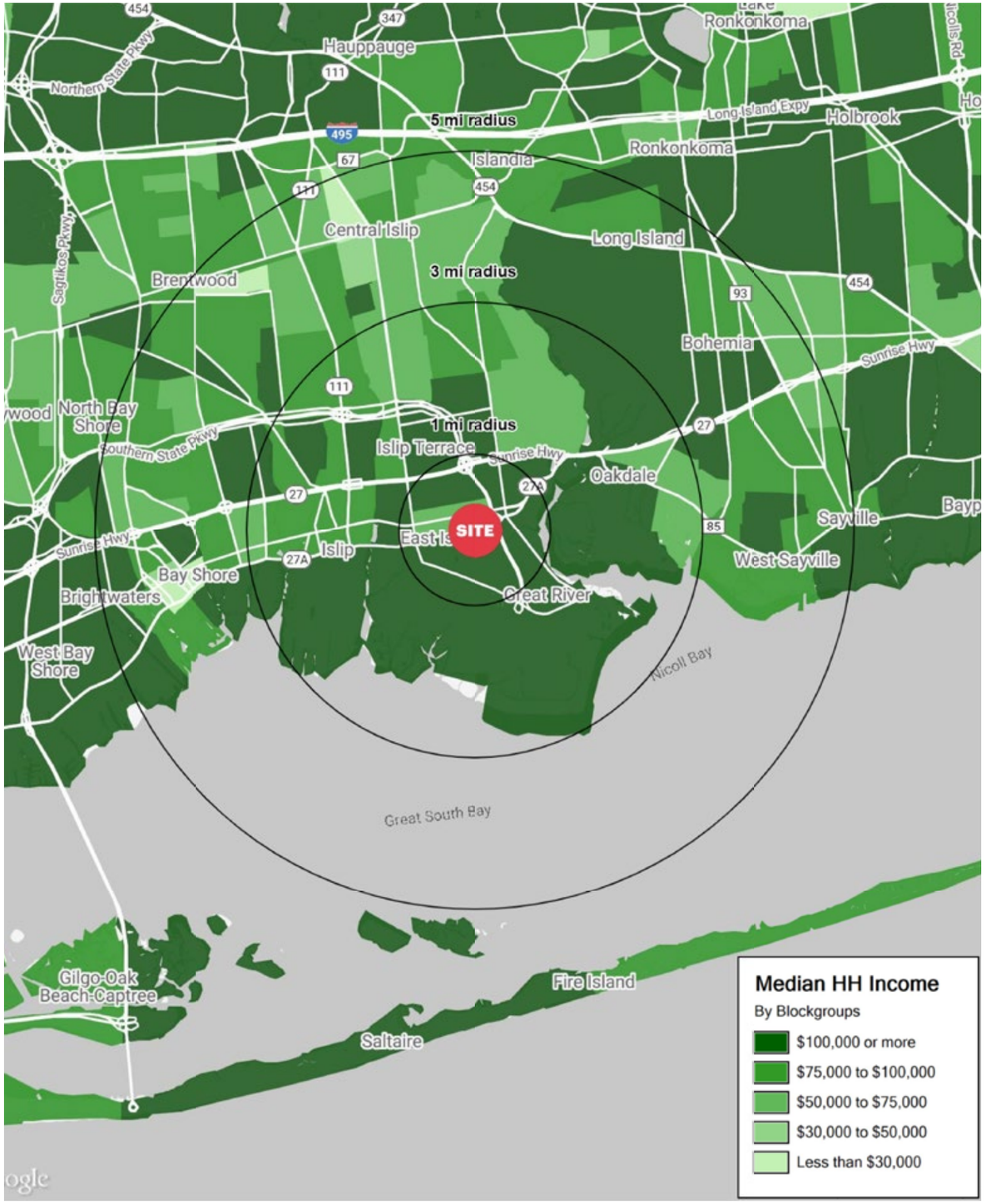
AVERAGE HOUSEHOLD INCOME
$111,973

MEDIAN HOUSEHOLD INCOME
$93,503

COLLEGE GRADUATES (Bachelor's +)
34,024 - 28.2%

TOTAL BUSINESSES
7,409

TOTAL EMPLOYEES
75,245

DAYTIME POPULATION (w/ 16 yr +)
126,753

AREA DEMOGRAPHICS