



RETAIL SPACE

N. BABYLON, NY

DEER PARK PLAZA

20-74 DEER SHORE SQUARE

SIZE

Space 1	±10,812 SF
Space 7	±1,440 SF
Space 12	±4,240 SF

ASKING RENT

Upon Request

NNN

Approximately \$9.48 PSF

CO-TENANTS

Harbor Freight, Mama Sbarro's Pizzeria, Salpino Italian Food Market, Dollar Tree, 50% Off Cards, Ching Lai Chinese Restaurant, Crown Pharmacy, Ideal Dental Services, Barber

NEIGHBORS

Ocean State Job Lot, Verizon, UPS Store, McDonalds, Boston Market, KFC, 7-Eleven, Bethpage Federal Credit Union, TD Bank, Auto Zone, Burger King, CVS, Sonic, Walgreens, T-Mobile, Jiffy Lube, Popeye's Louisiana Kitchen, White Castle

COMMENTS

Located at the signalized intersection of Deer Park Avenue and Bay Shore Road

Anchor opportunity available

Over 45,700 vehicles passing this site daily

Tremendous visibility and 6 easy access points to the center

Two pylons — one on Deer Park Avenue and Bay Shore Road



CONTACT EXCLUSIVE AGENT

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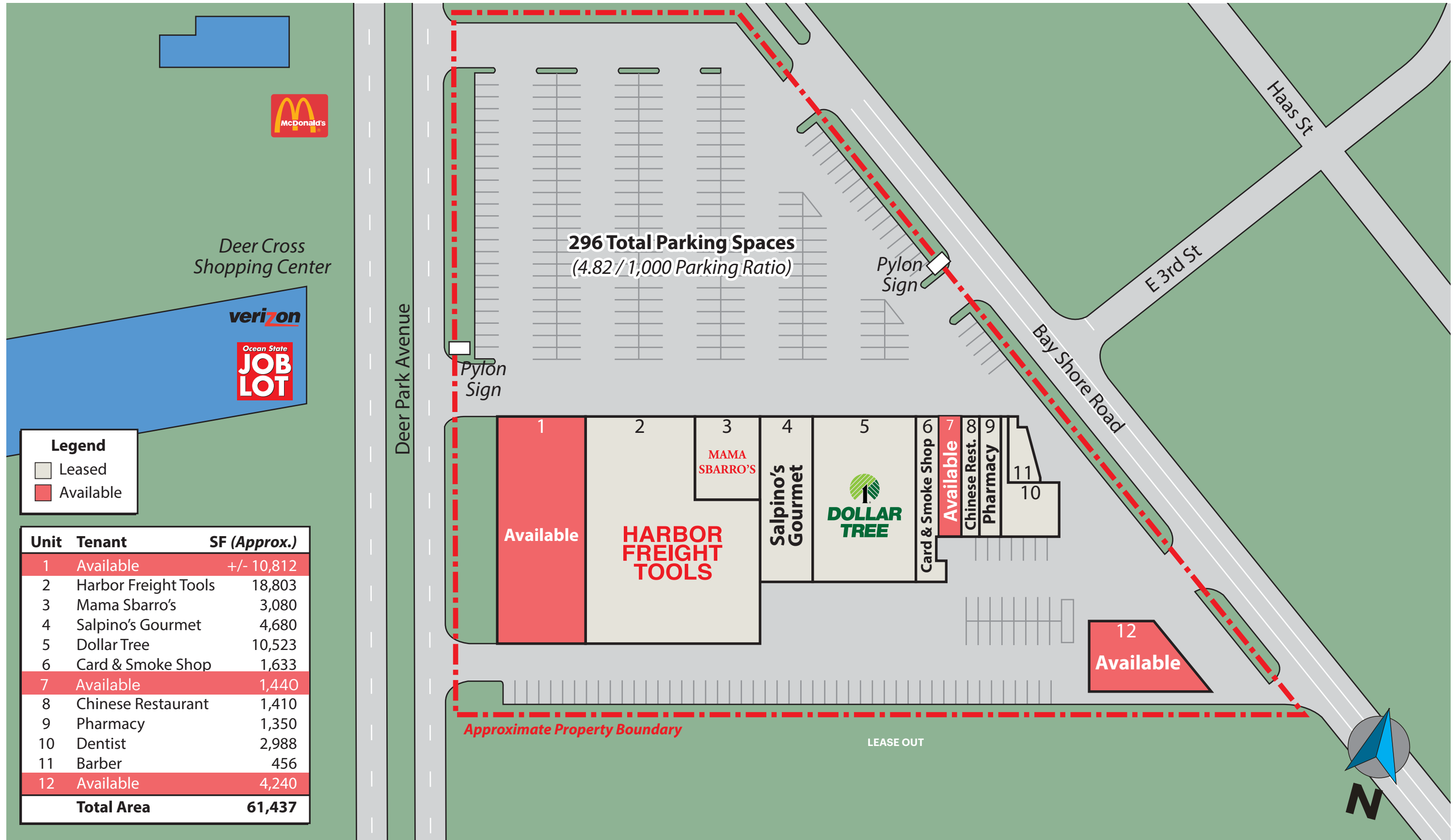
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Please visit us at ripcony.com for more information

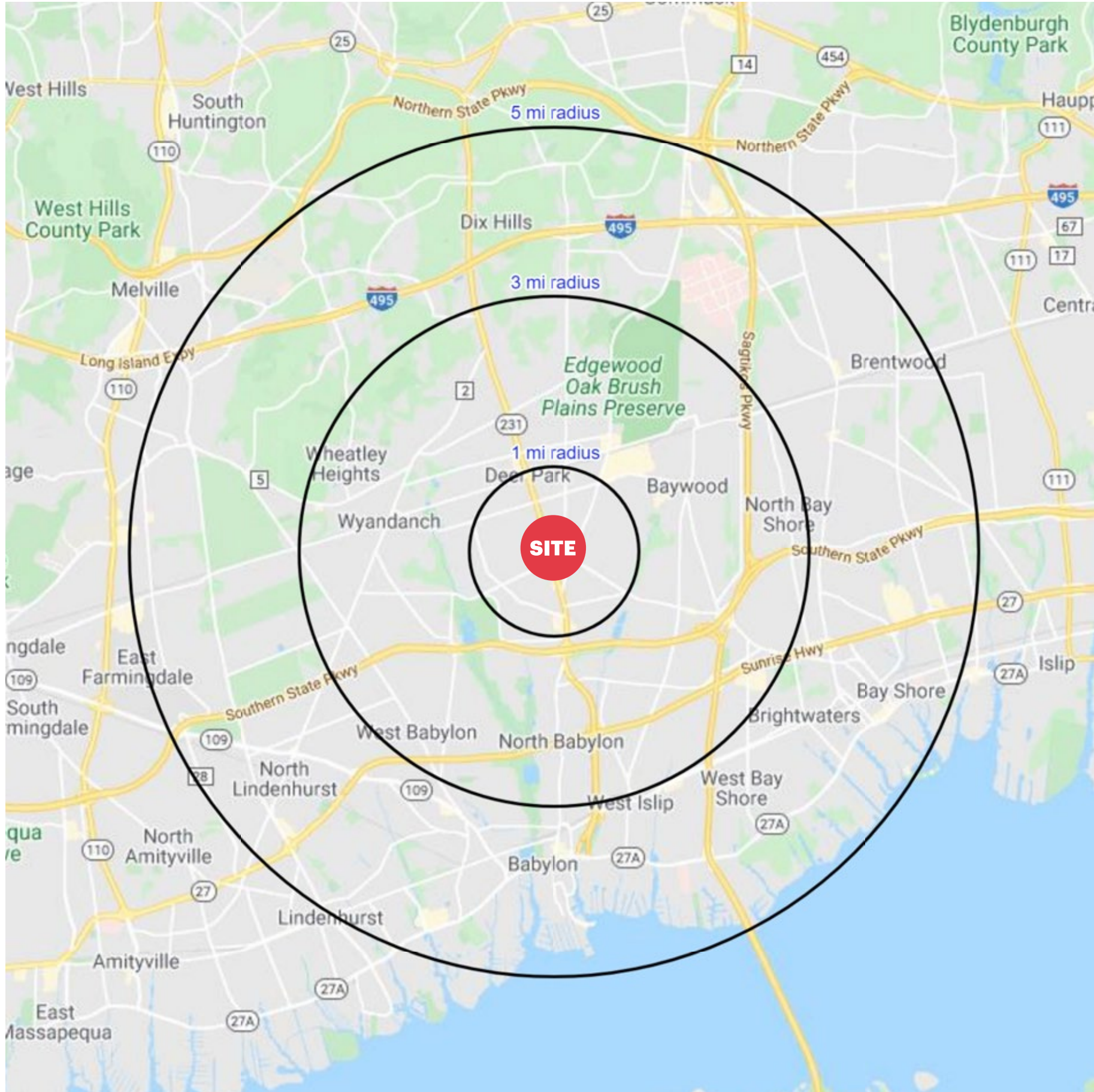
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



SITE PLAN



AREA DEMOGRAPHICS



20-74 DEER SHORE SQUARE NORTH BABYLON, NY

1 MILE RADIUS

POPULATION
19,492

HOUSEHOLDS
6,846

AVERAGE HOUSEHOLD INCOME
\$104,103

MEDIAN HOUSEHOLD INCOME
\$98,018

POPULATION DENSITY
6,208 PSM

COLLEGE GRADUATES (BACHELOR'S +)
4,145 - 29.8%

TOTAL BUSINESSES
986

TOTAL EMPLOYEES
7,184

DAYTIME POPULATION (W/ 16 YR +)
13,376

3 MILE RADIUS

POPULATION
122,508

HOUSEHOLDS
40,281

AVERAGE HOUSEHOLD INCOME
\$123,658

MEDIAN HOUSEHOLD INCOME
\$106,698

POPULATION DENSITY
4,335 PSM

COLLEGE GRADUATES (BACHELOR'S +)
26,873 - 31.5%

TOTAL BUSINESSES
4,470

TOTAL EMPLOYEES
42,498

DAYTIME POPULATION (W/ 16 YR +)
80,520

5 MILE RADIUS

POPULATION
283,932

HOUSEHOLDS
92,353

AVERAGE HOUSEHOLD INCOME
\$133,609

MEDIAN HOUSEHOLD INCOME
\$110,852

POPULATION DENSITY
3,617 PSM

COLLEGE GRADUATES (BACHELOR'S +)
65,827 - 33.4%

TOTAL BUSINESSES
11,687

TOTAL EMPLOYEES
124,004

DAYTIME POPULATION (W/ 16 YR +)
213,800

AREA DEMOGRAPHICS

