



**RETAIL SPACE**

**DEER PARK, NY**

**1858-1864 DEER PARK AVE**

**SIZE**

750 SF  
 1,200 SF } Can Be Combined  
 1,200 SF } 2,400 SF

**ASKING RENT**

Upon Request

**CO-TENANTS**

Sun's Nail Salon, Liberty Jewelers, Marina Beauty Salon, Monster Music (Coming Soon)

**NEIGHBORS**

ShopRite, CVS Pharmacy, Five Guys, Gregory's Coffee, uBreakiFix, Dunkin', T-Mobile, Papa John's

**COMMENTS**

Highly visible end cap space on busy Deer Park Ave (former T-Mobile)

31,500 vehicles per day on Deer Park Avenue

22 - car parking lot

Less than 1/2 mile from Deer Park High School and John F Kennedy Intermediate School

Front and Side Exterior Signage Opportunities

**CONTACT EXCLUSIVE AGENTS**

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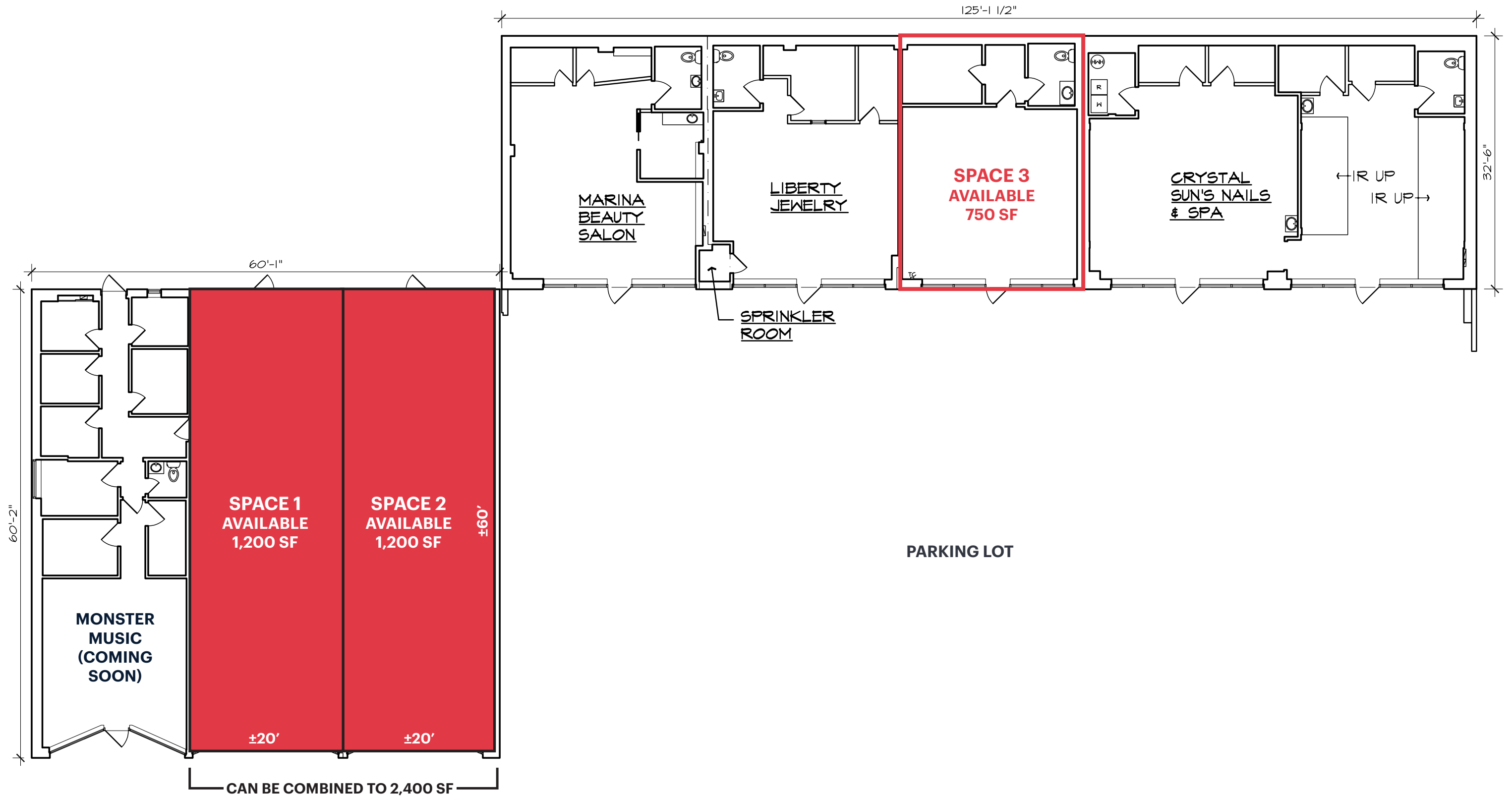


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Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

# COMPOSITE FLOOR PLAN

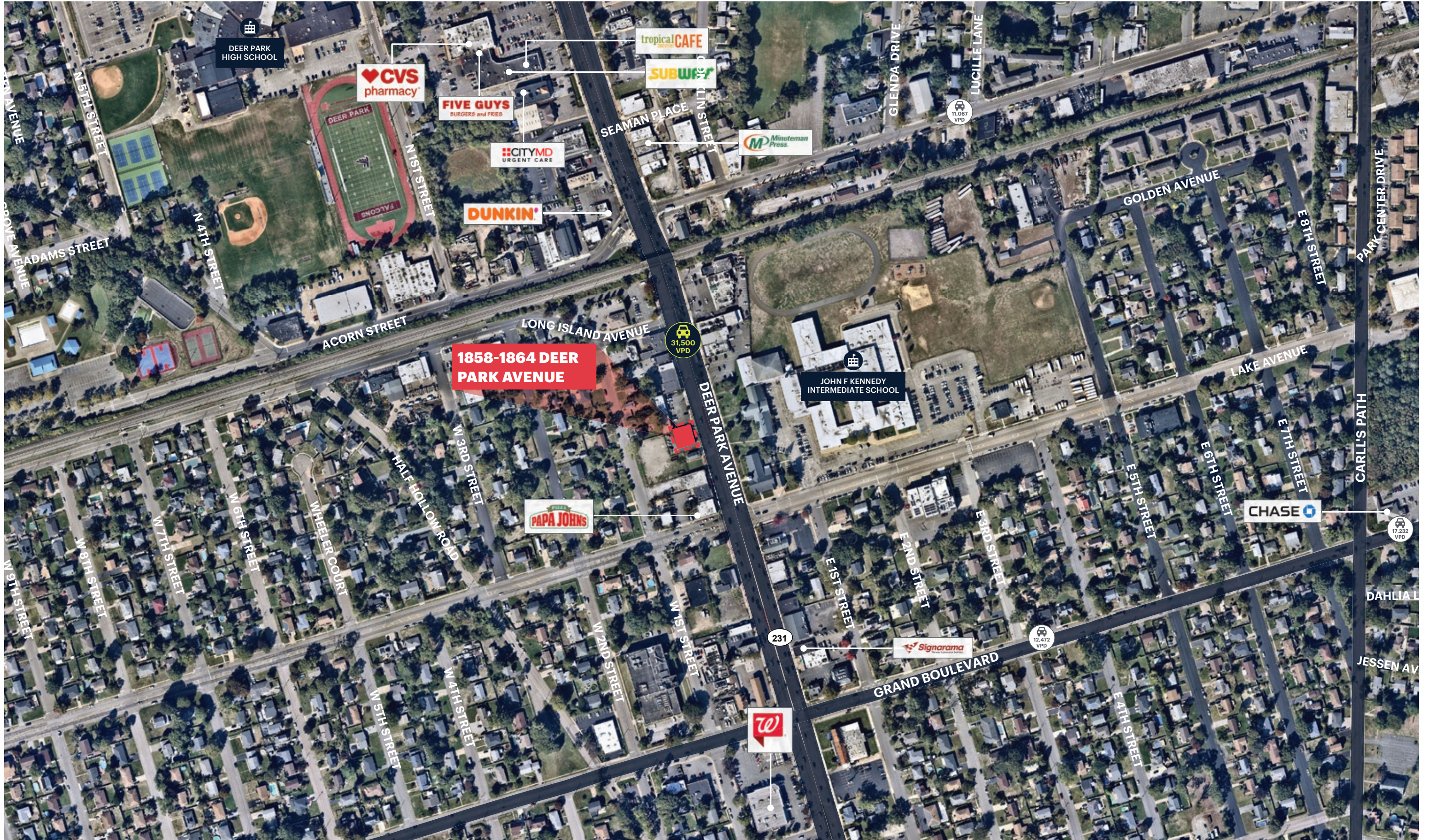


DEER PARK AVENUE

# MARKET AERIAL

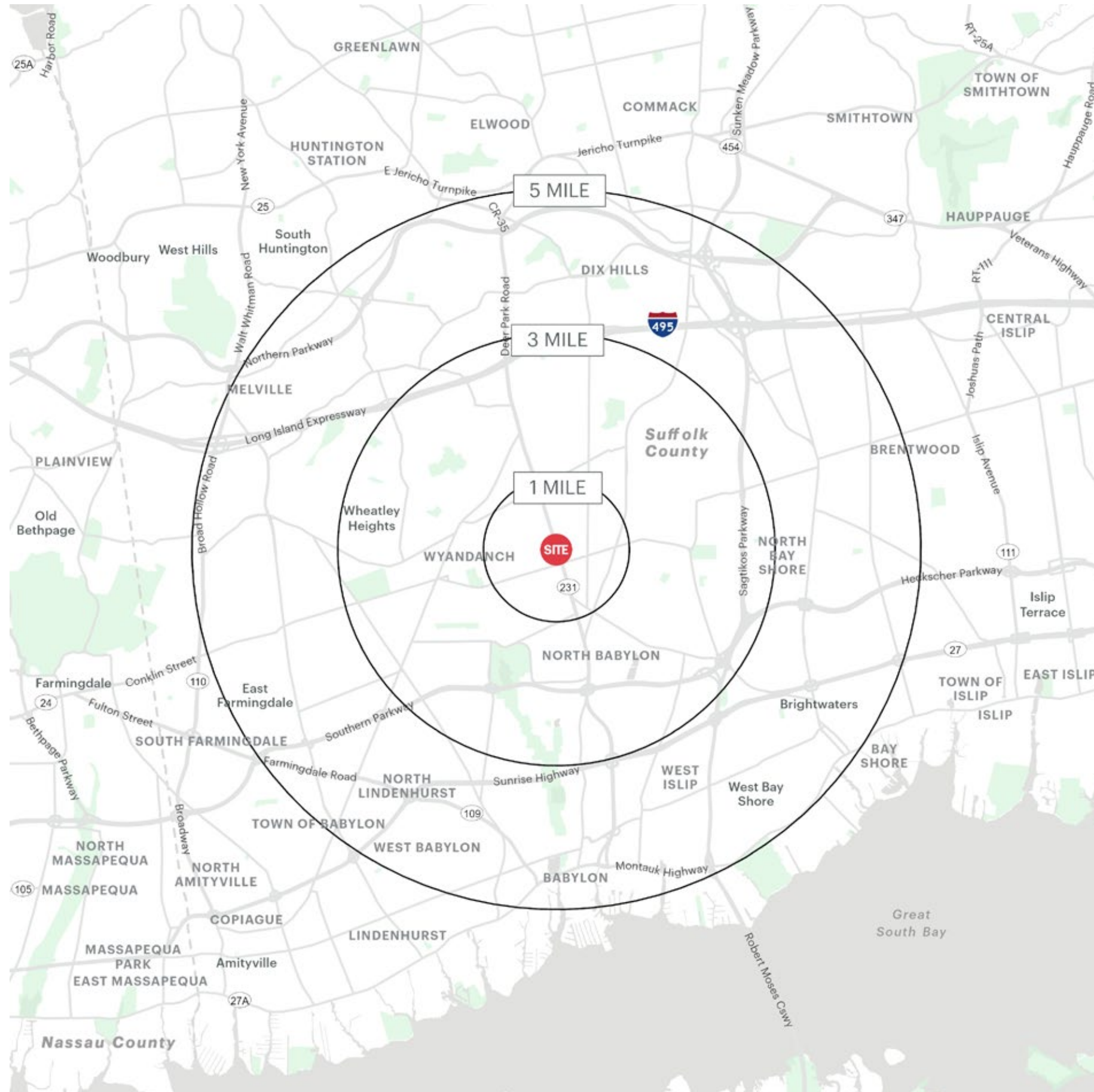


**AERIAL**



1858-1864 DEER PARK AVENUE DEER PARK, NEW YORK

# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

18,034

### HOUSEHOLDS

5,943

### AVERAGE HOUSEHOLD INCOME

\$133,893

### MEDIAN HOUSEHOLD INCOME

\$107,944

### COLLEGE GRADUATES (BACHELOR'S +)

4,522 - 24.6%

### TOTAL BUSINESSES

895

### TOTAL EMPLOYEES

7,018

### DAYTIME POPULATION (W/ 16 YR +)

16,019

## 3 MILE RADIUS

### POPULATION

108,696

### HOUSEHOLDS

33,230

### AVERAGE HOUSEHOLD INCOME

\$148,036

### MEDIAN HOUSEHOLD INCOME

\$113,344

### COLLEGE GRADUATES (BACHELOR'S +)

26,184 - 21.8%

### TOTAL BUSINESSES

3,733

### TOTAL EMPLOYEES

33,282

### DAYTIME POPULATION (W/ 16 YR +)

88,142

## 5 MILE RADIUS

### POPULATION

280,326

### HOUSEHOLDS

85,809

### AVERAGE HOUSEHOLD INCOME

\$153,300

### MEDIAN HOUSEHOLD INCOME

\$114,349

### COLLEGE GRADUATES (BACHELOR'S +)

69,809 - 23.2%

### TOTAL BUSINESSES

11,507

### TOTAL EMPLOYEES

123,376

### DAYTIME POPULATION (W/ 16 YR +)

265,420

# AREA DEMOGRAPHICS

