



## RETAIL SPACE

# KINGS PARK, NY

85 MAIN STREET

### SIZE

3,130 SF

### ASKING RENT

Upon Request

### EXTRAS

\$8.50 PSF

### NEIGHBORS

Key Food, TJ Maxx, Chase Bank, Carvel, Verizon, Webster Bank, Subway, Rite Aid, 7-Eleven, Dunkin', Speedway

### COMMENTS

Freestanding Building

Private Parking Lot

0.3 Miles from Kings Park Long Island Railroad

Median Household Income over \$154,000 in 3 mile radius

## CONTACT EXCLUSIVE AGENT

### JAMES VALENTI

jvalenti@ripcony.com

516.933.8880

### JON WINZELBERG

jwinzelberg@ripcony.com

516.933.8880

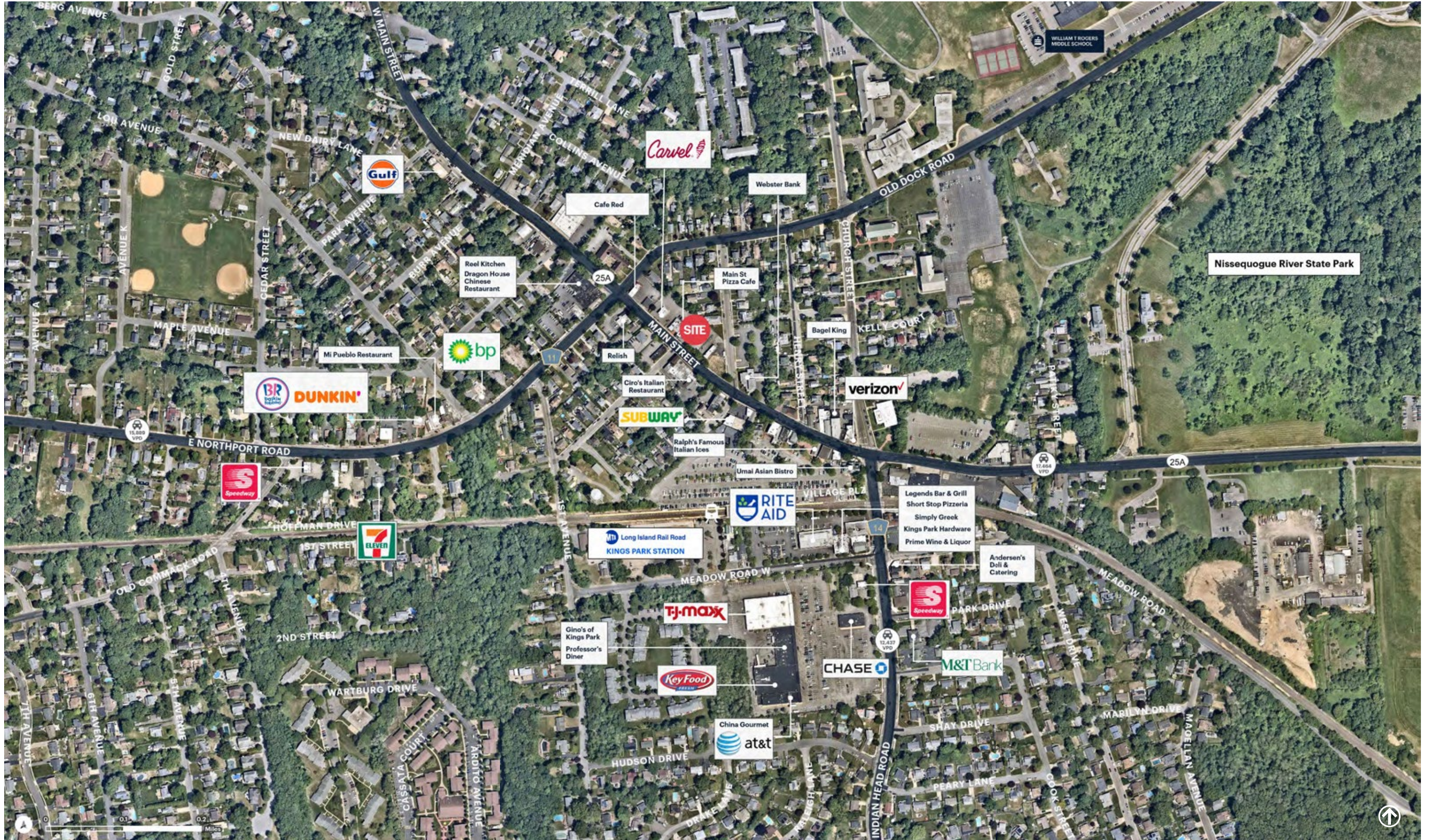
**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](https://www.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**

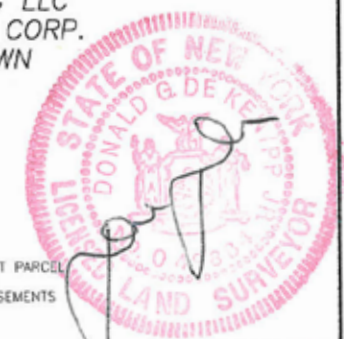


NOTE: THIS PROPERTY DESIGNATED DISTRICT 0800, SECTION 14, BLOCK 4, LOT NO. 56 ON THE LAND AND TAX MAP OF THE COUNTY OF SUFFOLK.

**LOT NOS. 17 & 18**  
 AMENDED MAP OF  
**LOTS 13 TO 19 INCLUSIVE**

LOCATED AT  
**KINGS PARK**  
 TOWN OF SMITHTOWN  
 SUFFOLK COUNTY, NEW YORK  
 SUFFOLK COUNTY FILE NO. 759  
 FILED: MARCH 21, 1928

GUARANTEED ONLY TO:  
 RICHARD WRASE  
 ROBERT WRASE  
 RRW REALTY HOLDING LLC  
 COMMUNITY ABSTRACT CORP.  
 BANK OF SMITHTOWN



ABSTRACT OF TITLE AND EASEMENTS FOR SUBJECT PARCEL AND ADJOINING PARCELS NOT PROVIDED FOR THE PREPARATION OF THIS SURVEY. ABSENCE OF EASEMENTS DOES NOT DENY THE EXISTENCE OF SAME.

PROJECT NO. 60429

SURVEYED: MAY 1, 2006

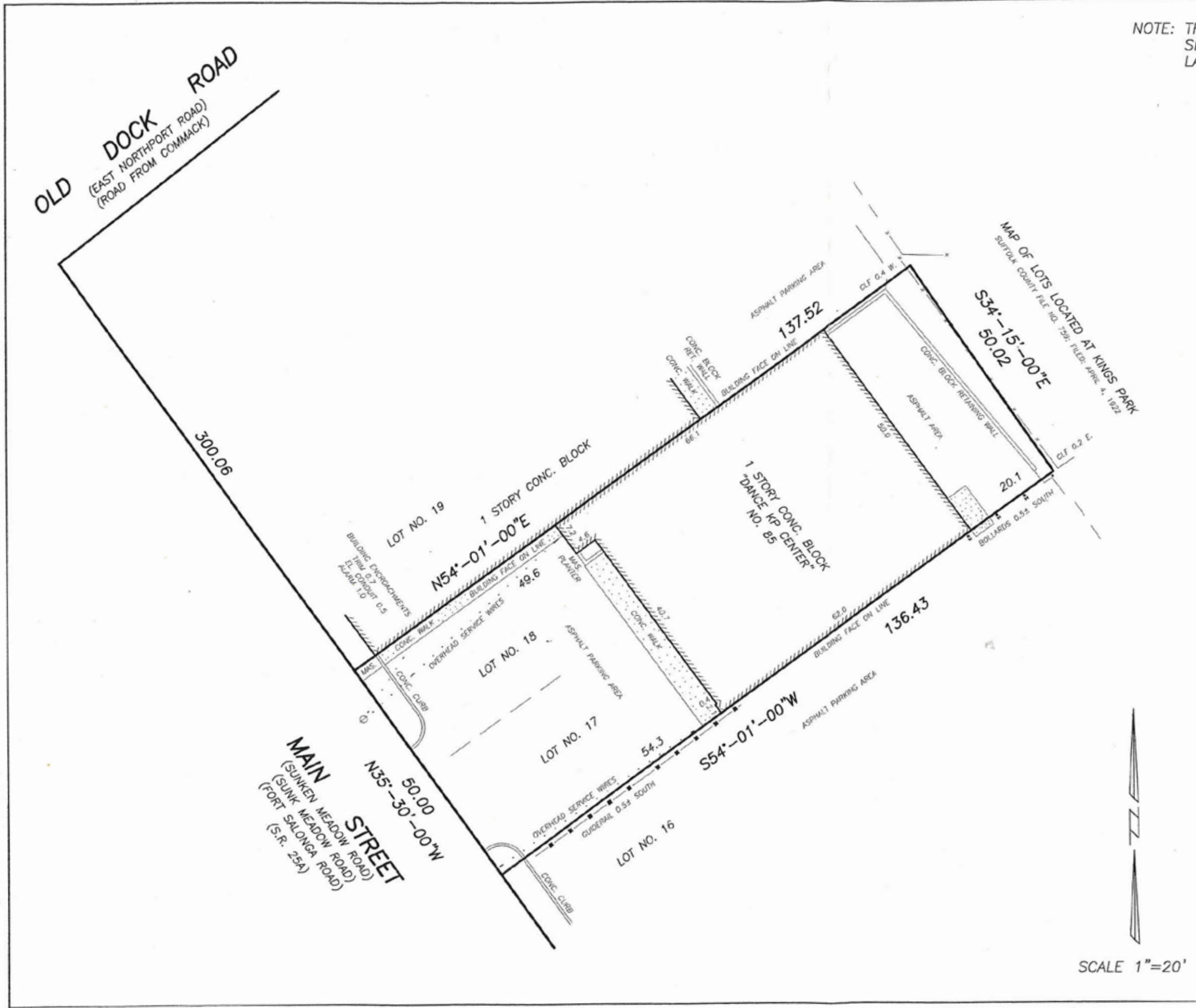
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW YORK, AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF THIS DATE HEREOF.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

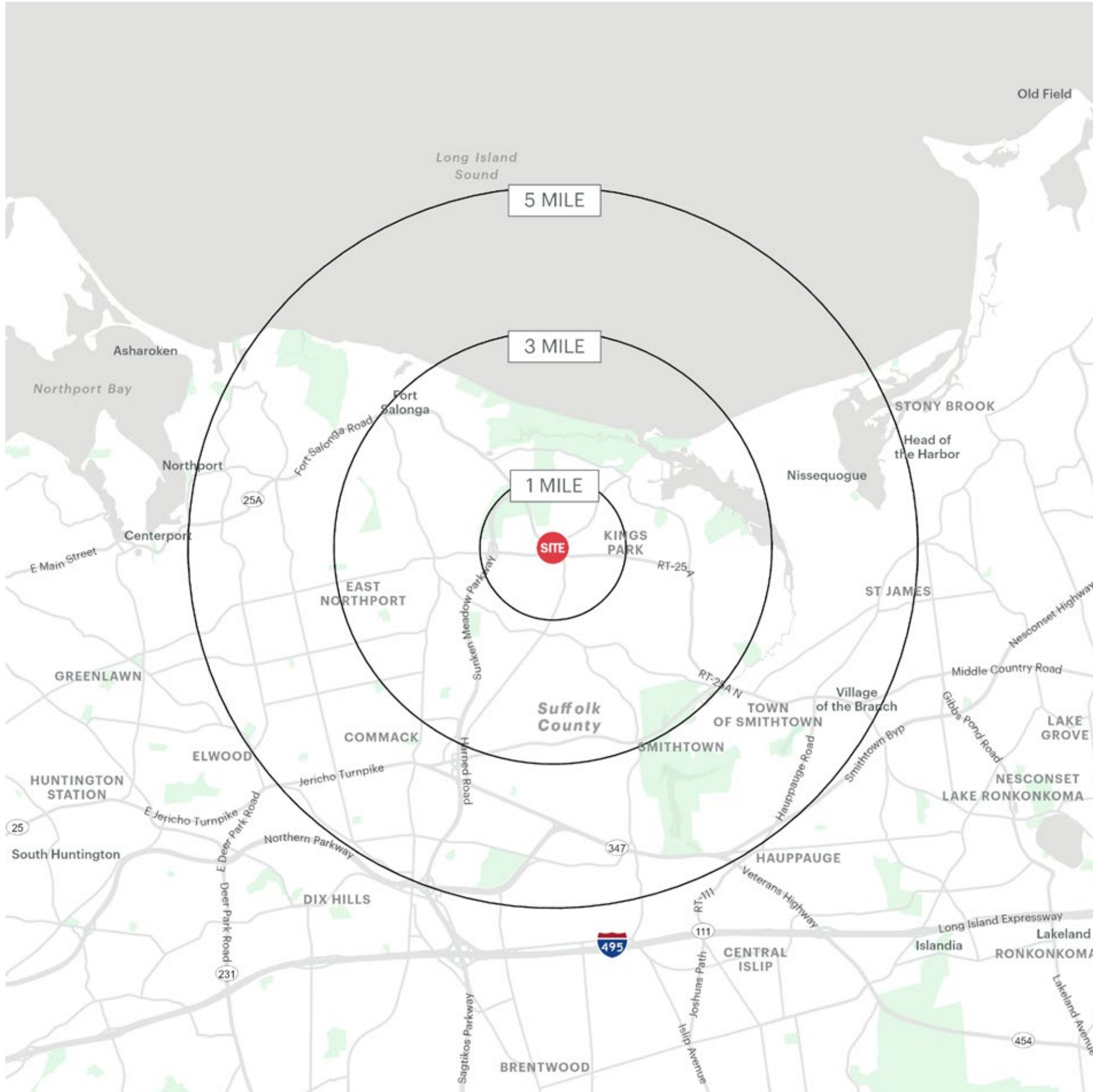
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**DONALD G. DEKENIPP L.S., P.C.**  
 PROFESSIONAL LAND SURVEYOR  
 222 GREENE AVENUE  
 SAYVILLE, N.Y. 11782  
 (631) 589-5350  
 (631) 589-4292 (FAX)

SCALE 1"=20'



# AREA DEMOGRAPHICS



85 MAIN STREET KINGS PARK, NY

## 1 MILE RADIUS

### POPULATION

8,535

### HOUSEHOLDS

3,423

### AVERAGE HOUSEHOLD INCOME

\$147,085

### MEDIAN HOUSEHOLD INCOME

\$104,169

### COLLEGE GRADUATES (BACHELOR'S +)

2,756 - 44.0%

### TOTAL BUSINESSES

333

### TOTAL EMPLOYEES

2,369

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

6,742

## 3 MILE RADIUS

### POPULATION

52,517

### HOUSEHOLDS

18,043

### AVERAGE HOUSEHOLD INCOME

\$200,530

### MEDIAN HOUSEHOLD INCOME

\$154,217

### COLLEGE GRADUATES (BACHELOR'S +)

20,885 - 55.0%

### TOTAL BUSINESSES

1,271

### TOTAL EMPLOYEES

15,190

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

41,178

## 5 MILE RADIUS

### POPULATION

131,607

### HOUSEHOLDS

45,866

### AVERAGE HOUSEHOLD INCOME

\$194,252

### MEDIAN HOUSEHOLD INCOME

\$151,015

### COLLEGE GRADUATES (BACHELOR'S +)

51,811 - 55.0%

### TOTAL BUSINESSES

5,777

### TOTAL EMPLOYEES

59,572

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

123,094

# AREA DEMOGRAPHICS

