



RETAIL SPACE

NORTH BABYLON, NY

SUNSET PLAZA

1112-1238 DEER PARK AVENUE

SIZE

2,260 SF - AVAILABLE (25' x 80')

2,640 SF - AVAILABLE (22' x 120')

3,375 SF - AVAILABLE (26' x 124')

3,750 SF - AVAILABLE (25' x 150')

ASKING RENT

Upon Request

CO-TENANTS

Uncle Giuseppe's, PetSmart, LA Fitness, Starbucks, Wendy's, Citibank, Pizzaiola Pizzeria & Restaurant, Rite Aid, Buffalo Wild Wings, Voodoo Crab (Coming Soon), GNC, PM Pediatrics, Teachers Federal Credit Union, Philly Pretzels, Optimum, Boss Cuts (Coming Soon)

NEIGHBORS

Dunkin', Denny's, Staples, Kid City, Party City, McDonald's, Taco Bell/Pizza Hut, Panera Bread, CVS, Auto Zone

COMMENTS

At signalized intersection of Deer Park Avenue & Woods Road

47,000 vehicles pass this site daily

Easy access / 7 access points into the shopping center

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

jargenti@ripcony.com

516.933.8880



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



SUNSET PLAZA NORTH BABYLON, NEW YORK

AERIAL



SUNSET PLAZA NORTH BABYLON, NEW YORK

SITE PLAN

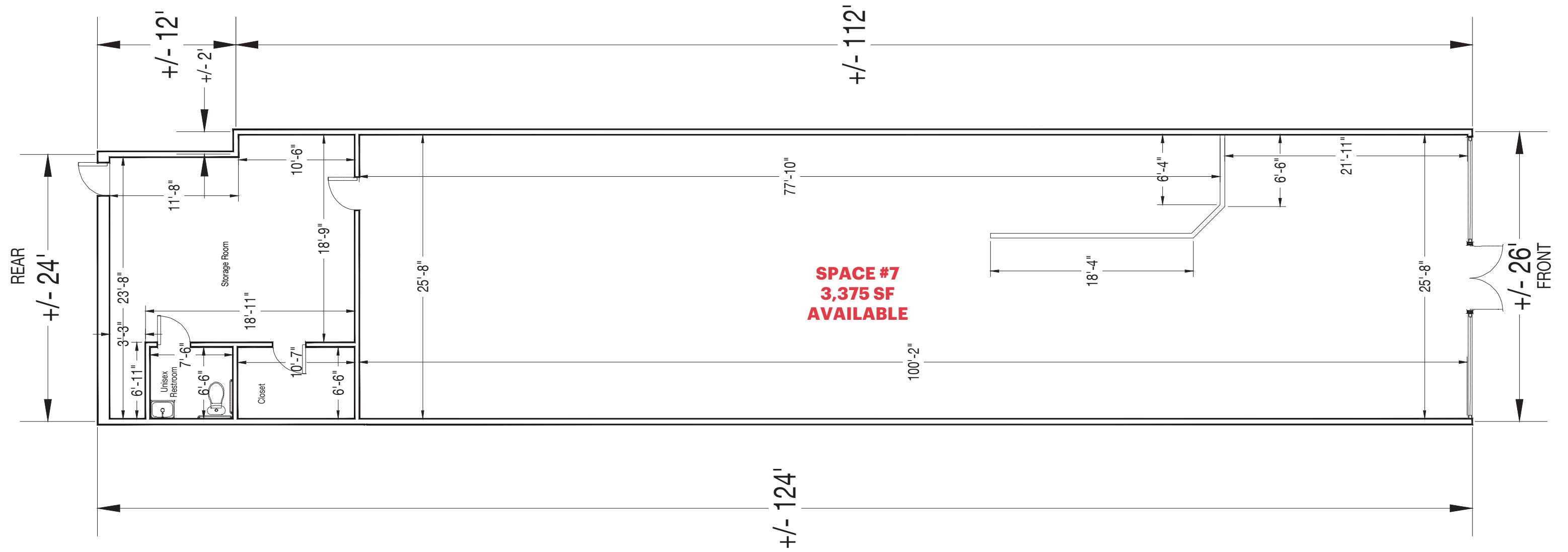
GROUND FLOOR



CURRENT RETAILERS		
1-3	LA FITNESS	34,000 SF
4-6	PETSMART	17,600 SF
7	AVAILABLE (26' X 124')	3,375 SF
8	RITE AID	12,800 SF
9	USPS	6,300 SF
10	AVAILABLE (25' X 150')	3,750 SF
11	BOSS CUTS (COMING SOON)	1,800 SF
12	NAIL SALON	3,000 SF
13	AVAILABLE (22' X 120')	2,640 SF
14	KT WINES	4,100 SF
15	UNCLE GIUSEPPE'S	39,241
16	OPTIMUM	2,000 SF
17	PIZZAIOLA PIZZERIA & RESTAURANT	3,600 SF
18	MADE BY LILI'S	960 SF
19, 20 & 21	VOODOO CRAB	4,330 SF
22	PHILLY PRETZELS	1,200 SF
23	SUNSET CITY EYEWEAR	1,920 SF
24	GNC	1,120 SF
25	GUAC TIME	1,638 SF
26	AVAILABLE (25' X 80')	2,260 SF
27	TEACHERS FEDERAL CREDIT UNION	3,150 SF
28	PM PEDIATRICS	7,200 SF
29	CHINA BUFFET	10,000 SF
30	BUFFALO WILD WINGS	8,820 SF
31	STAND UP MRI	3,414 SF
32	CITIBANK	2,807 SF
33	WENDY'S	2,880 SF
34	STARBUCKS	1,600 SF
	TOTAL	187,565 SF

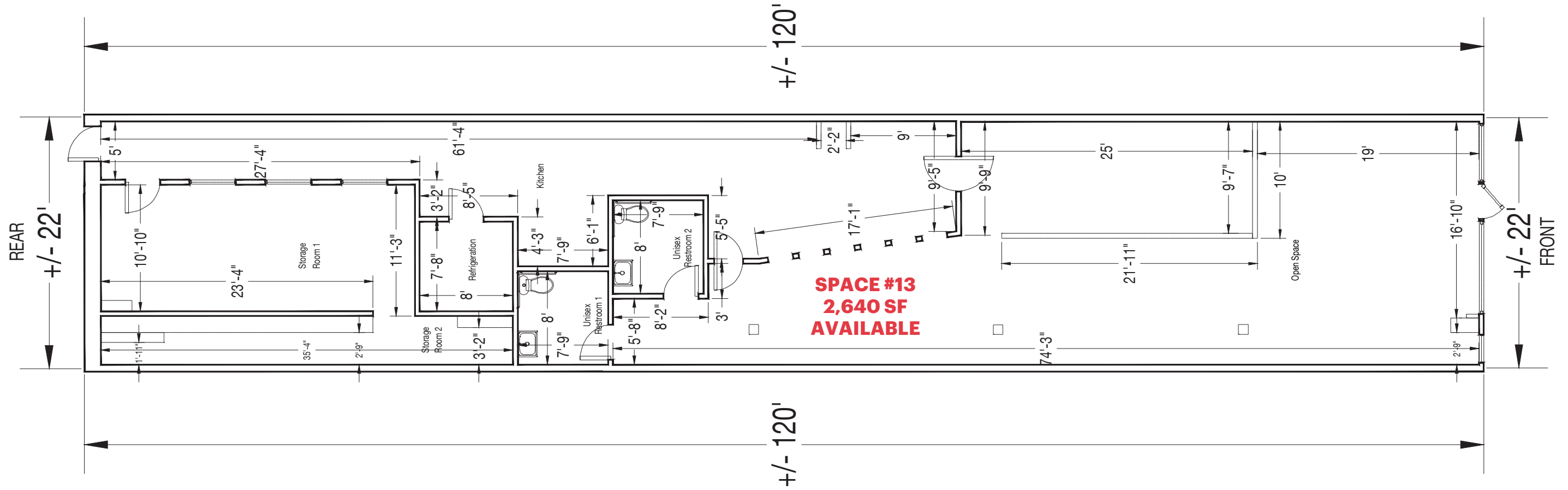
SITE PLAN

"FORMER GAMESTOP" SPACE #7 LOD



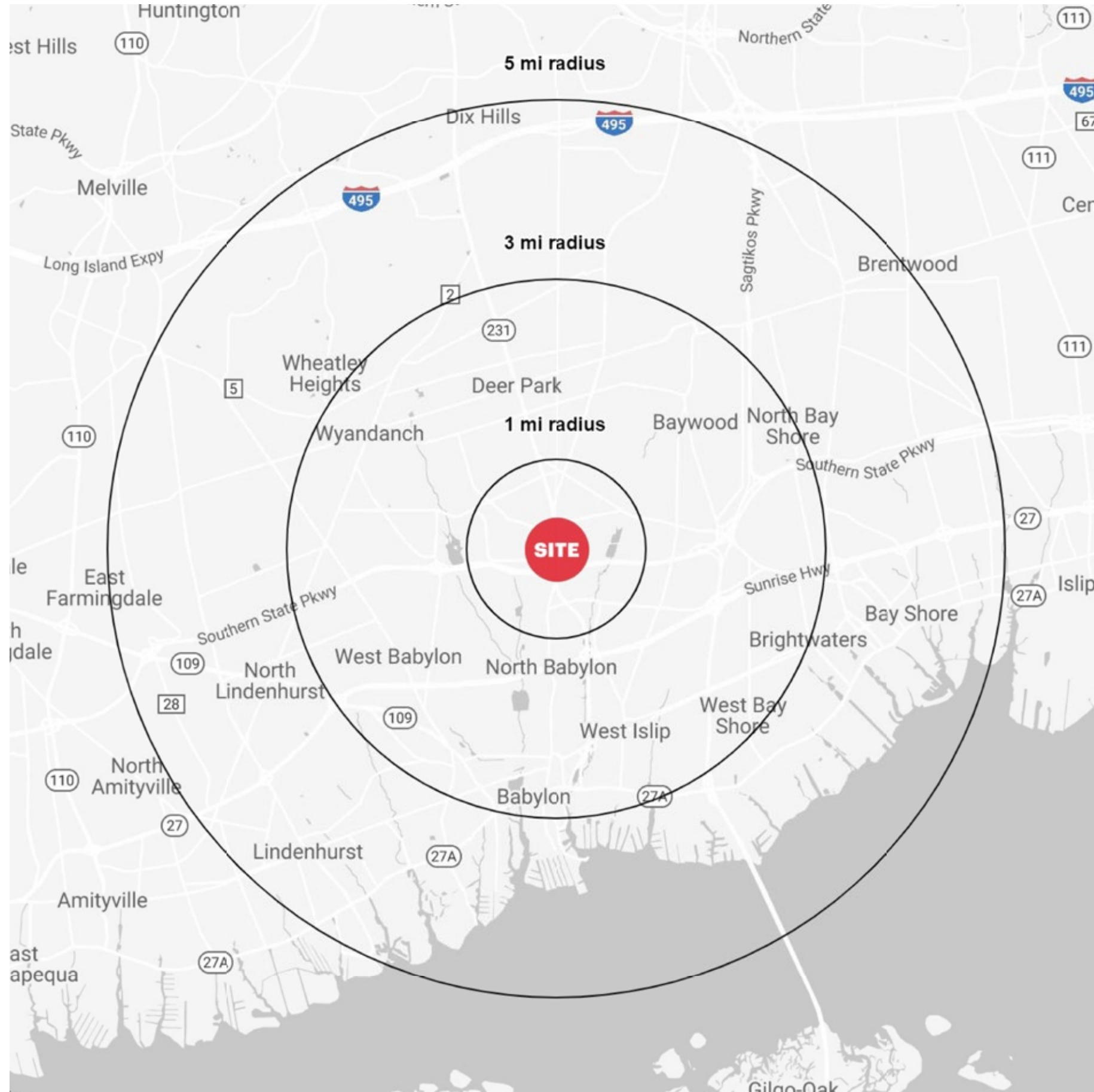
SITE PLAN

"FORMER RED MANGO" SPACE #13 LOD



**SPACE #13
2,640 SF
AVAILABLE**

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

17,265

HOUSEHOLDS

6,100

AVERAGE HOUSEHOLD INCOME

\$118,304

MEDIAN HOUSEHOLD INCOME

\$99,537

COLLEGE GRADUATES (Bachelor's +)

3,526 - 28.7%

TOTAL BUSINESSES

569

TOTAL EMPLOYEES

4,145

DAYTIME POPULATION (w/ 16 yr +)

9,378

3 MILE RADIUS

POPULATION

139,204

HOUSEHOLDS

46,914

AVERAGE HOUSEHOLD INCOME

\$117,004

MEDIAN HOUSEHOLD INCOME

\$98,391

COLLEGE GRADUATES (Bachelor's +)

29,237 - 30.2%

TOTAL BUSINESSES

5,661

TOTAL EMPLOYEES

46,651

DAYTIME POPULATION (w/ 16 yr +)

87,793

5 MILE RADIUS

POPULATION

284,091

HOUSEHOLDS

92,591

AVERAGE HOUSEHOLD INCOME

\$121,790

MEDIAN HOUSEHOLD INCOME

\$99,292

COLLEGE GRADUATES (Bachelor's +)

58,319 - 29.9%

TOTAL BUSINESSES

11,642

TOTAL EMPLOYEES

126,462

DAYTIME POPULATION (w/ 16 yr +)

209,949

AREA DEMOGRAPHICS

