



RETAIL SPACE

NORTH BABYLON, NY

1258 DEER PARK AVENUE

SIZE

5,675 SF + 658 SF Basement

ASKING RENT

Upon Request

NEIGHBORS

Sunset Plaza: PetSmart, LA Fitness, Starbucks, Wendy's, Citibank, Pizzaiola Pizzeria & Restaurant, Rite Aid, GameStop, Red Mango, GNC, Buffalo Wild Wings, PM Pediatrics, Teachers Federal Credit Union, Uncle Giuseppe's & Philly Pretzels

Aldi, Planet Fitness, Dunkin', Denny's, Staples, Kid City, Party City, McDonald's, Taco Bell/Pizza Hut, CVS, Auto Zone

COMMENTS

- Landlord would consider a redevelopment with a potential drive thru
- 47,000 vehicles pass this site daily
- 150 FT of frontage on Deer Park Avenue
- 80 parking stalls
- North Babylon High School: 4 minutes, 1.1 mile, 1,471 students, Open Campus
- Deer Park High School: 7 minutes, 2.1 mile, 1,377 students, Open Campus
- Taxes 2021/2022 - \$63,531.88

CONTACT EXCLUSIVE AGENTS

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JACK CHERA

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516.933.8880

RIPCO
REAL ESTATE

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Woodbury, NY 11797
516.933.8880

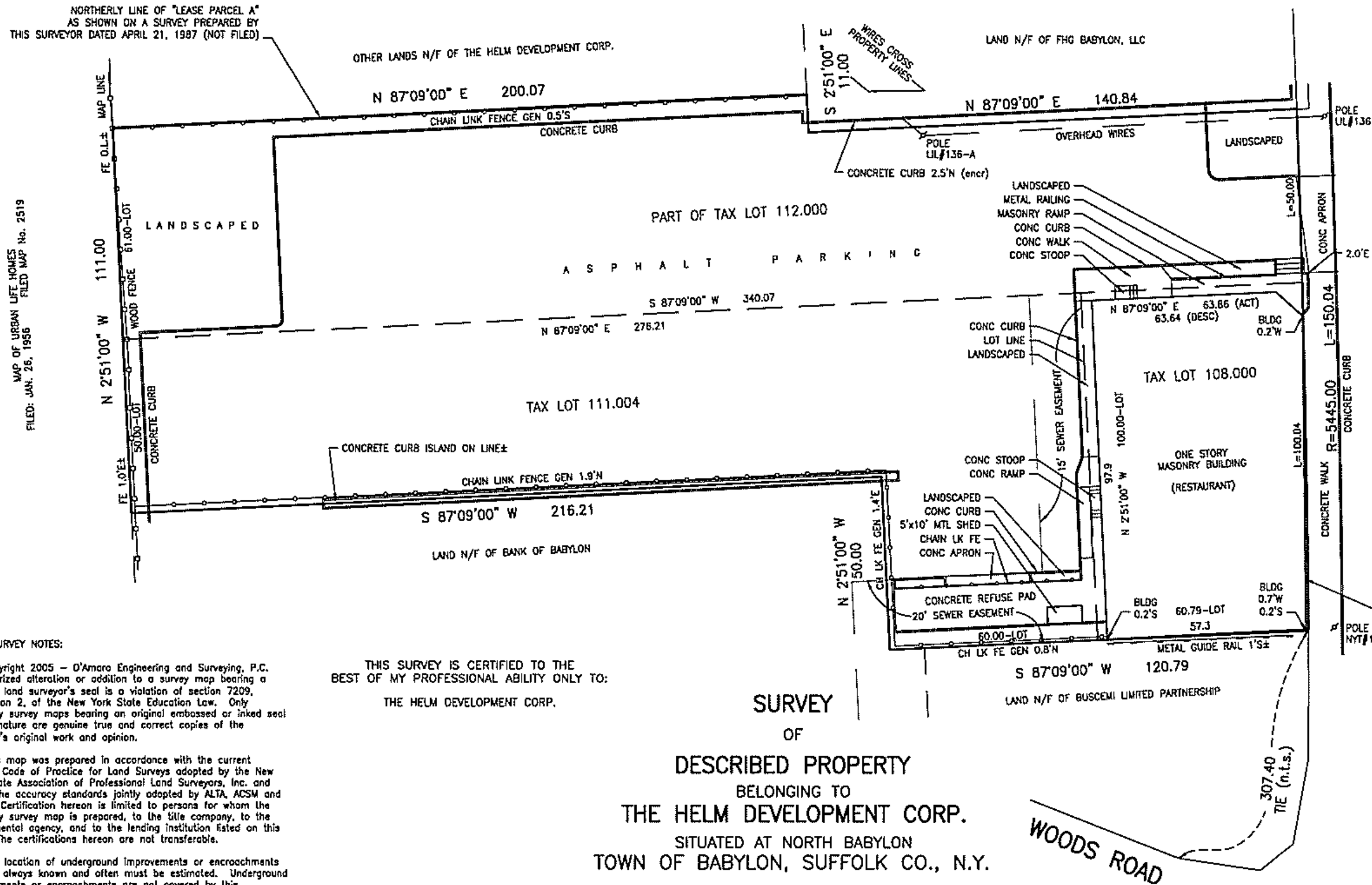
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

AERIAL



SITE PLAN



TITLE SURVEY NOTES:

1. Copyright 2005 - D'Amaro Engineering and Surveying, P.C. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law. Only boundary survey maps bearing an original embossed or inked seal and signature are genuine true and correct copies of the surveyor's original work and opinion.
2. This map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. and meets the accuracy standards jointly adopted by ALTA, ACSM and NSPS. Certification hereon is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map. The certifications hereon are not transferable.
3. The location of underground improvements or encroachments are not always known and often must be estimated. Underground improvements or encroachments are not covered by this certificate.
4. A title report and other "Record Documents" as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, has not been provided for use in preparing this survey. Easements and covenants of record affecting the property may not be shown.

NOTE: OFFSETS ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES

THIS SURVEY IS CERTIFIED TO THE BEST OF MY PROFESSIONAL ABILITY ONLY TO:
THE HELM DEVELOPMENT CORP.

SURVEY
OF
DESCRIBED PROPERTY
BELONGING TO
THE HELM DEVELOPMENT CORP.
SITUATED AT NORTH BABYLON
TOWN OF BABYLON, SUFFOLK CO., N.Y.

S.C.T.M. No. 0100-113.00-03.00
LOTS 108.000, 111.004 & P/O LOT 112.000
SCALE: 1" = 30'

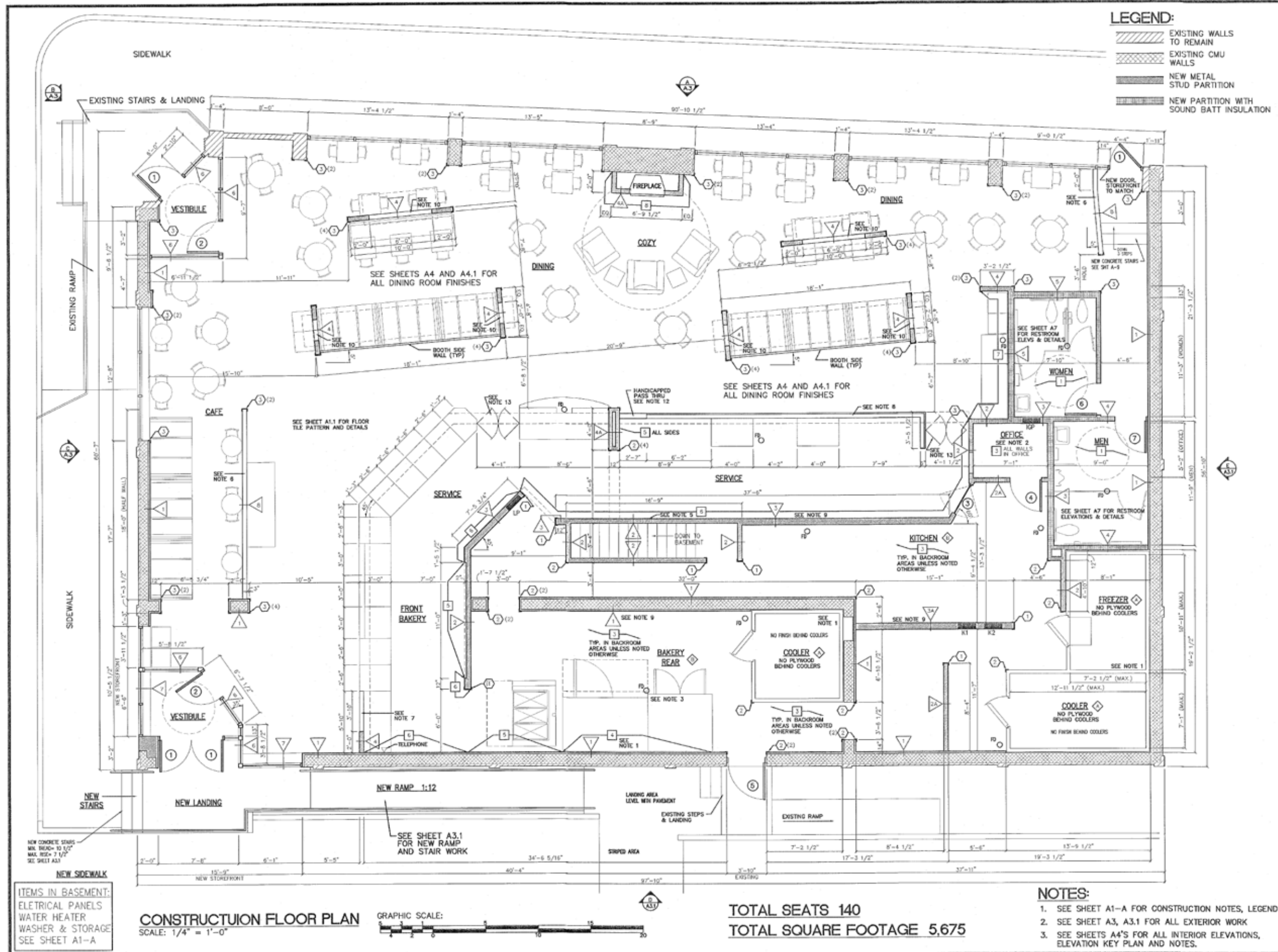
SURVEYED: APRIL 21, 1987
SURVEY REDATED: NOVEMBER 28, 2005

Prepared by:

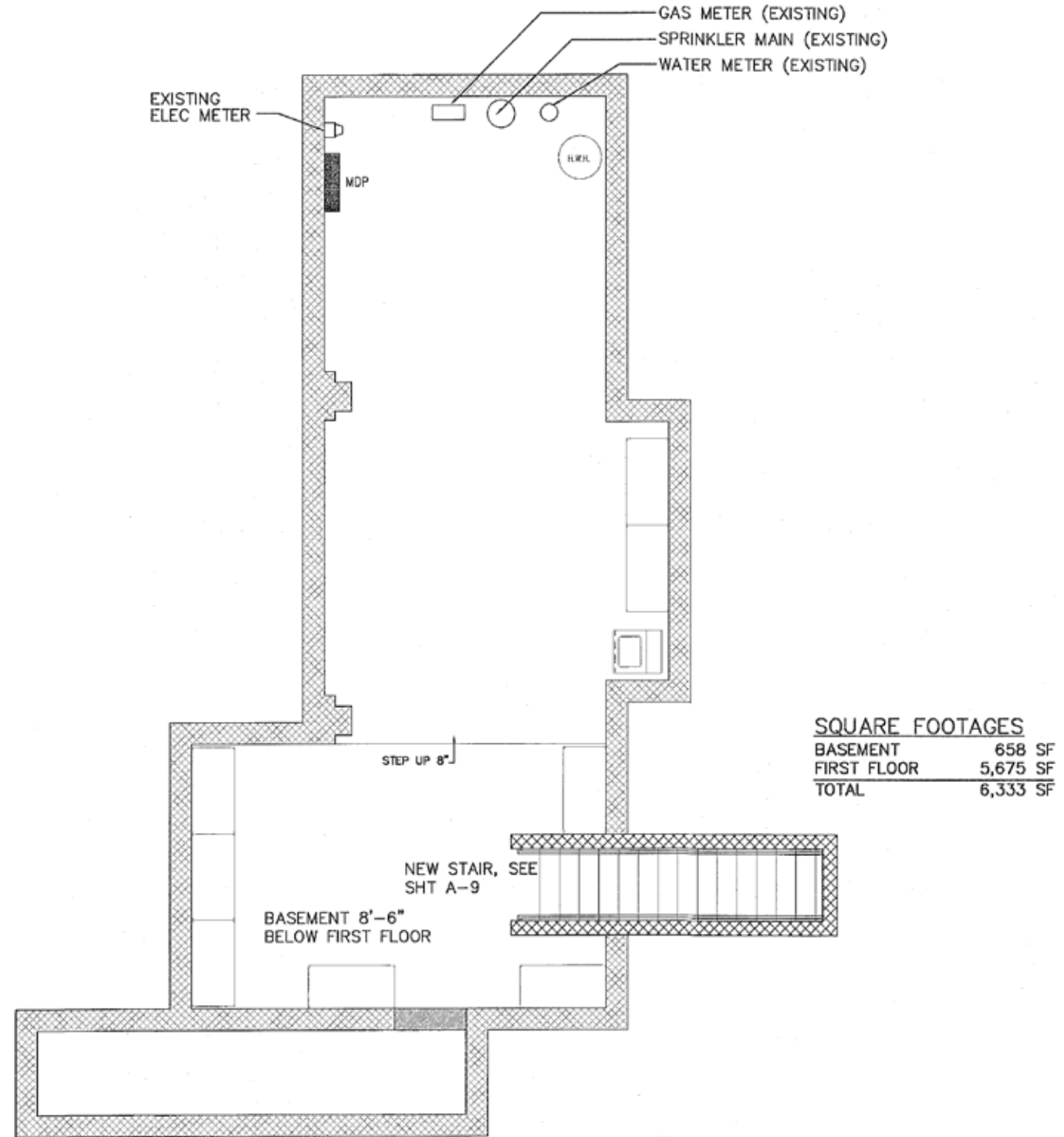
D'AMARO ENGINEERING AND SURVEYING, P.C.
P.O. BOX 1783
WEST BABYLON, N.Y. 11704
TEL: (631) 878-7808
FAX: (631) 878-7809

SURVEY No. S840768 - B

FLOOR PLAN



BASEMENT FLOOR PLAN



SQUARE FOOTAGES	
BASEMENT	658 SF
FIRST FLOOR	5,675 SF
TOTAL	6,333 SF

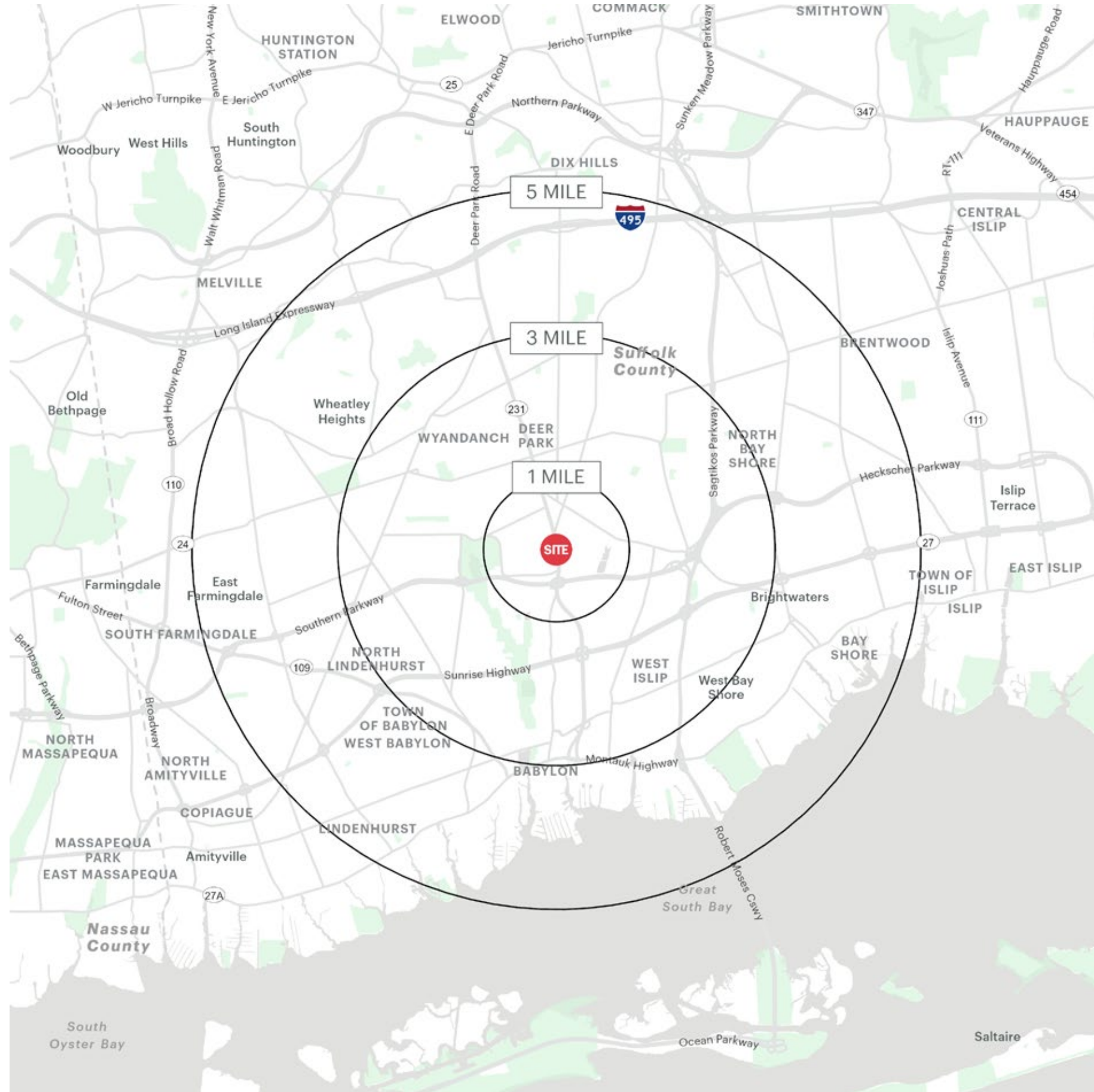
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

18,476

HOUSEHOLDS

6,180

AVERAGE HOUSEHOLD INCOME

\$154,235

MEDIAN HOUSEHOLD INCOME

\$114,219

COLLEGE GRADUATES (BACHELOR'S +)

4,518 - 34.0%

TOTAL BUSINESSES

576

TOTAL EMPLOYEES

3,540

DAYTIME POPULATION (W/ 16 YR +)

12,138

3 MILE RADIUS

POPULATION

139,831

HOUSEHOLDS

45,116

AVERAGE HOUSEHOLD INCOME

\$154,235

MEDIAN HOUSEHOLD INCOME

\$115,943

COLLEGE GRADUATES (BACHELOR'S +)

35,790 - 36.0%

TOTAL BUSINESSES

5,207

TOTAL EMPLOYEES

40,994

DAYTIME POPULATION (W/ 16 YR +)

106,799

5 MILE RADIUS

POPULATION

291,809

HOUSEHOLDS

91,639

AVERAGE HOUSEHOLD INCOME

\$157,922

MEDIAN HOUSEHOLD INCOME

\$115,943

COLLEGE GRADUATES (BACHELOR'S +)

74,461 - 36.0%

TOTAL BUSINESSES

10,628

TOTAL EMPLOYEES

109,454

DAYTIME POPULATION (W/ 16 YR +)

248,440

AREA DEMOGRAPHICS

