



**RESTAURANT/MEDICAL OPPORTUNITY**

**DEER PARK, NY**

**1605 DEER PARK AVENUE**

**SIZE**  
3,500 SF

**ASKING RENT**  
Upon Request

**FRONTAGE**  
±41 FT

**CO-TENANTS**  
7-Eleven, GreeKrave, New Friendly Kitchen Chinese, 5 Star Nails & Spa

**NEIGHBORS**  
KFC, Harbor Freight Tools, Dollar Tree, AT&T, UPS, Verizon, Ocean State Job Lot, Visionworks, McDonald's

**COMMENTS**  
**Freestanding building with On-Site Parking**

2nd Generation Restaurant Space (58 Seats) with Hood/Venting and Walk-In Freezer in Place

31,500 Vehicles Per Day

Less than 1.5 Miles from the Tanger Outlets Deer Park

**CONTACT EXCLUSIVE AGENTS**

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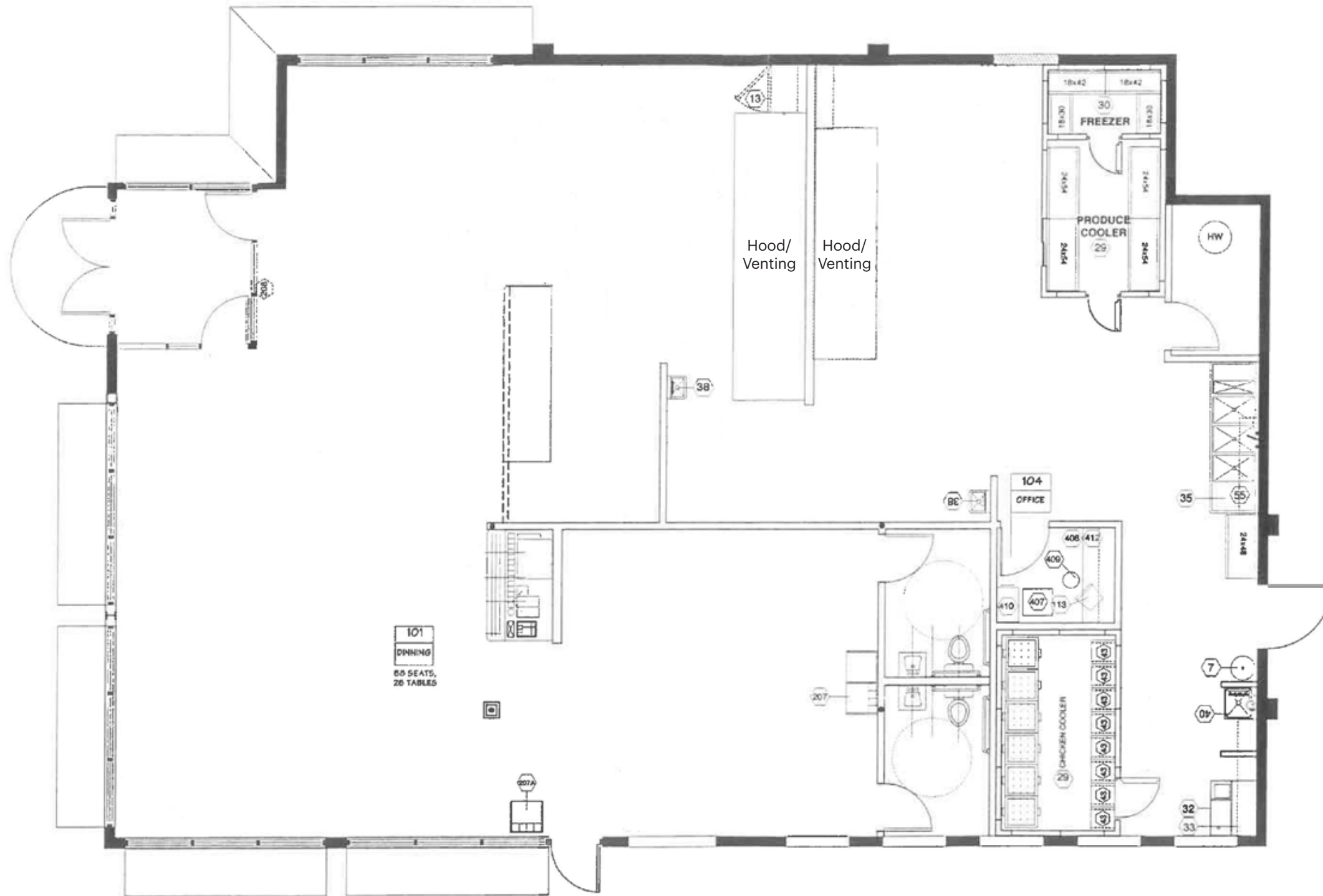


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Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

# FLOOR PLAN

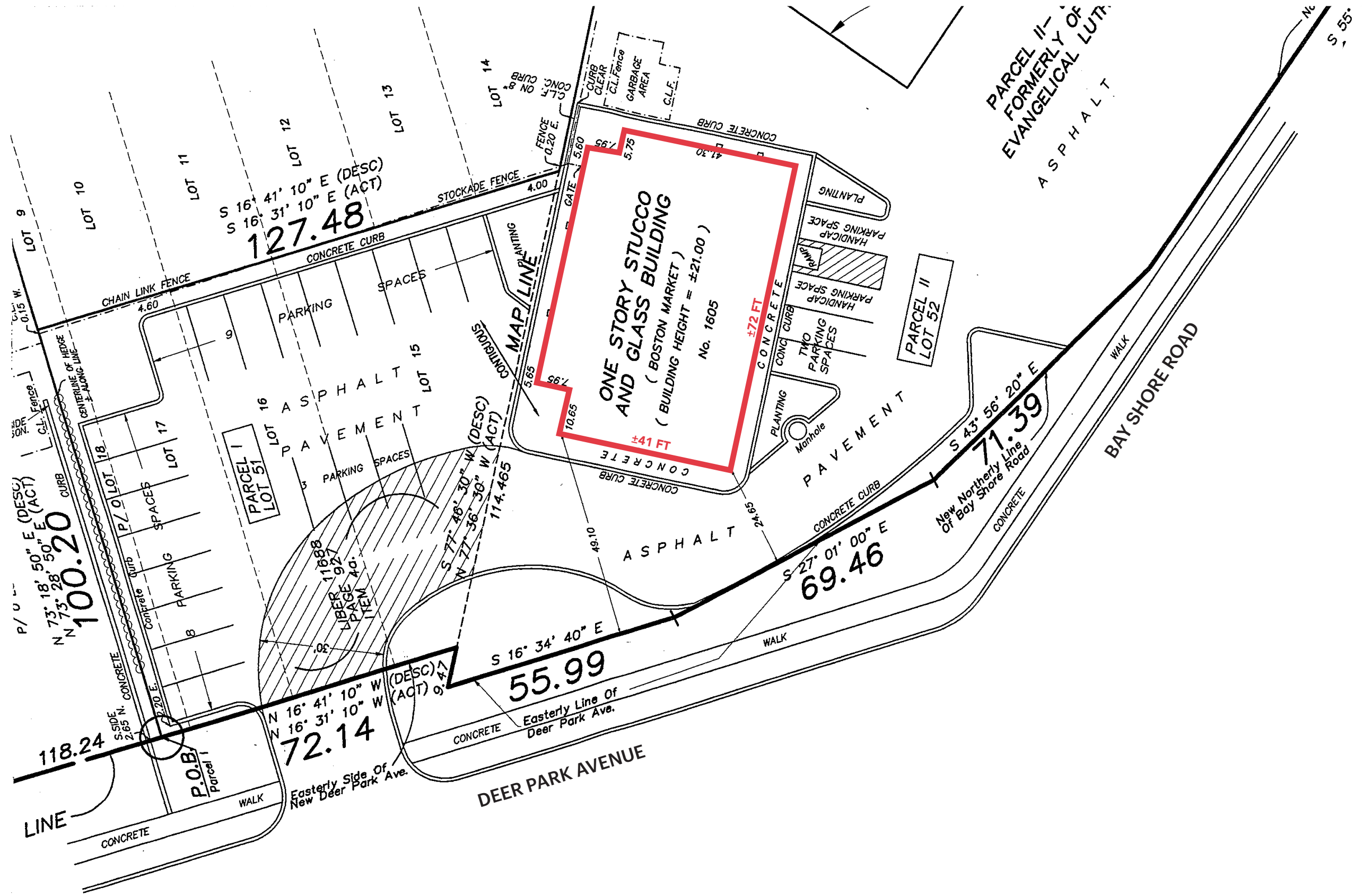


**1** EQUIPMENT LAYOUT/CASEGOODS  
**A-1**

NOTE:  
SEE COVER SHEET FOR ALL EQUIPMENT AND CASEGOODS  
SPECIFICATIONS, MANUFACTURERS, AND QUANTITIES.

1/4" = 1'-0"

**SITE PLAN**



**AERIAL**



DEER PARK AVENUE

BAY SHORE ROAD

14,699  
VPD

**DEER PARK PLAZA**

**HARBOR FREIGHT** **Summit Health**  
QUALITY TOOLS LOWEST PRICES COMING SOON

**DOLLAR TREE** **SALPINO**  
CENTRAL NEW YORK'S PREMIER FOOD MARKET

231

31,500  
VPD

PARK HILL  
DENTAL  
CENTER

**Northwell  
Health**  
CARDIOLOGY

**OLYMPIC  
DINER**

**at&t**

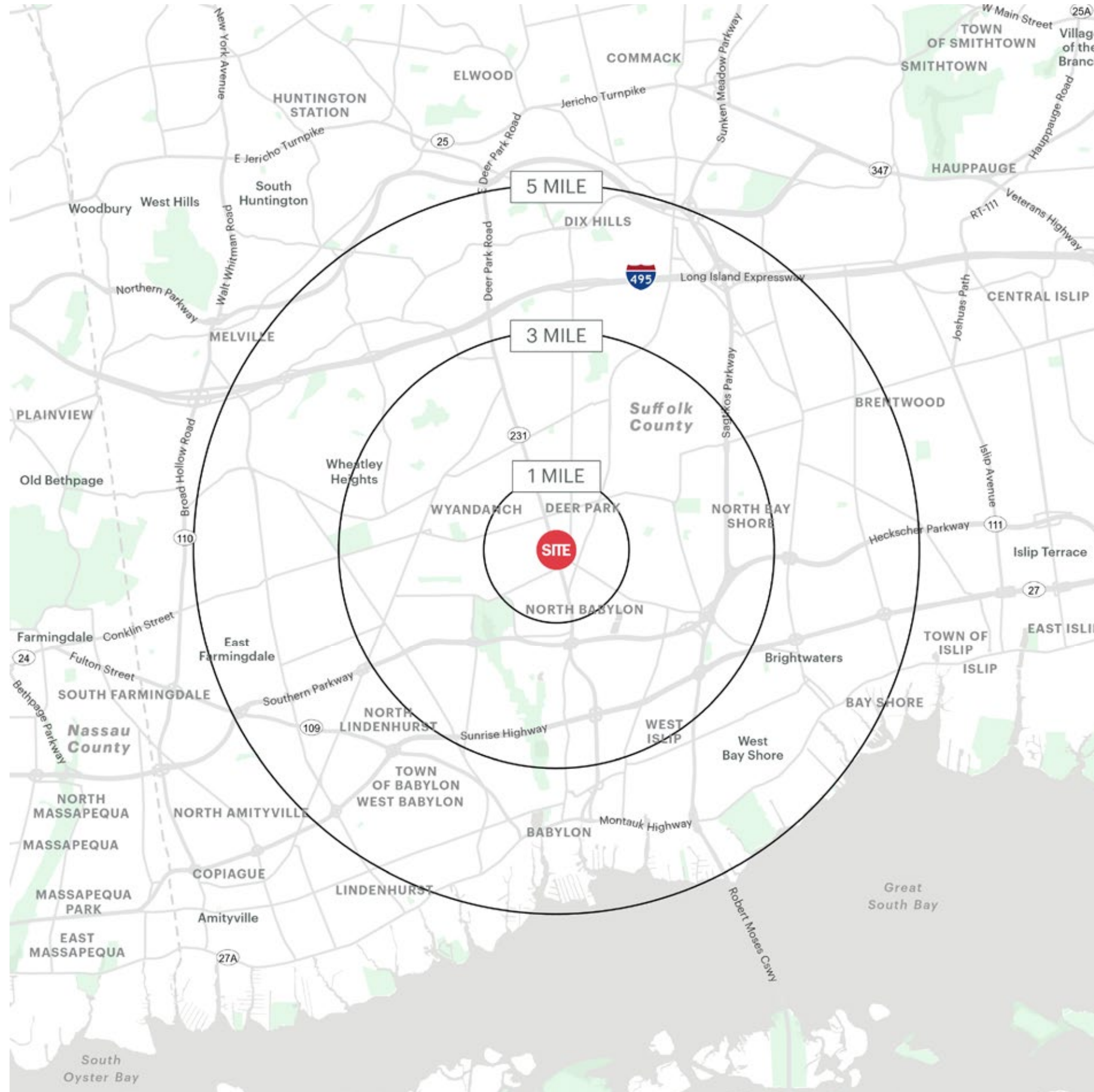
# MARKET AERIAL



**INTERIOR PHOTOS**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

20,725

### HOUSEHOLDS

6,965

### AVERAGE HOUSEHOLD INCOME

\$137,483

### MEDIAN HOUSEHOLD INCOME

\$104,484

### COLLEGE GRADUATES (BACHELOR'S +)

5042 - 34.0%

### TOTAL BUSINESSES

927

### TOTAL EMPLOYEES

5,897

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

15,738

## 3 MILE RADIUS

### POPULATION

123,069

### HOUSEHOLDS

38,470

### AVERAGE HOUSEHOLD INCOME

\$155,721

### MEDIAN HOUSEHOLD INCOME

\$117,078

### COLLEGE GRADUATES (BACHELOR'S +)

30,365 - 35.0%

### TOTAL BUSINESSES

4,194

### TOTAL EMPLOYEES

34,081

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

92,483

## 5 MILE RADIUS

### POPULATION

295,261

### HOUSEHOLDS

91,481

### AVERAGE HOUSEHOLD INCOME

\$161,784

### MEDIAN HOUSEHOLD INCOME

\$117,357

### COLLEGE GRADUATES (BACHELOR'S +)

77,650 - 38.0%

### TOTAL BUSINESSES

10,964

### TOTAL EMPLOYEES

120,805

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

262,494

# AREA DEMOGRAPHICS

