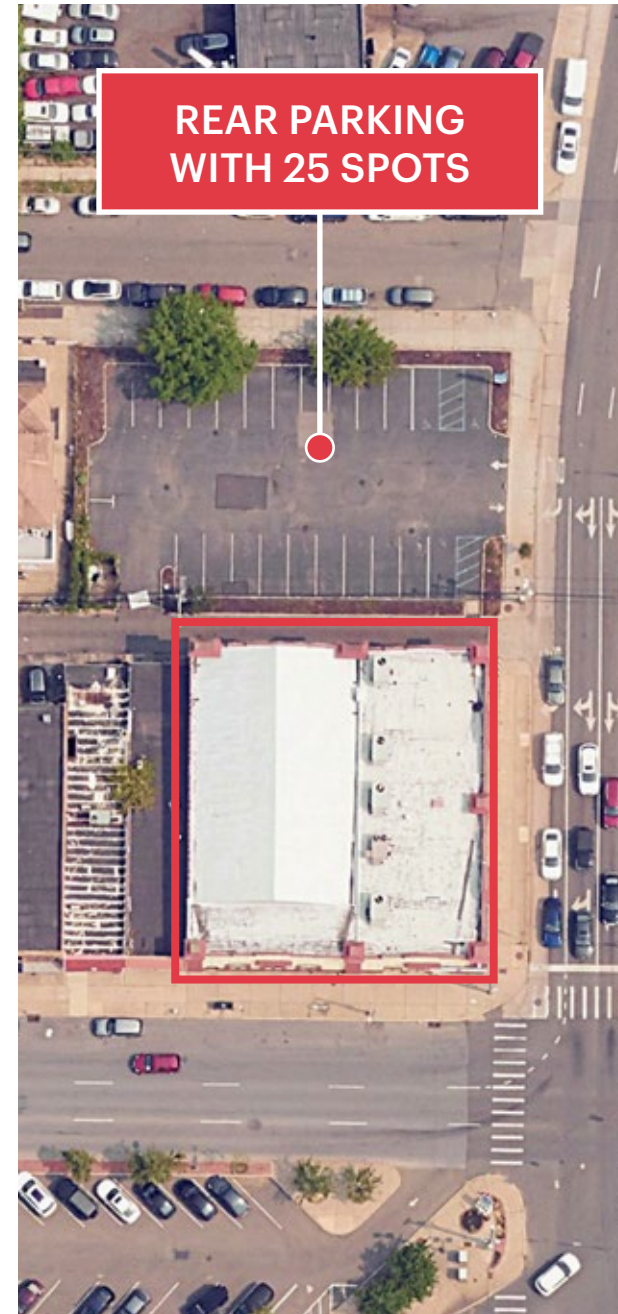


BRAND NEW REDEVELOPMENT PROJECT



RETAIL SPACE

LONG BEACH, NY

179 EAST PARK AVENUE

SIZE

±11,313 SF - Divisible

ASKING RENT

Upon Request

STATUS OF PREMISES

Former Movie Theater

NEIGHBORS

Starbucks, Stop & Shop, Capital One Bank, Subway, KFC, Mavis Discount Tire, Walgreens, TD Bank, 7-Eleven, Speedway, Aboffs Paints, unsOund Surf, Burger King, Baskin-Robbins, Chase, UPS, Apple Bank

COMMENTS

Landlord will consider divisions

Located at the signalized intersection of Long Beach Boulevard and East Park Avenue on the N/W/C

Tremendous visibility on Long Beach Boulevard and East Park Avenue

Exclusive 25 parking lot in the rear of the premises

CONTACT EXCLUSIVE AGENTS

JOANNE ARGENTI

jargenti@ripcony.com

516.933.8880

DOUG WEINSTEIN

dweinstein@ripcony.com

516.933.8880

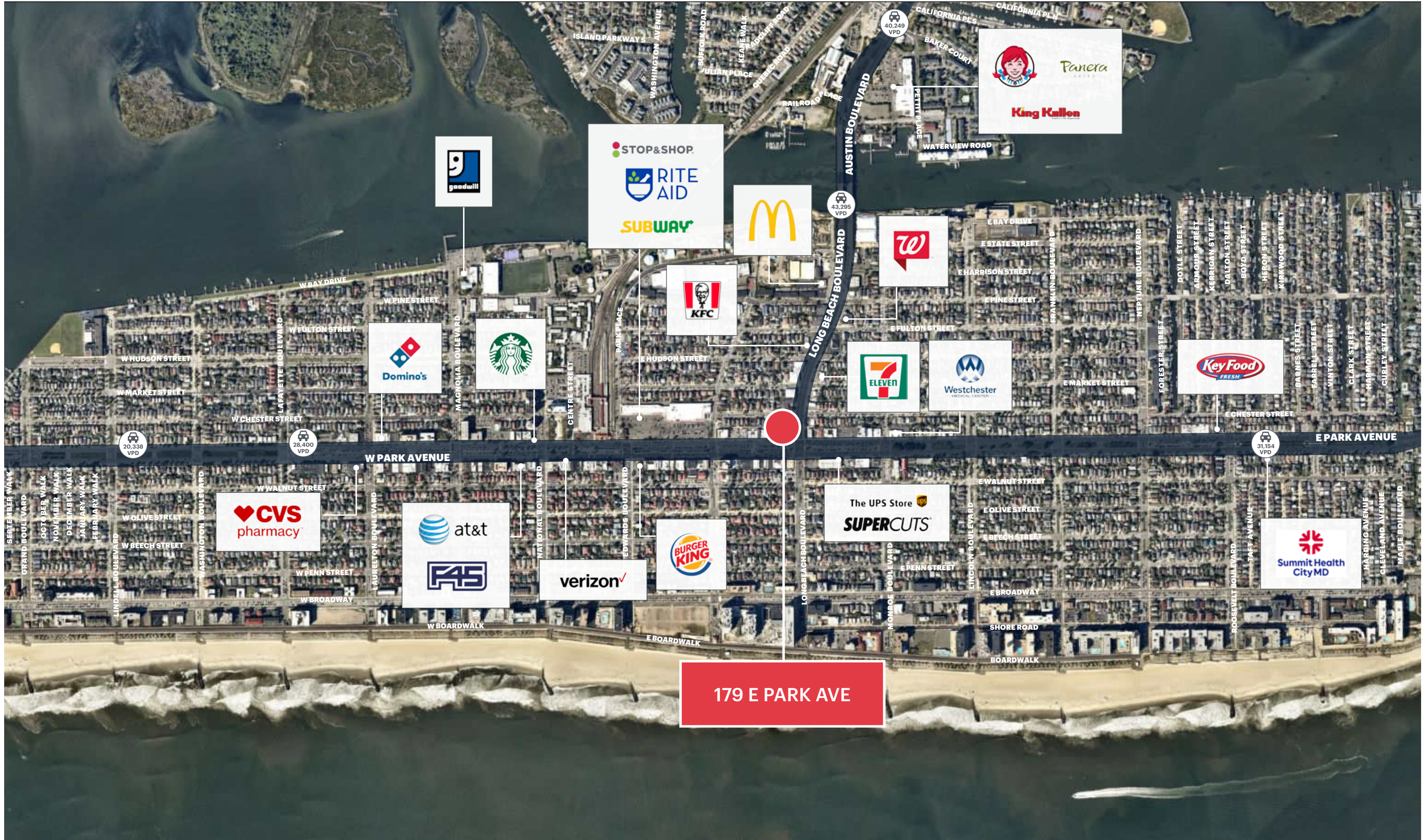
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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

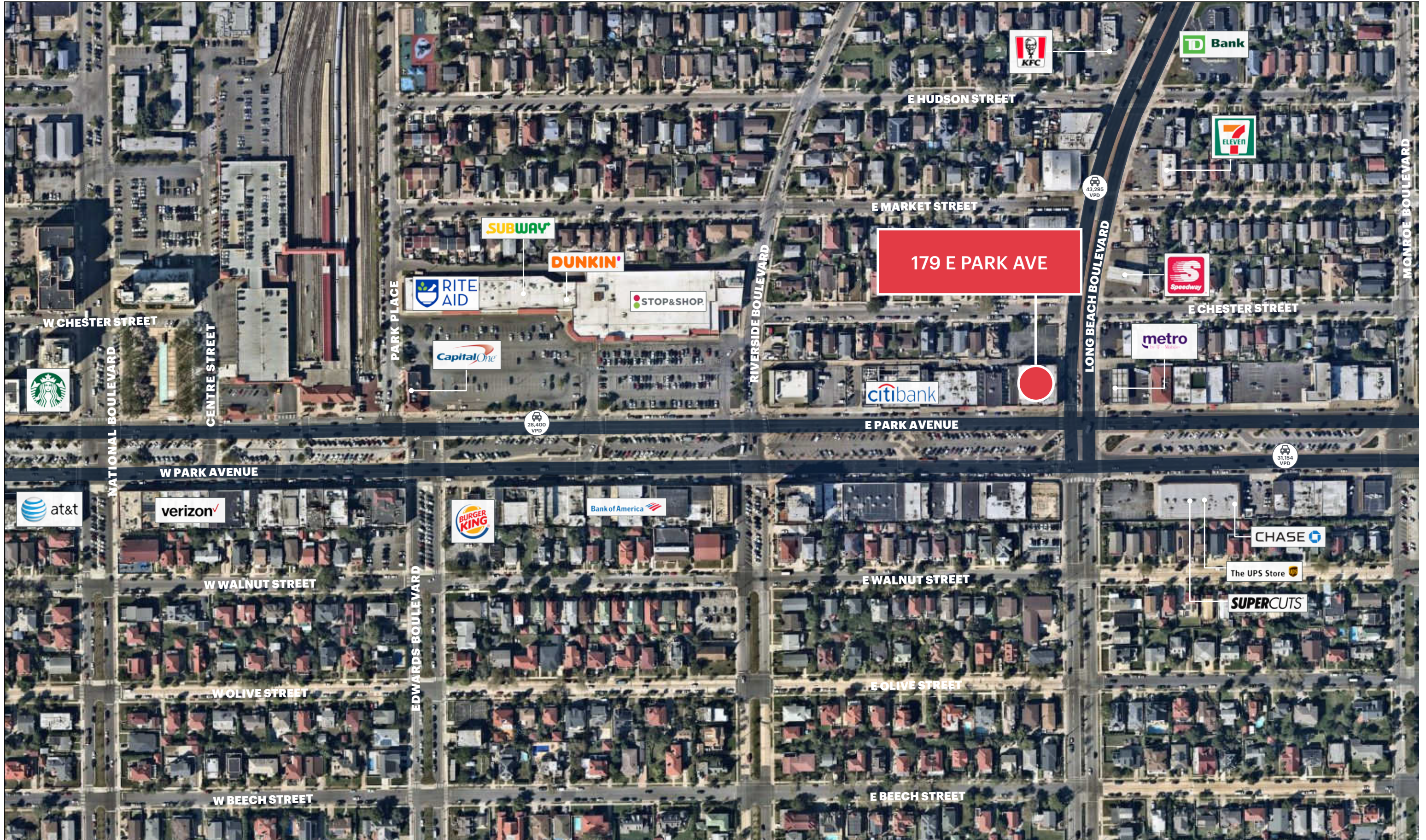
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



179 E PARK AVE

AERIAL

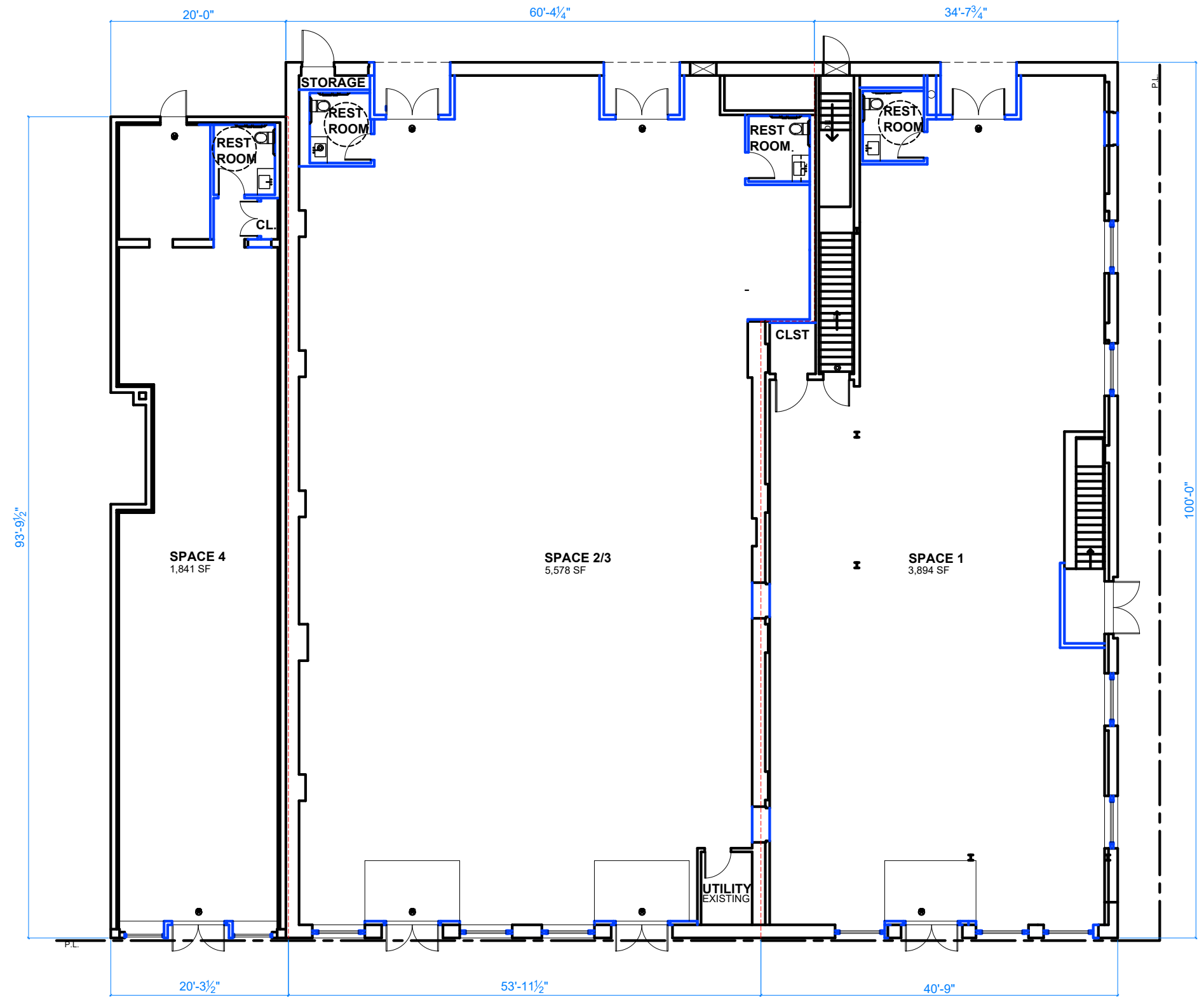


RENDERINGS



SITE PLAN

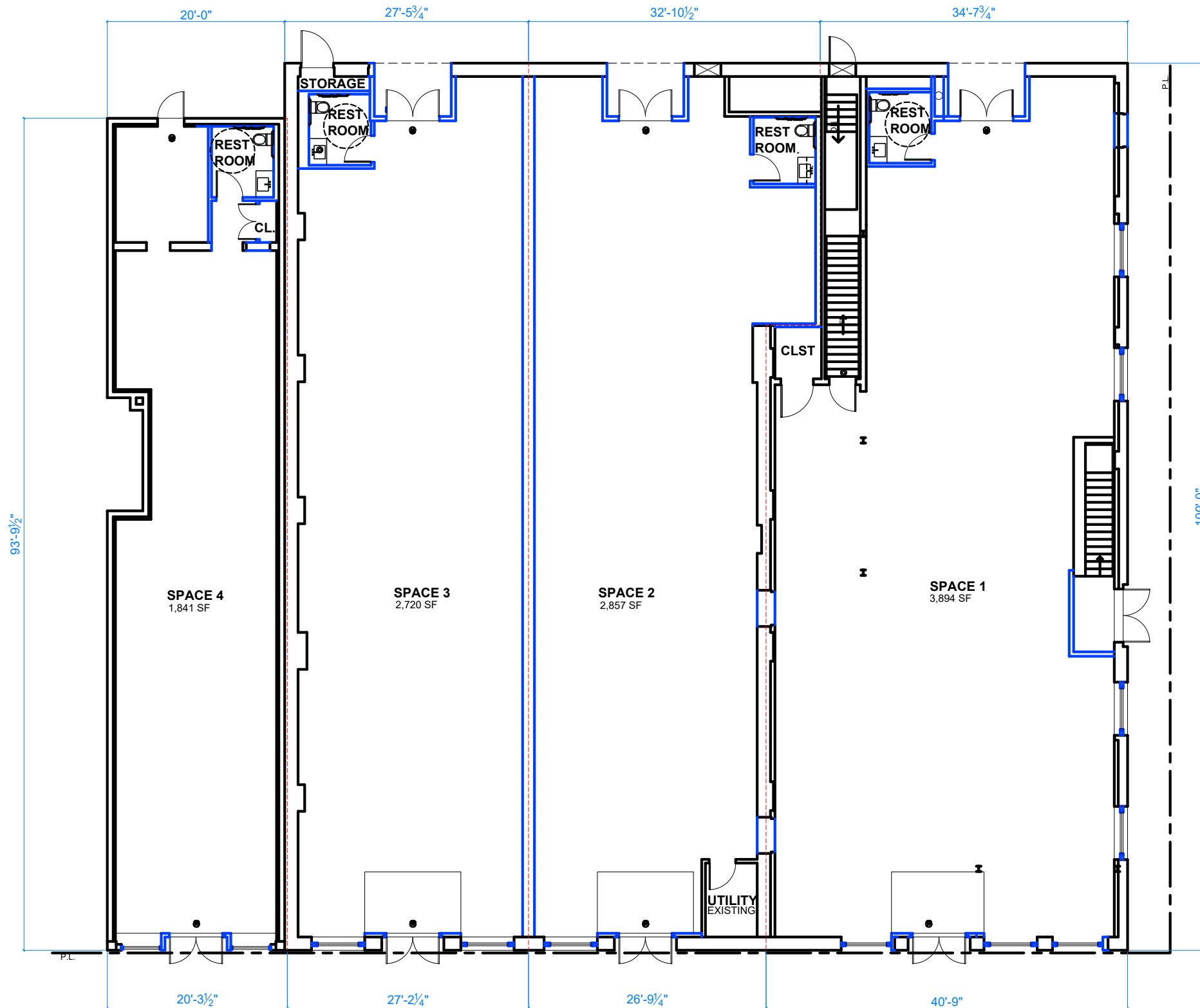
FIRST FLOOR - 3 SPACE DIVISION



All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.

SITE PLAN

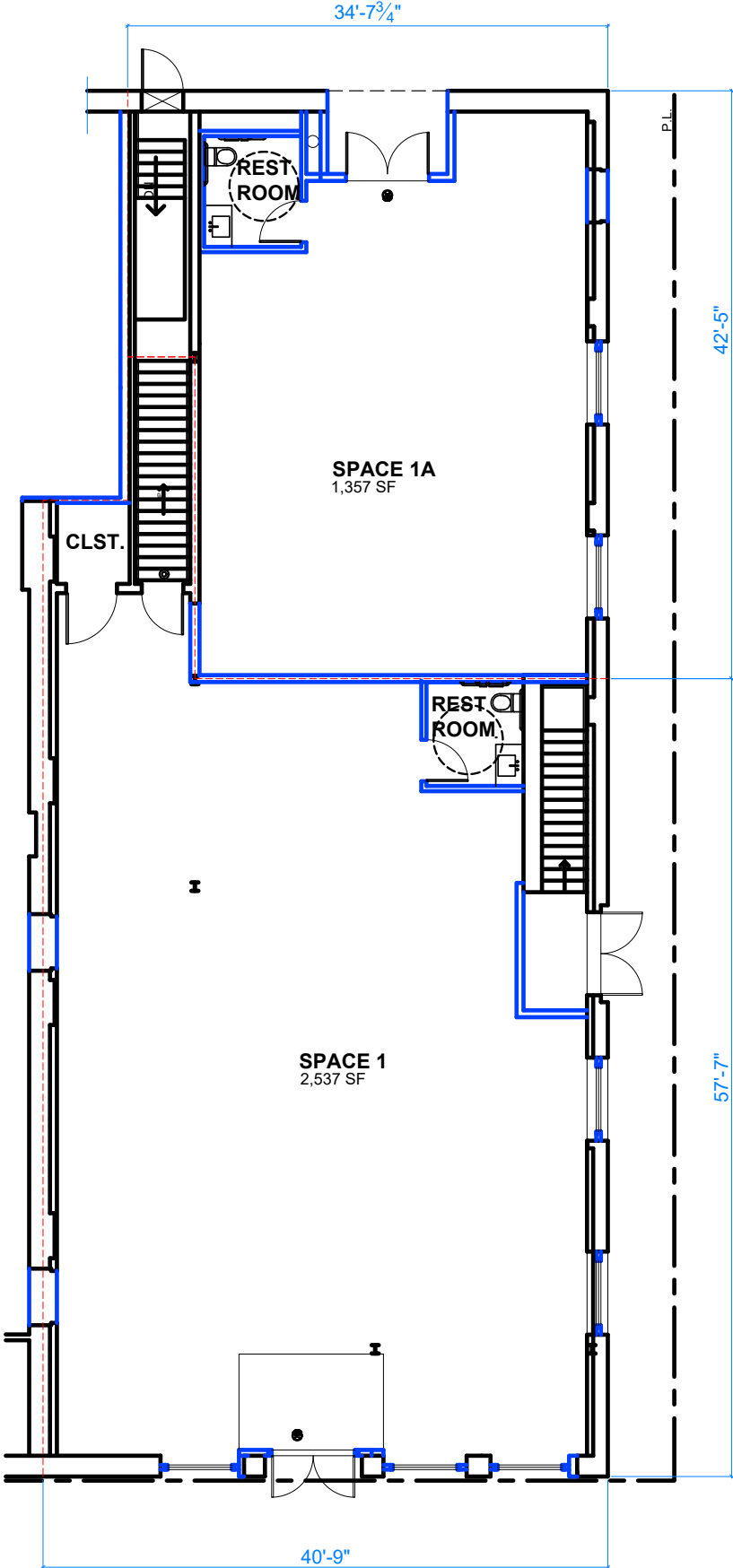
FIRST FLOOR - 4 SPACE DIVISION



All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.

SITE PLAN

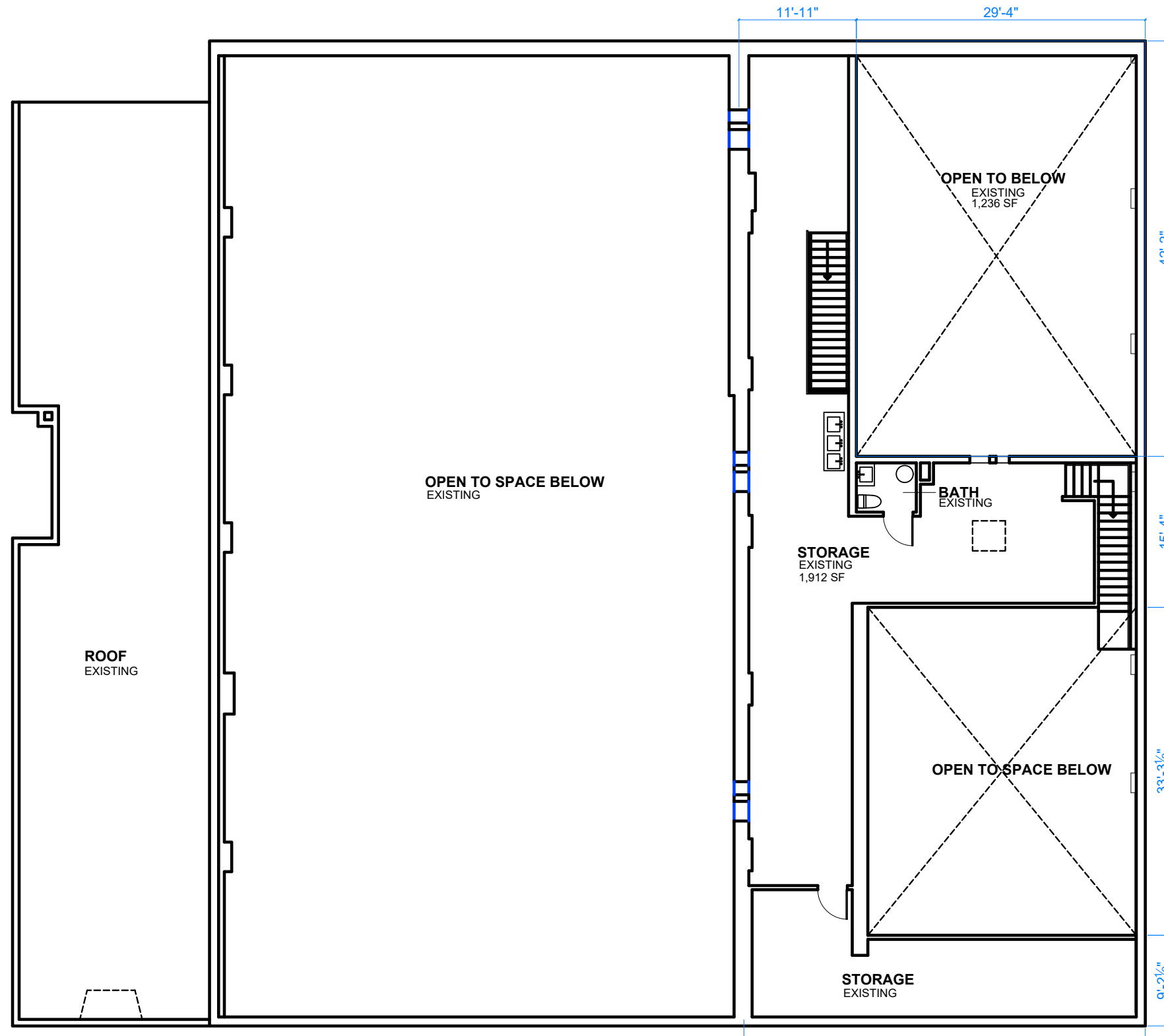
FIRST FLOOR - END CAP DIVISION



All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.

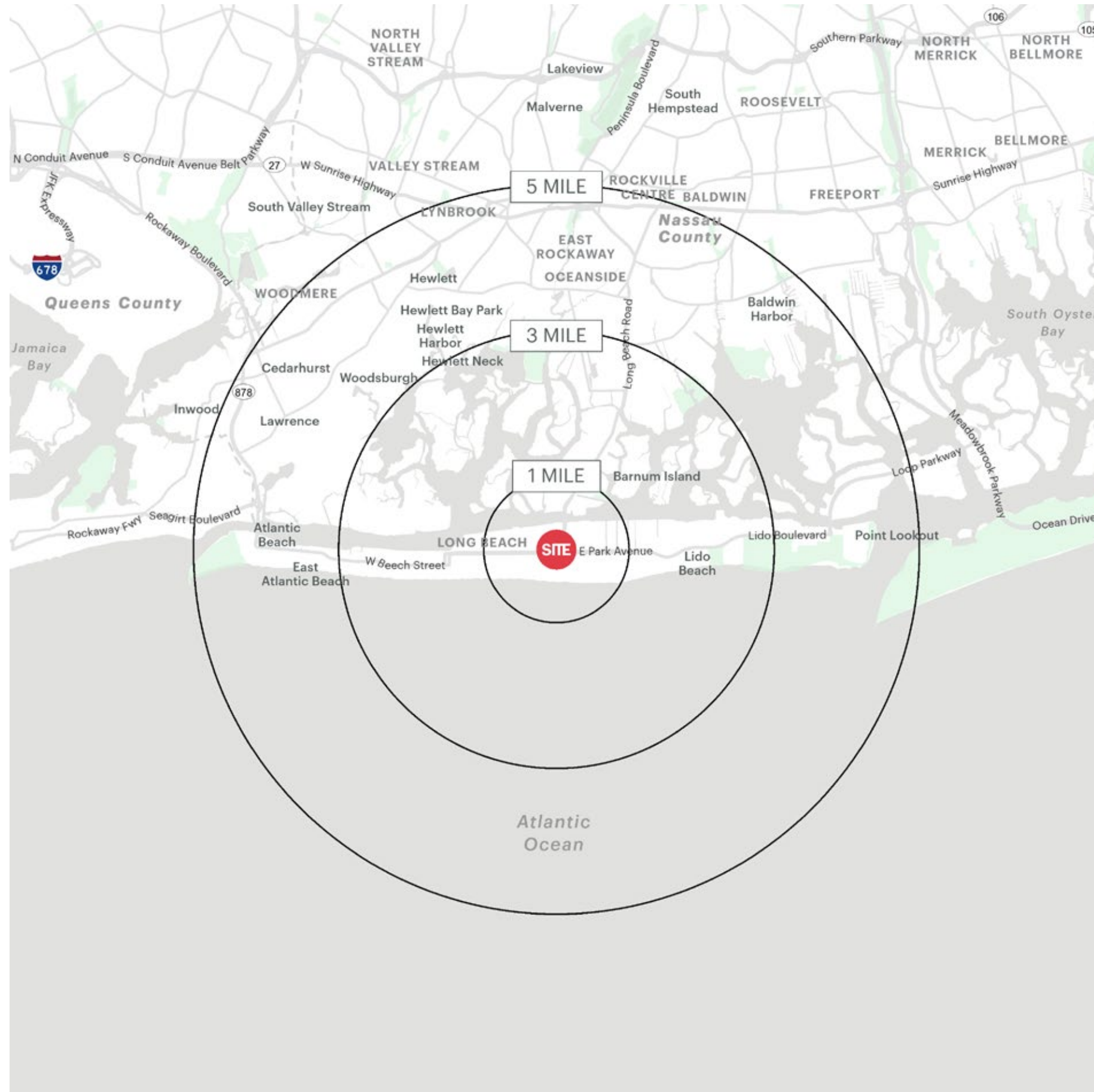
SITE PLAN

SECOND FLOOR



All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

28,571

HOUSEHOLDS

12,194

AVERAGE HOUSEHOLD INCOME

\$146,710

MEDIAN HOUSEHOLD INCOME

\$108,411

COLLEGE GRADUATES (BACHELOR'S +)

10,812 - 32.2%

TOTAL BUSINESSES

927

TOTAL EMPLOYEES

7,663

DAYTIME POPULATION (W/ 16 YR +)

20,306

3 MILE RADIUS

POPULATION

57,840

HOUSEHOLDS

24,154

AVERAGE HOUSEHOLD INCOME

\$156,217

MEDIAN HOUSEHOLD INCOME

\$112,981

COLLEGE GRADUATES (BACHELOR'S +)

22,191 - 33.2%

TOTAL BUSINESSES

1,998

TOTAL EMPLOYEES

18,571

DAYTIME POPULATION (W/ 16 YR +)

44,692

5 MILE RADIUS

POPULATION

210,128

HOUSEHOLDS

76,332

AVERAGE HOUSEHOLD INCOME

\$159,249

MEDIAN HOUSEHOLD INCOME

\$111,813

COLLEGE GRADUATES (BACHELOR'S +)

76,470 - 33.4%

TOTAL BUSINESSES

8,396

TOTAL EMPLOYEES

72,429

DAYTIME POPULATION (W/ 16 YR +)

178,796

AREA DEMOGRAPHICS

