



RETAIL SPACE

OYSTER BAY, NY

PINE HOLLOW SHOPPING CENTER

249-273 PINE HOLLOW ROAD

SIZE

12,000 SF - Former Rite Aid + Full Basement
2,250 SF - Approximately 25' x 90' + Full Basement

ASKING RENT

Upon Request

CO-TENANTS

Aboff's Hardware, Party Store, Nail Salon, Mario's Pizza,
Verizon, Liquor Store

NEIGHBORS

Stop & Shop, Bank of America, CVS, PetValu, Dunkin
Donuts

COMMENTS

Easement with the adjacent Stop and Shop

Tremendous Visibility

Easy access on Pine Hollow Road with three access
points

Adequate Parking

Over 20,000 vehicles passing this site daily

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

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516.933.8880

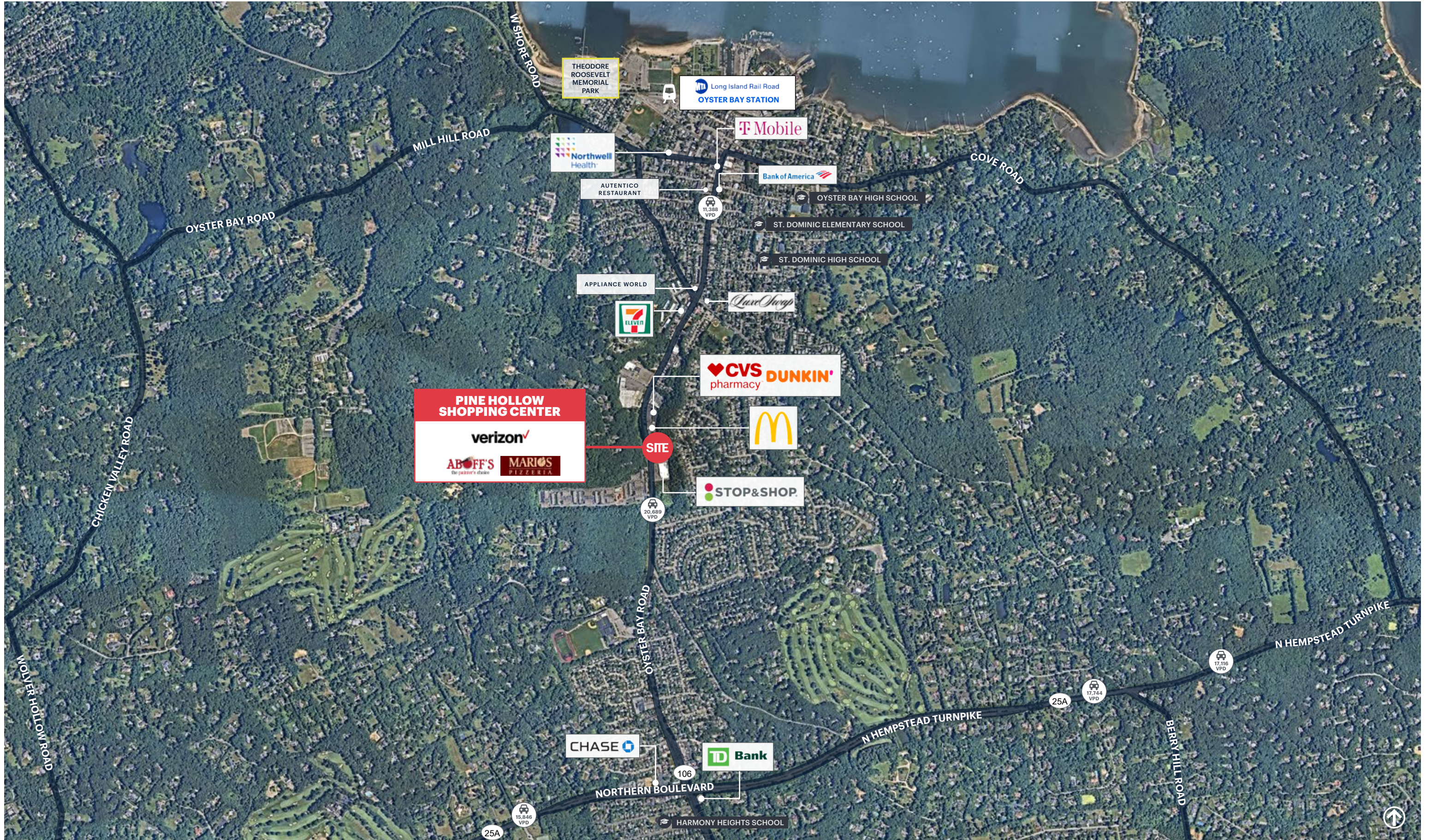
RIPCO
REAL ESTATE

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



AERIAL

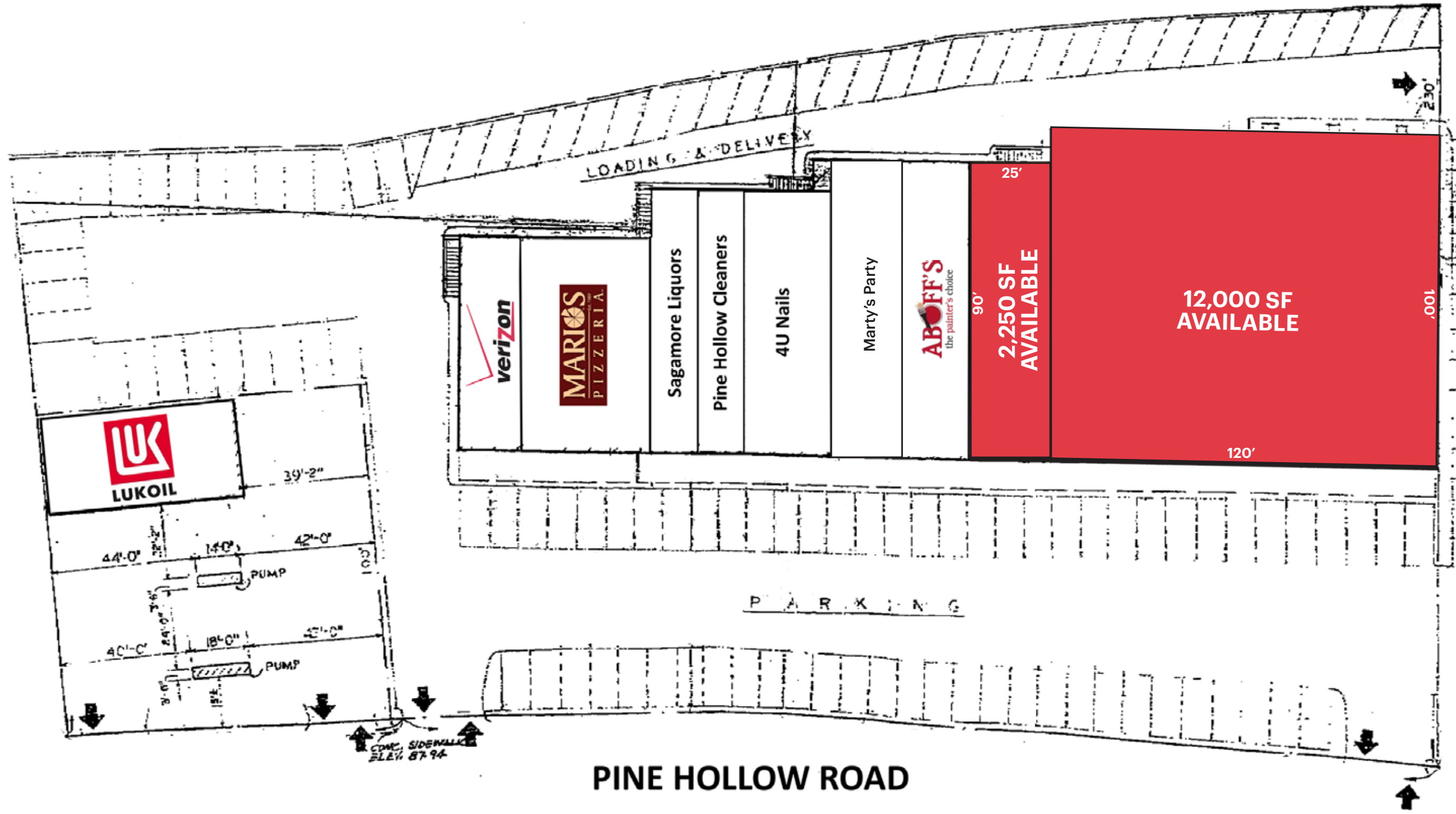


PINE HOLLOW SHOPPING CENTER OYSTER BAY, NEW YORK

AERIAL



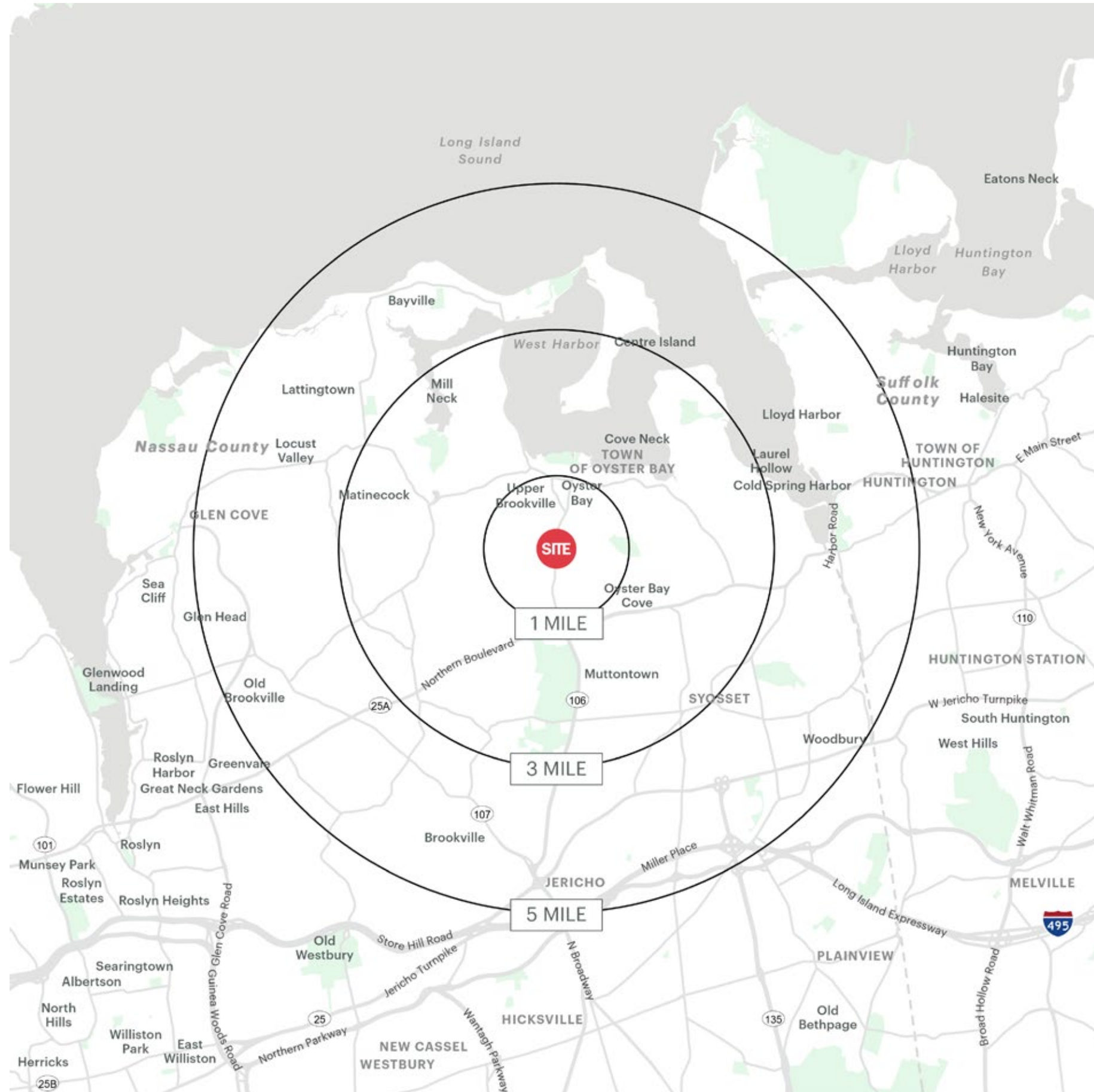
SITE PLAN



2,250 SF - INTERIOR PHOTOS



AREA DEMOGRAPHICS



PINE HOLLOW SHOPPING CENTER OYSTER BAY, NEW YORK

1 MILE RADIUS

POPULATION

8,628

HOUSEHOLDS

3,333

AVERAGE HOUSEHOLD INCOME

\$178,217

MEDIAN HOUSEHOLD INCOME

\$123,511

COLLEGE GRADUATES (BACHELOR'S +)

3,221 - 50.0%

TOTAL BUSINESSES

401

TOTAL EMPLOYEES

3,410

DAYTIME POPULATION (W/ 16 YR +)

7,942

3 MILE RADIUS

POPULATION

23,869

HOUSEHOLDS

8,233

AVERAGE HOUSEHOLD INCOME

\$244,152

MEDIAN HOUSEHOLD INCOME

\$171,580

COLLEGE GRADUATES (BACHELOR'S +)

11,069 - 64.0%

TOTAL BUSINESSES

1,069

TOTAL EMPLOYEES

9,539

DAYTIME POPULATION (W/ 16 YR +)

22,134

5 MILE RADIUS

POPULATION

96,315

HOUSEHOLDS

32,079

AVERAGE HOUSEHOLD INCOME

\$231,652

MEDIAN HOUSEHOLD INCOME

\$162,582

COLLEGE GRADUATES (BACHELOR'S +)

43,050 - 62.0%

TOTAL BUSINESSES

5,363

TOTAL EMPLOYEES

60,518

DAYTIME POPULATION (W/ 16 YR +)

111,507

AREA DEMOGRAPHICS

