

SPRING RENOVATION



RETAIL SPACE

BLUE POINT, NY

BLUE POINT PLAZA

11-33 MONTAUK HIGHWAY

SIZE

2,343 SF
2,343 SF
(approx. 21.5' x 109')

ASKING RENT

Upon Request

CO-TENANTS

King Kullen, Dunkin', Releve Dance Centre, Nail Salon

NEIGHBORS

7-Eleven, Washville Car Wash, Stella Trattoria & Bar, Eastern Athletic of Blue Point, Verizon Wireless, Chase Bank, Avocados Mexican-American Grill, CVS Pharmacy, Starbucks, AT&T, Salsa Salsa Bayport, Jersey Mike's Subs

COMMENTS

Located on Montauk Highway with over 14,000 vehicles passing this site daily

221 Parking Stalls

Access to Sunrise Highway via Nicolls Road

CONTACT EXCLUSIVE AGENTS

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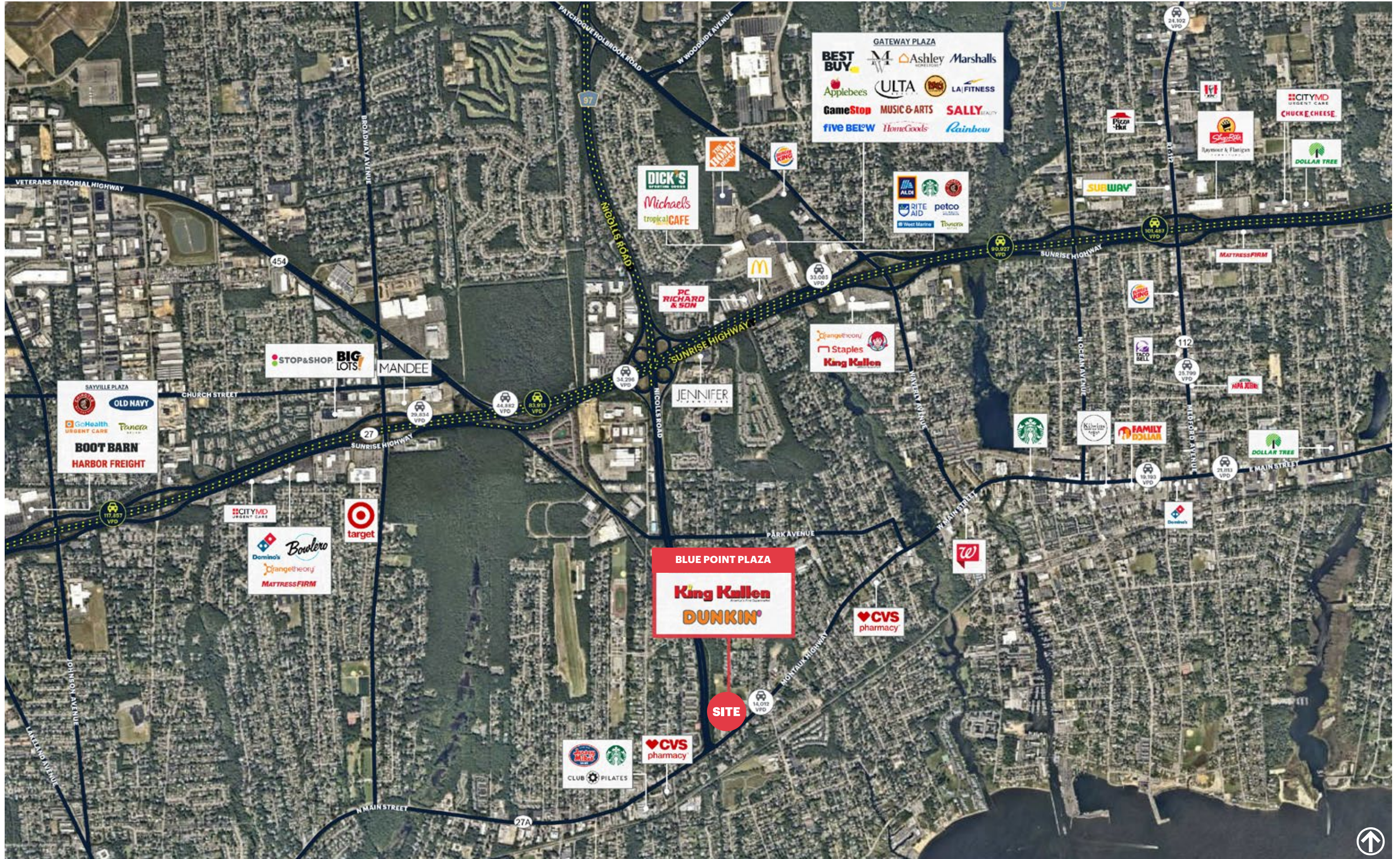


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Please visit us at ripcony.com for more information

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



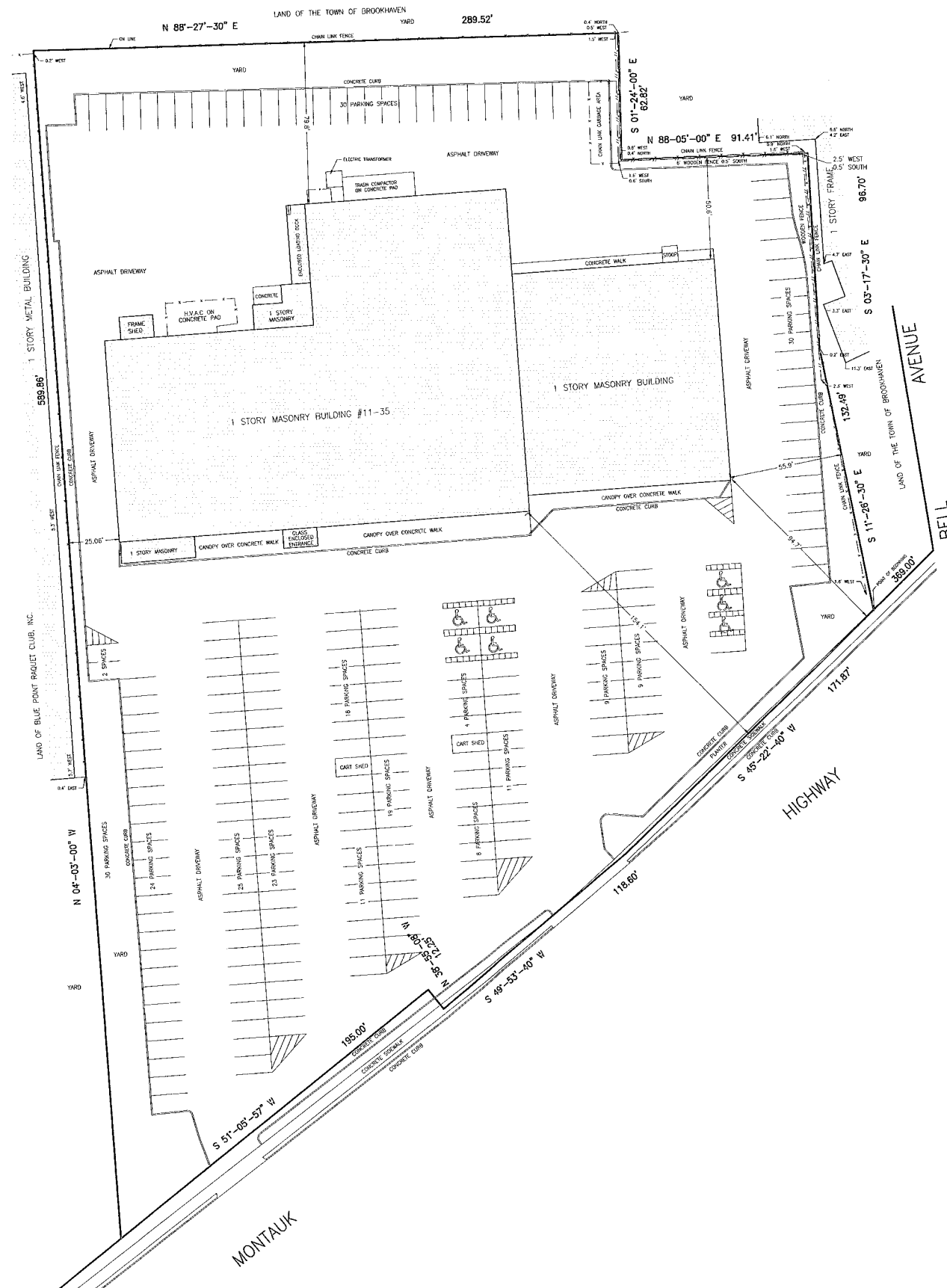
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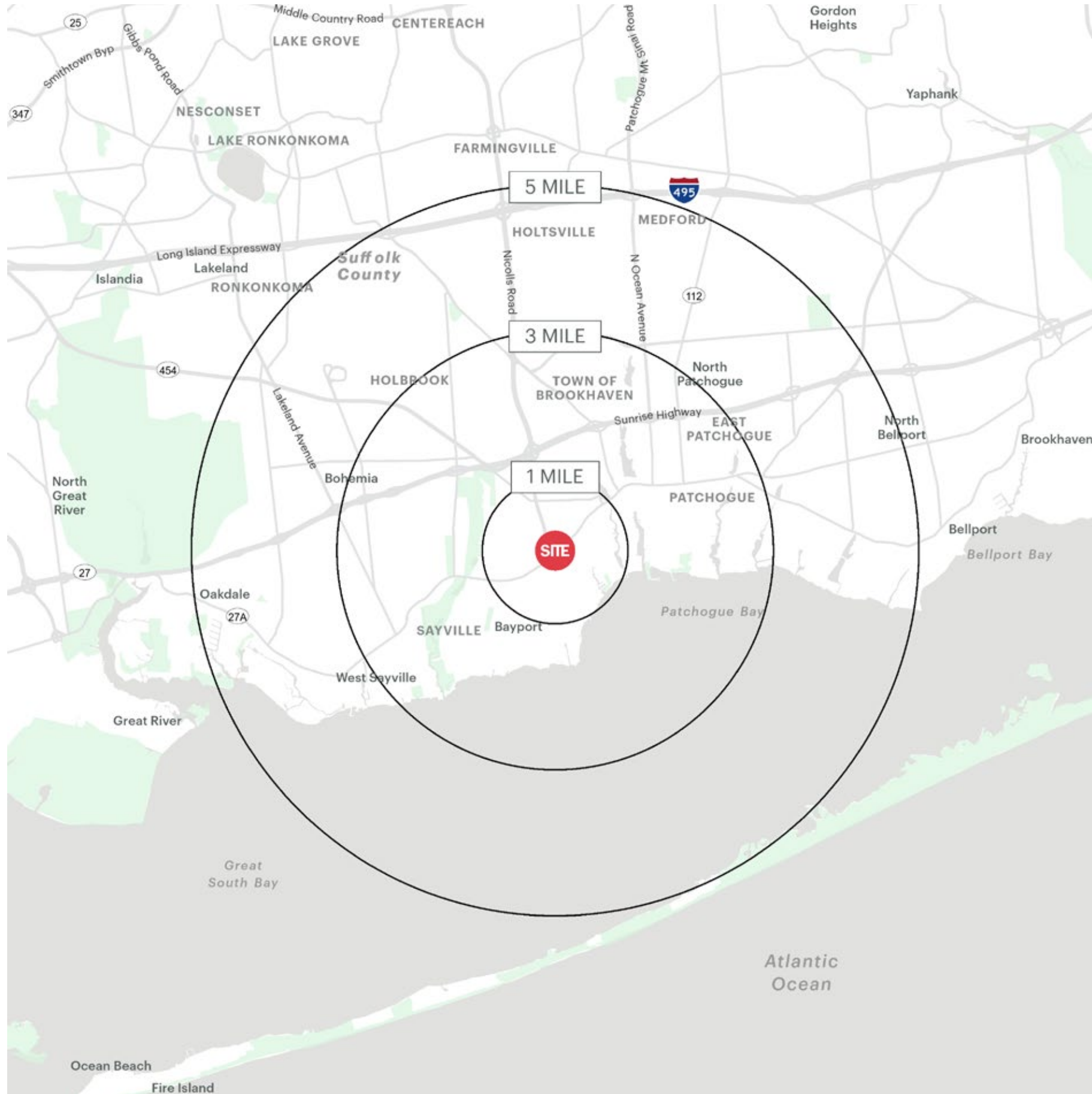
PYLON



STOREFRONT



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

14,451

HOUSEHOLDS

6,018

AVERAGE HOUSEHOLD INCOME

\$128,729

MEDIAN HOUSEHOLD INCOME

\$99,730

COLLEGE GRADUATES (BACHELOR'S +)

3,520 - 34.0%

TOTAL BUSINESSES

1,053

TOTAL EMPLOYEES

7,285

DAYTIME POPULATION (W/ 16 YR +)

14,014

3 MILE RADIUS

POPULATION

67,659

HOUSEHOLDS

25,886

AVERAGE HOUSEHOLD INCOME

\$139,401

MEDIAN HOUSEHOLD INCOME

\$104,513

COLLEGE GRADUATES (BACHELOR'S +)

18,013 - 37.0%

TOTAL BUSINESSES

2,788

TOTAL EMPLOYEES

24,034

DAYTIME POPULATION (W/ 16 YR +)

55,950

5 MILE RADIUS

POPULATION

154,098

HOUSEHOLDS

55,802

AVERAGE HOUSEHOLD INCOME

\$147,515

MEDIAN HOUSEHOLD INCOME

\$109,677

COLLEGE GRADUATES (BACHELOR'S +)

41,825 - 37.0%

TOTAL BUSINESSES

7,471

TOTAL EMPLOYEES

67,036

DAYTIME POPULATION (W/ 16 YR +)

141,431

AREA DEMOGRAPHICS

