



## RETAIL SPACE

# DEER PARK, NY

1858-1864 DEER PARK AVE

### SIZE

1,200 SF } Can Be Combined  
1,200 SF } 2,400 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Sun's Nail Salon, Liberty Jewelers, LaBella Lashes, Marina Beauty Salon, Monster Music (Coming Soon)

### NEIGHBORS

ShopRite, CVS Pharmacy, Five Guys, Gregory's Coffee, uBreakiFix, Dunkin', T-Mobile, Papa John's

### COMMENTS

Highly visible end cap space on busy Deer Park Ave (former T-Mobile)

31,500 vehicles per day on Deer Park Avenue

22 - car parking lot

Less than 1/2 mile from Deer Park High School and John F Kennedy Intermediate School

Front and Side Exterior Signage Opportunities

## CONTACT EXCLUSIVE AGENTS

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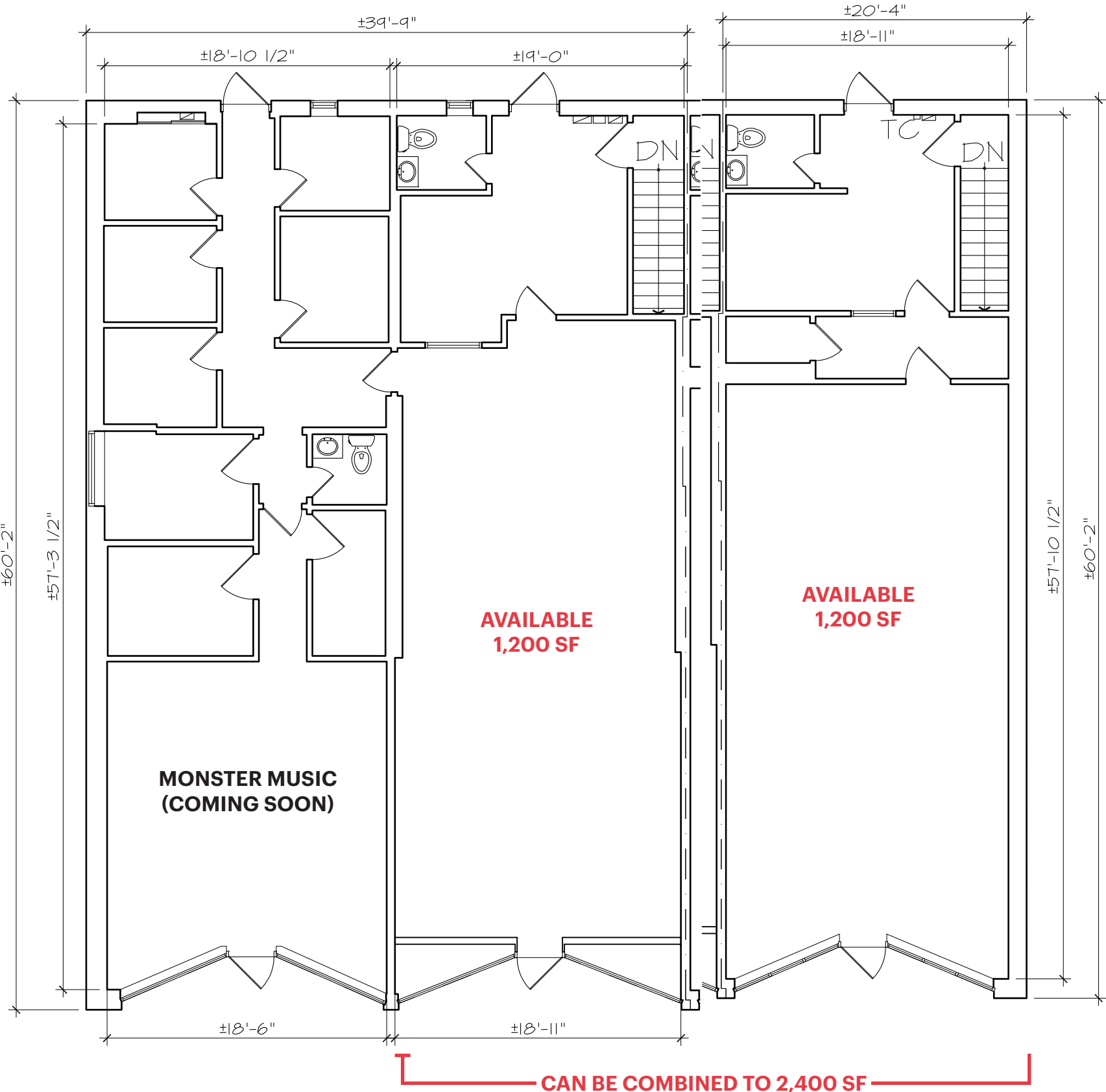
**RIPCO**  
REAL ESTATE

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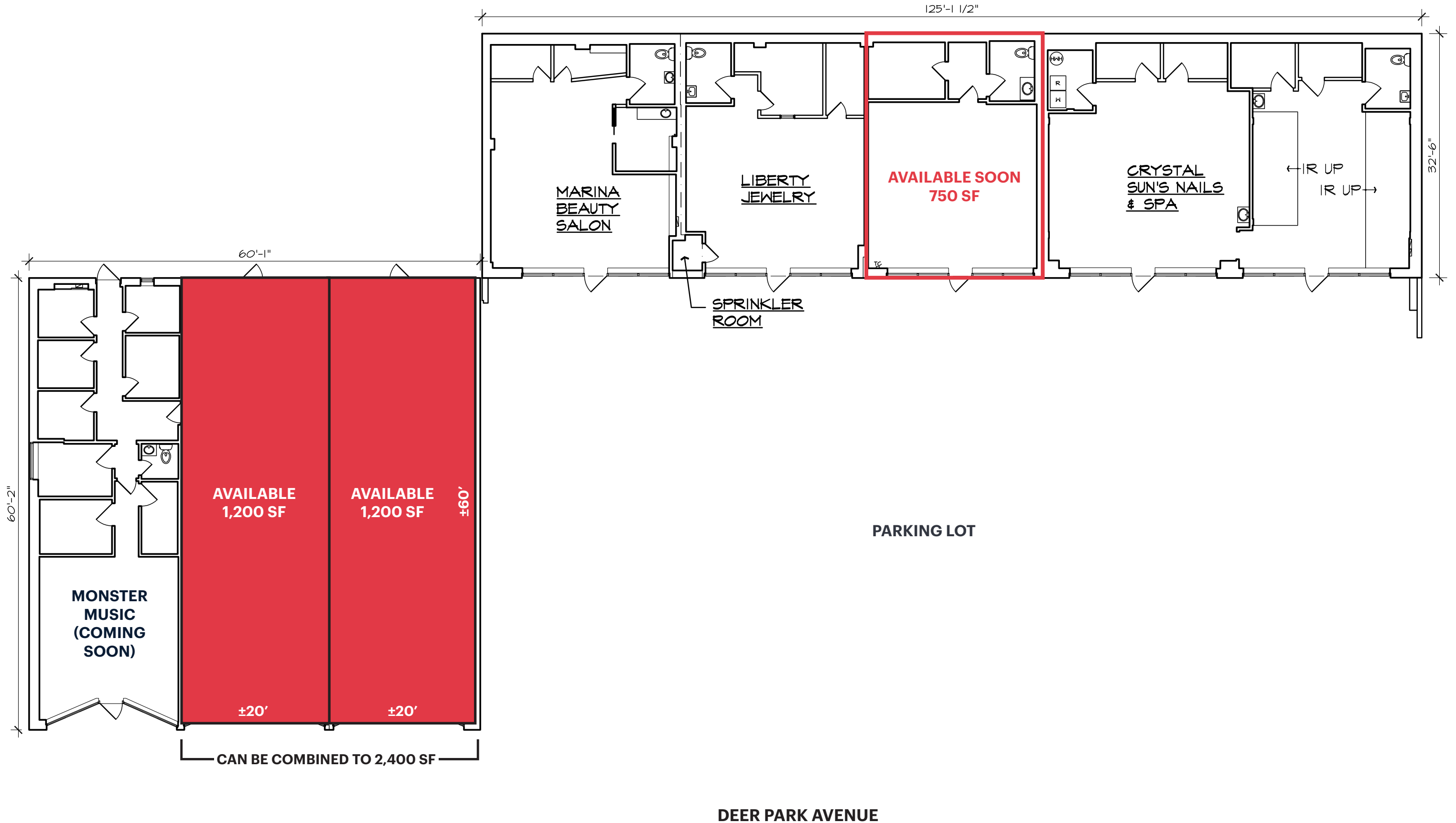
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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**FLOOR PLANS**



# COMPOSITE FLOOR PLAN



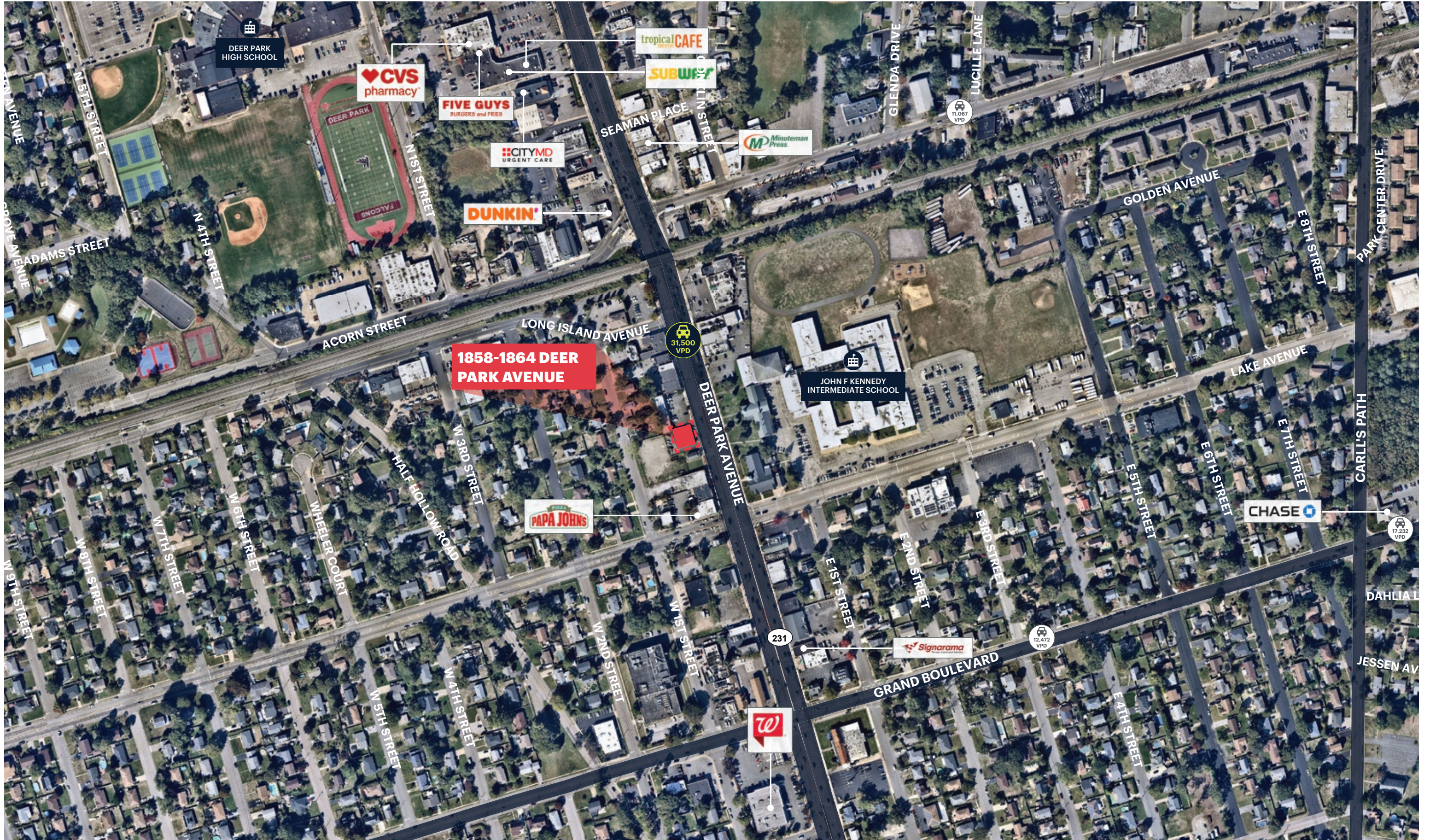


# MARKET AERIAL





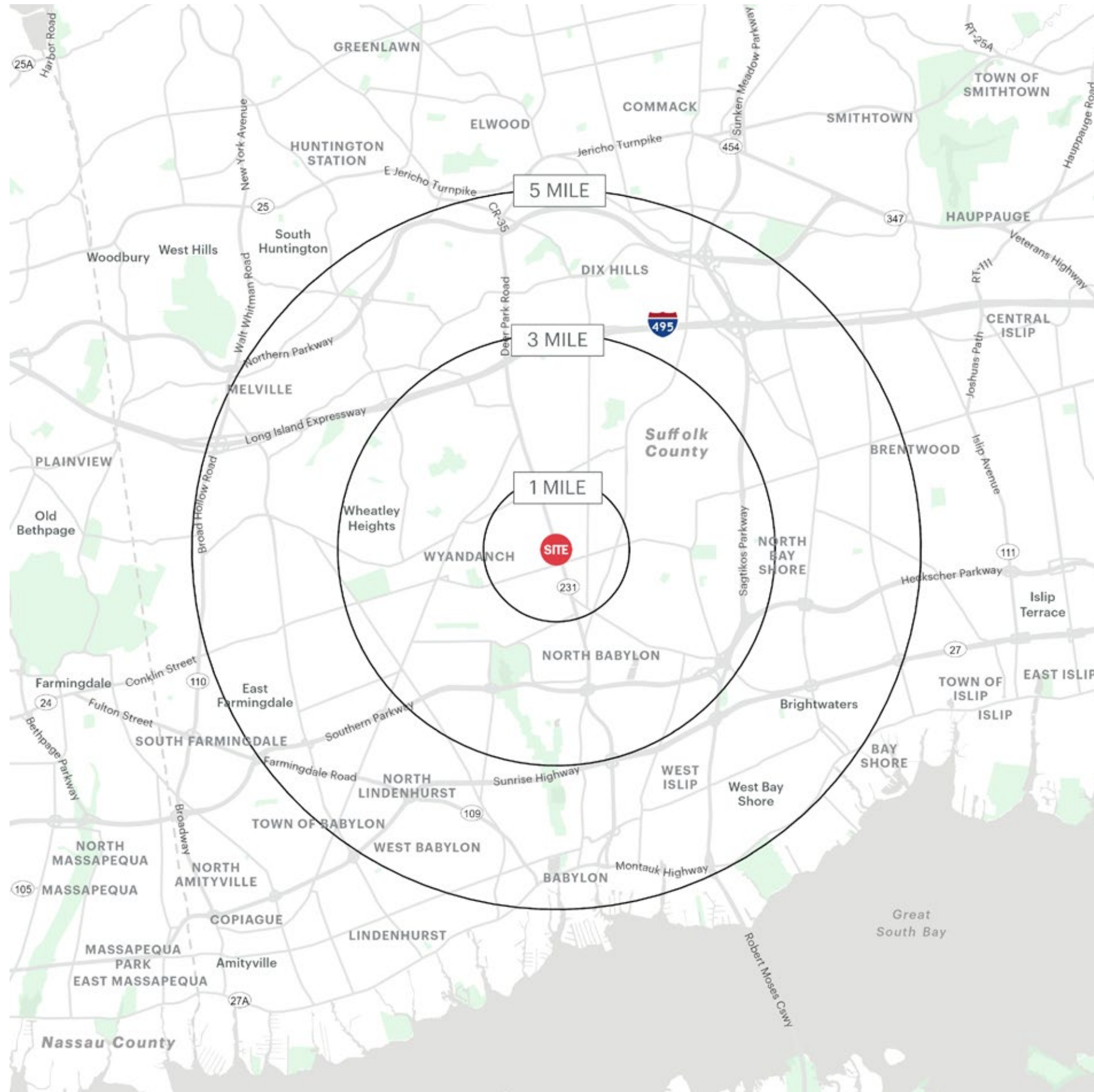
**AERIAL**



1858-1864 DEER PARK AVENUE DEER PARK, NEW YORK



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

18,034

### HOUSEHOLDS

5,943

### AVERAGE HOUSEHOLD INCOME

\$133,893

### MEDIAN HOUSEHOLD INCOME

\$107,944

### COLLEGE GRADUATES (BACHELOR'S +)

4,522 - 24.6%

### TOTAL BUSINESSES

895

### TOTAL EMPLOYEES

7,018

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

16,019

## 3 MILE RADIUS

### POPULATION

108,696

### HOUSEHOLDS

33,230

### AVERAGE HOUSEHOLD INCOME

\$148,036

### MEDIAN HOUSEHOLD INCOME

\$113,344

### COLLEGE GRADUATES (BACHELOR'S +)

26,184 - 21.8%

### TOTAL BUSINESSES

3,733

### TOTAL EMPLOYEES

33,282

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

88,142

## 5 MILE RADIUS

### POPULATION

280,326

### HOUSEHOLDS

85,809

### AVERAGE HOUSEHOLD INCOME

\$153,300

### MEDIAN HOUSEHOLD INCOME

\$114,349

### COLLEGE GRADUATES (BACHELOR'S +)

69,809 - 23.2%

### TOTAL BUSINESSES

11,507

### TOTAL EMPLOYEES

123,376

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

265,420



# AREA DEMOGRAPHICS

