

RETAIL SPACE

EAST ISLIP, NY

HECKSCHER SHOPPING CENTER

310 East Main Street



SIZE

In-line 4,580 SF - Divisible

ASKING RENT

Upon Request

CO-TENANTS

Pat's Marketplace, Dunkin', Sherwin Williams, T-Mobile, Energize Nutrition, Murray Bagels, Renzo's Pizza, Leslie's Pool Supplies, Shrimpy's Burrito Bar, Orangetheory Fitness

NEIGHBORS

Jackson Hall, Bank of America, East Islip Public Library, Radiology and Doctors' Offices, Bayway Arts Center, Broadhollow Theatre, Drift Inn Bar, Francesco's Trattoria, East Islip Dental, Bay Family Medicine, Carvel, USPS, Friendly's, A&S Pork Store, TD Bank, CVS, Ace Hardware

COMMENTS

60,000 SF Shopping Center

Located on East Main Street just west of Southern State Parkway/Heckscher Parkway

Vibrant south shore community

CONTACT EXCLUSIVE AGENTS

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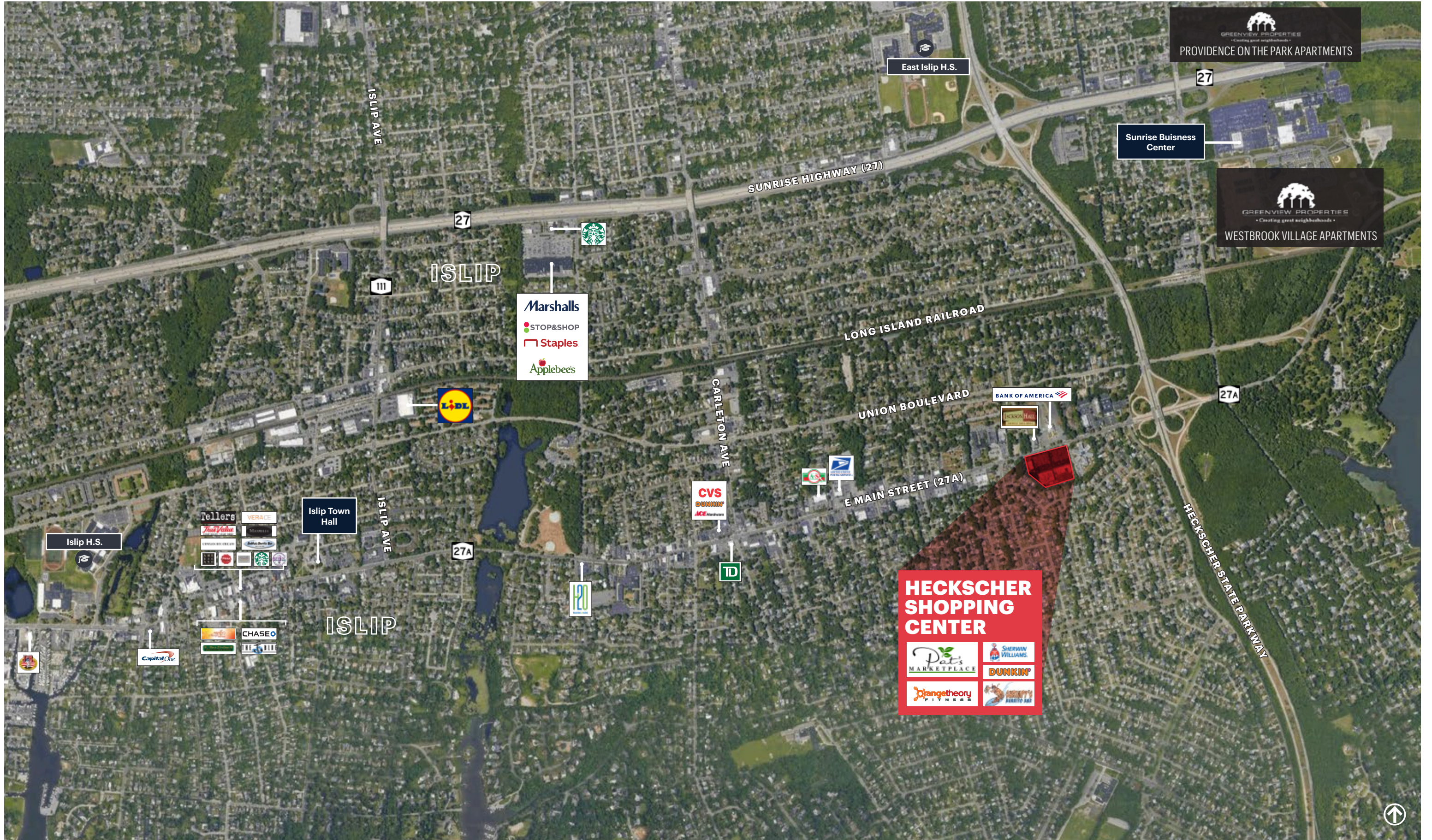


1000 Woodbury Road
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Please visit us at ripcony.com for more information

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

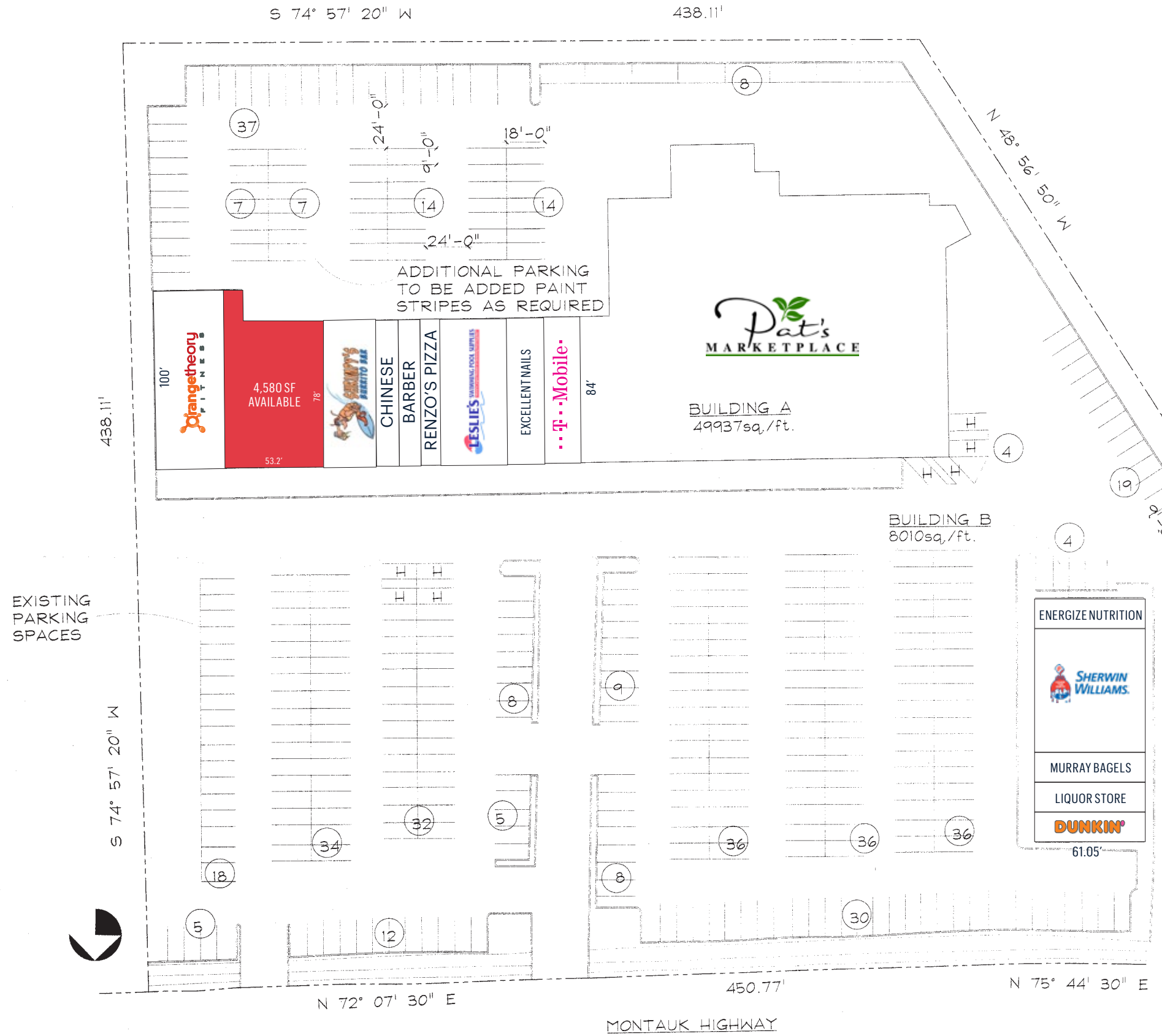


AERIAL



HECKSCHER SHOPPING CENTER EAST ISLIP, NEW YORK

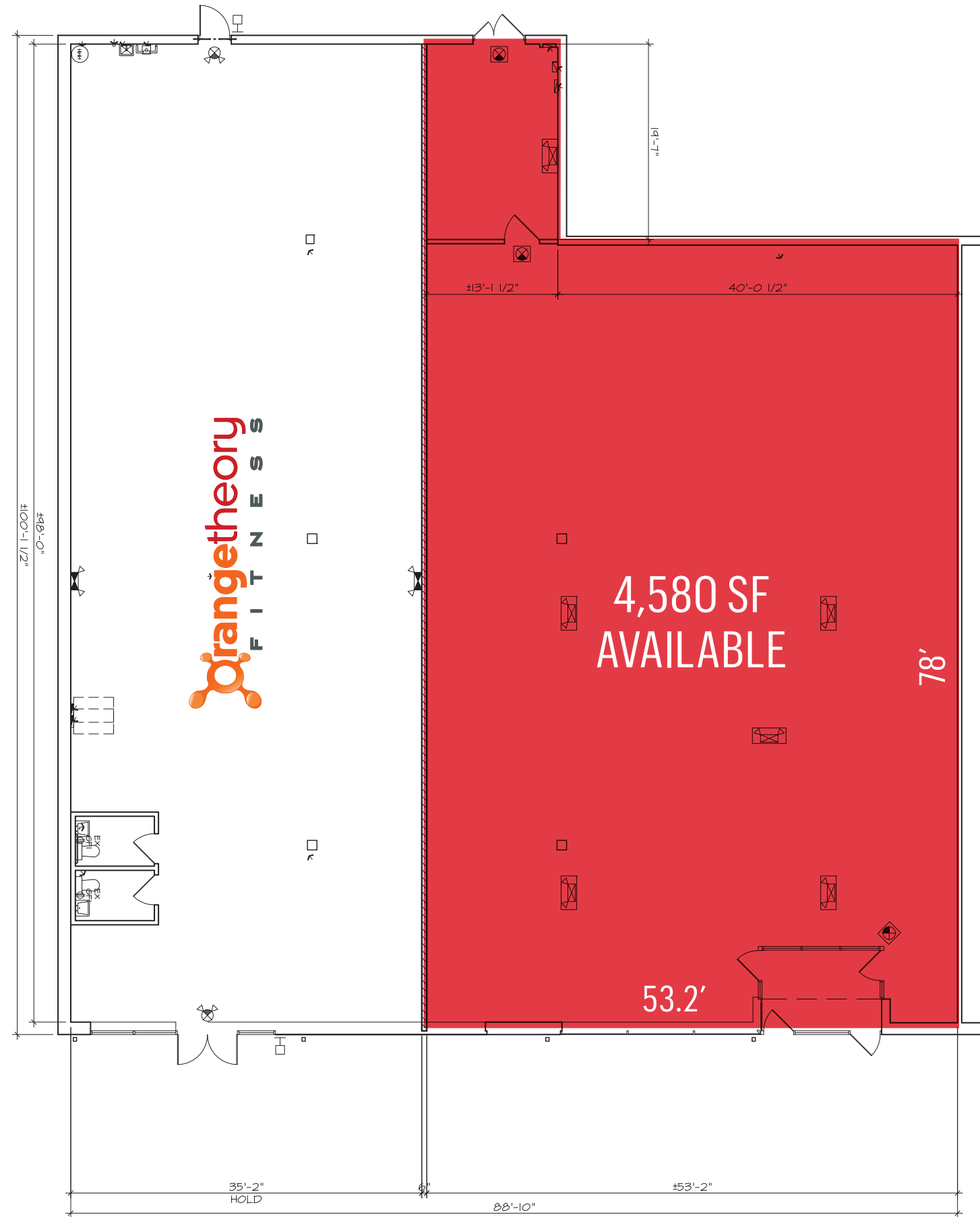
SITE PLAN



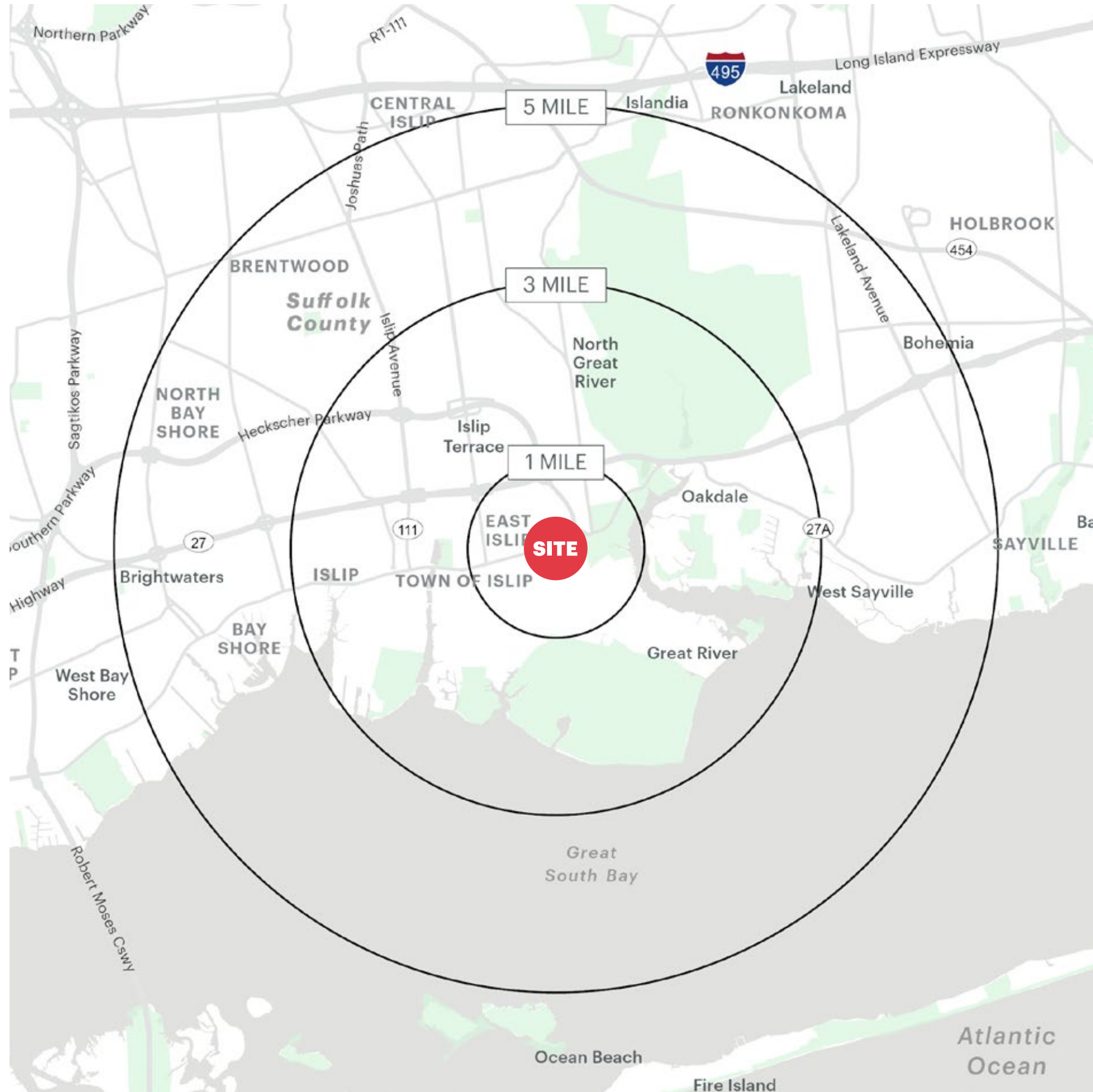
BUILDING A:	49,937 SF
ORANGETHEORY FITNESS	3,669 SF
AVAILABLE	4,580 SF
SHRIMPY'S BURRITO BAR	2,200 SF
CHINESE BARBER	1,000 SF
RENZO'S PIZZA	897 SF
LESLIE'S POOL SUPPLIES	1,145 SF
EXCELLENT NAILS	2,655 SF
T-MOBILE	1,200 SF
PAT'S MARKETPLACE	1,680 SF
	29,593 SF

BUILDING B:	8,010 SF
ENERGIZE NUTRITION	1,000 SF
SHERWIN WILLIAMS	3,736 SF
MURRAY BAGELS	1,000 SF
LIQUOR STORE	928 SF
DUNKIN'	928 SF

FLOOR PLAN



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

12,281

HOUSEHOLDS

4,197

AVERAGE HOUSEHOLD INCOME

\$152,458

MEDIAN HOUSEHOLD INCOME

\$128,622

COLLEGE GRADUATES (Bachelor's +)

3,486 - 39.0%

TOTAL BUSINESSES

414

TOTAL EMPLOYEES

4,101

DAYTIME POPULATION (w/ 16 yr +)

10,334

3 MILE RADIUS

POPULATION

59,094

HOUSEHOLDS

20,190

AVERAGE HOUSEHOLD INCOME

\$142,955

MEDIAN HOUSEHOLD INCOME

\$114,470

COLLEGE GRADUATES (Bachelor's +)

16,570 - 39.0%

TOTAL BUSINESSES

1,953

TOTAL EMPLOYEES

24,090

DAYTIME POPULATION (w/ 16 yr +)

53,062

5 MILE RADIUS

POPULATION

179,484

HOUSEHOLDS

55,281

AVERAGE HOUSEHOLD INCOME

\$126,002

MEDIAN HOUSEHOLD INCOME

\$99,481

COLLEGE GRADUATES (Bachelor's +)

37,913 - 30.0%

TOTAL BUSINESSES

6,902

TOTAL EMPLOYEES

73,046

DAYTIME POPULATION (w/ 16 yr +)

161,834

AREA DEMOGRAPHICS

