

For Lease

RIPCO
RETAIL LEASING

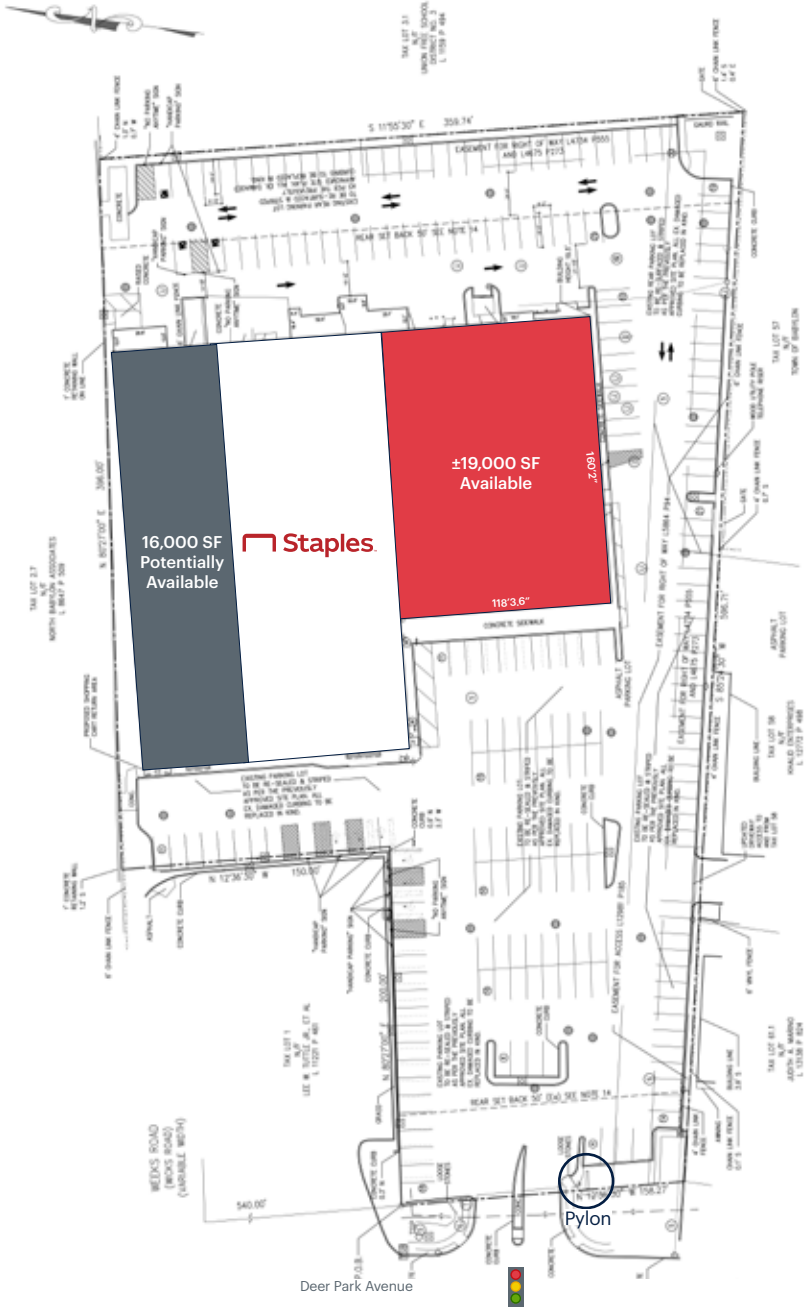
North Babylon, NY

1241 Deer Park Avenue
Suffolk County, Long Island

±19,000 SF + 7,000 SF Basement

Anchor space available on highly trafficked corridor

Space Details



Size	±19,000 SF + 7,000 Basement 16,000 SF - Potentially Available
Frontage	118' 3.6"
Co-Tenants	Staples
Neighbors	Aldi, Planet Fitness, Phenix Salon Suites, Extra Space Storage, AutoZone, McDonald's, CVS Pharmacy, Burger King, Dunkin', Chip City, Carvel, Wingstop, Avocados Kitchen, Buffalo Wild Wings, LA Fitness, PetSmart, Uncle Giuseppe's Market, Starbucks, GNC, Citibank, PM Pediatrics, Philly Pretzel Factory, Voodoo Crab, Teachers Federal Credit Union, Just Salad
Comments	Located at the signalized intersection of Deer Park Avenue and Woods Road. Anchor end-cap opportunity with approximately 100+ FT of frontage. Prominent pylon position available. Easy access and tremendous visibility on Deer Park Avenue. Strong retail corridor with many national and local tenants. Over 47,000 vehicles passing this site daily.

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Contact Exclusive Agents

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1000 Woodbury Road, Suite 100, Woodbury, NY 11797 | ripcony.com

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Market Retail



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Area Retail



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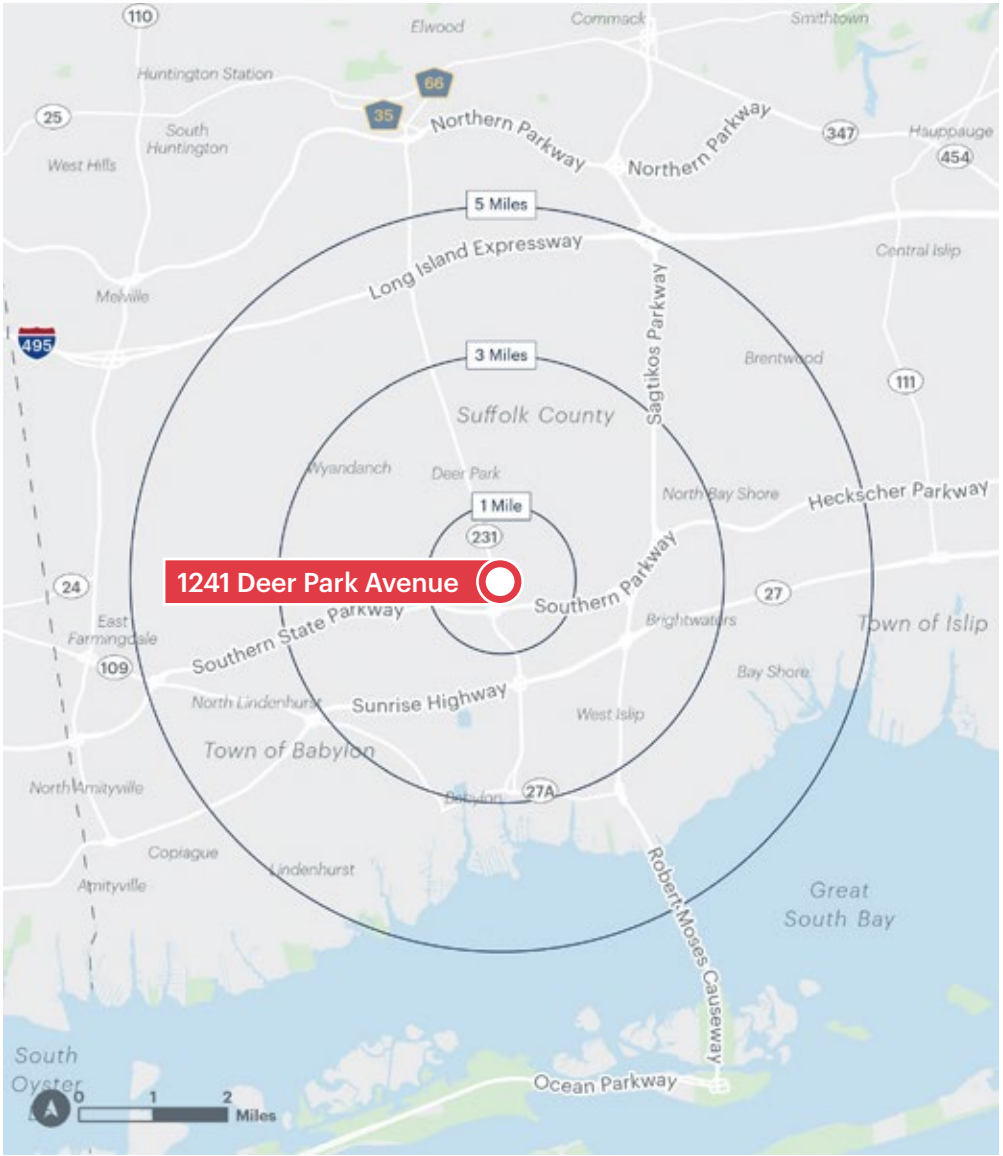
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	18,086	138,494	290,941
Total Households	6,050	45,480	92,770
Average Household Income	$171,249	$163,711	$167,341
Median Household Income	$143,101	$138,163	$135,476
% Population with Bachelors +	38.65%	37.28%	36.65%
Daytime Population	12,849	107,067	243,740
Total Daytime Employees	4,915	44,547	108,749
Total Businesses	668	4,917	10,067

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