Shirley, NY

RIPCO
RETAIL LEASING

Southport Shopping Center | 999 Montauk Highway
Suffolk County, Long Island

For Lease









2,900 SF - 15,000 SF

Prime shopping center anchored by Kohl's, Stop & Shop, HomeGoods, Marshalls, and Planet Fitness

Space Details



Size	2,900 SF 3,774 SF Up to 15,000 SF (Proposed Building)
Rent	Upon request
Co-Tenants	Stop & Shop, Kohl's, GNC, HomeGoods, Old Navy, Planet Fitness, Cohen's Fashion Optical, LabCorp, GameStop, Verizon Wireless, Pacific Tanning, Kay Jewelers, Bath & Body Works, Sally Beauty Supply, Marshalls, Tropical Smoothie Cafe, The UPS Store, Five Below, Ulta, Pets Warehouse, Torrid, Famous Footwear, Buffalo Wild Wings GO, Mattress Warehouse, Cold Stone Creamery
Neighbors	McDonald's, LIDL, Aldi, Chipotle, Jersey Mike's, Applebee's, Advance Auto Parts, CVS, Walgreens, Chase Bank, Starbucks, Popeyes, CityMD, Wendy's, Burger King, Dollar Tree, Taco Bell, Dunkin', Unique Fitness
Comments	301,778 SF Shopping Center. Located on Montauk Highway (Route 27A) with dedicated traffic signal. Situated within ¼ mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46).

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Contact Exclusive Agents

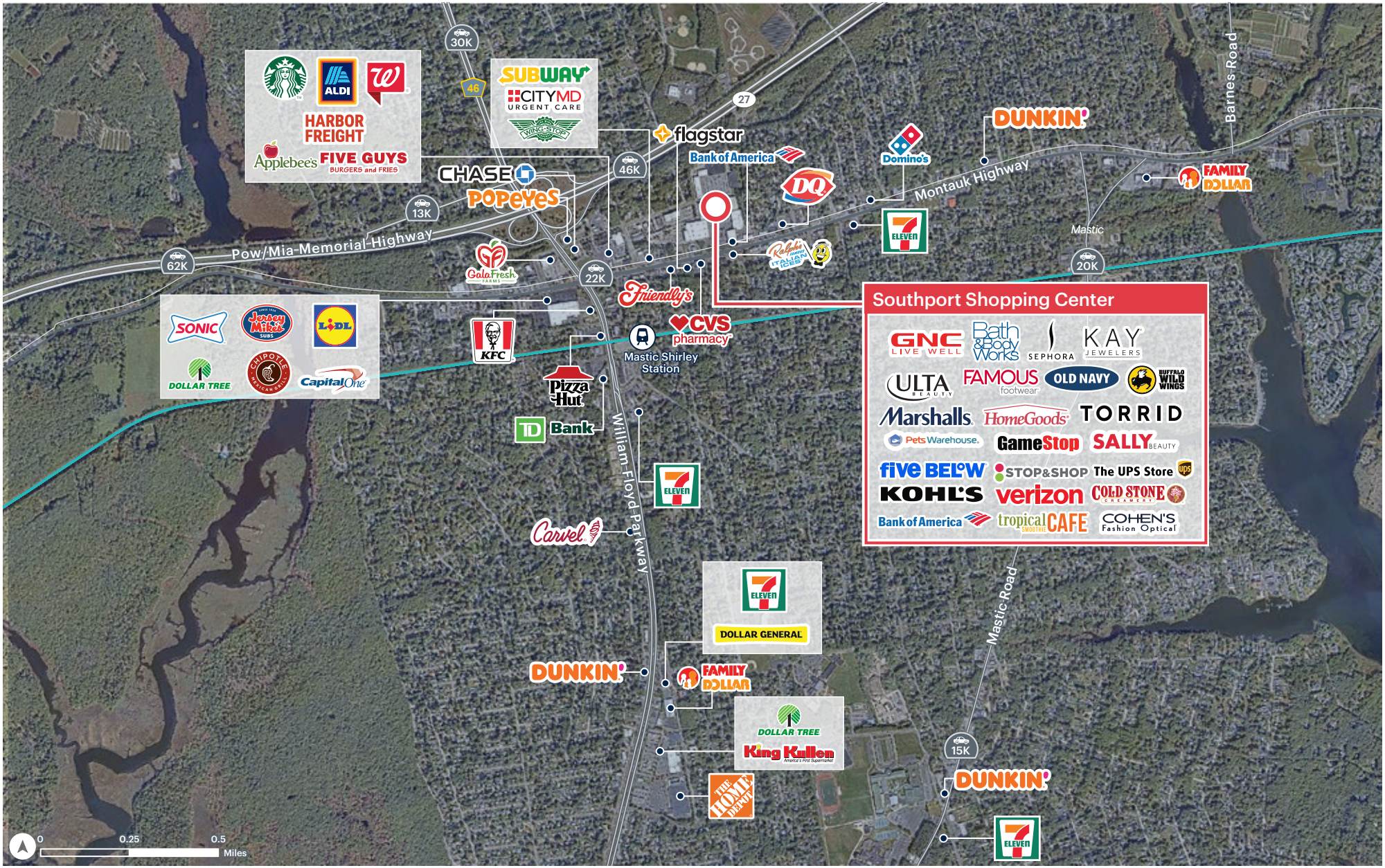
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Market Aerial



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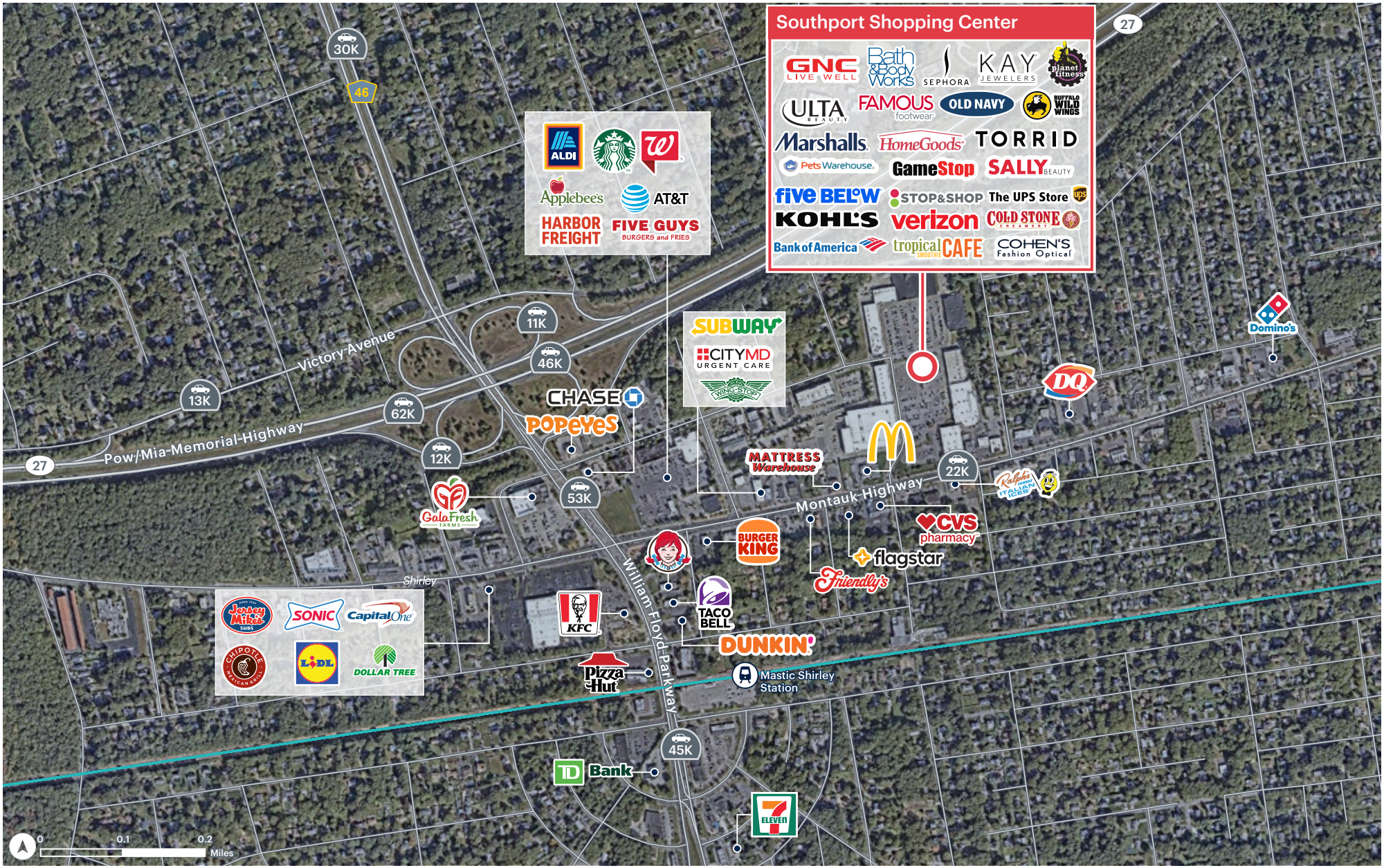
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Mid-Level Aerial



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Site Plan



Suite	Tenant	Size
1	Stop & Shop	51,000
2	Liquor Store	4,420
4	Cohen Optical	1,530
5	LabCorp	2,040
6	Leased	1,530
7	GameStop	1,275
8	Bagels	1,530
9/10	Pets Warehouse	6,457
11	Verizon	2,660
12	Planet Fitness	15,200
15	Famous Footwear	6,840
17	Kay Jewelers	2,330
17A	Torrid	3,025
18	GNC	1,697
19	Cold Stone Creamery	1,440
20	Bath & Body Works	3,174
21	Kohl's	91,098
22	Savarona Pizza	1,568
23	Smoke Shop	2,156
24	Pacific Tanning	1,764
25	Buffalo Wild Wings	1,870
26	Jing Garden & Sushi	1,176
27	Nailstique	1,176
28	Tropical Smoothie Cafe	1,850
29	Sally Beauty	1,470
30A	Leased	2,170
30B	Available	2,900
31	Marshalls	25,754
32	The UPS Store	1,274
BUILDING #7		
1	Old Navy	15,209
2	HomeGoods	18,020
BUILDING #8		
1	Available	3,774
2	Ulta	9,982
3	Five Below	9,613
Out Parcel		
	Mattress Firm	4,362
Out Parcel		
Pad	Proposed Building	15,000

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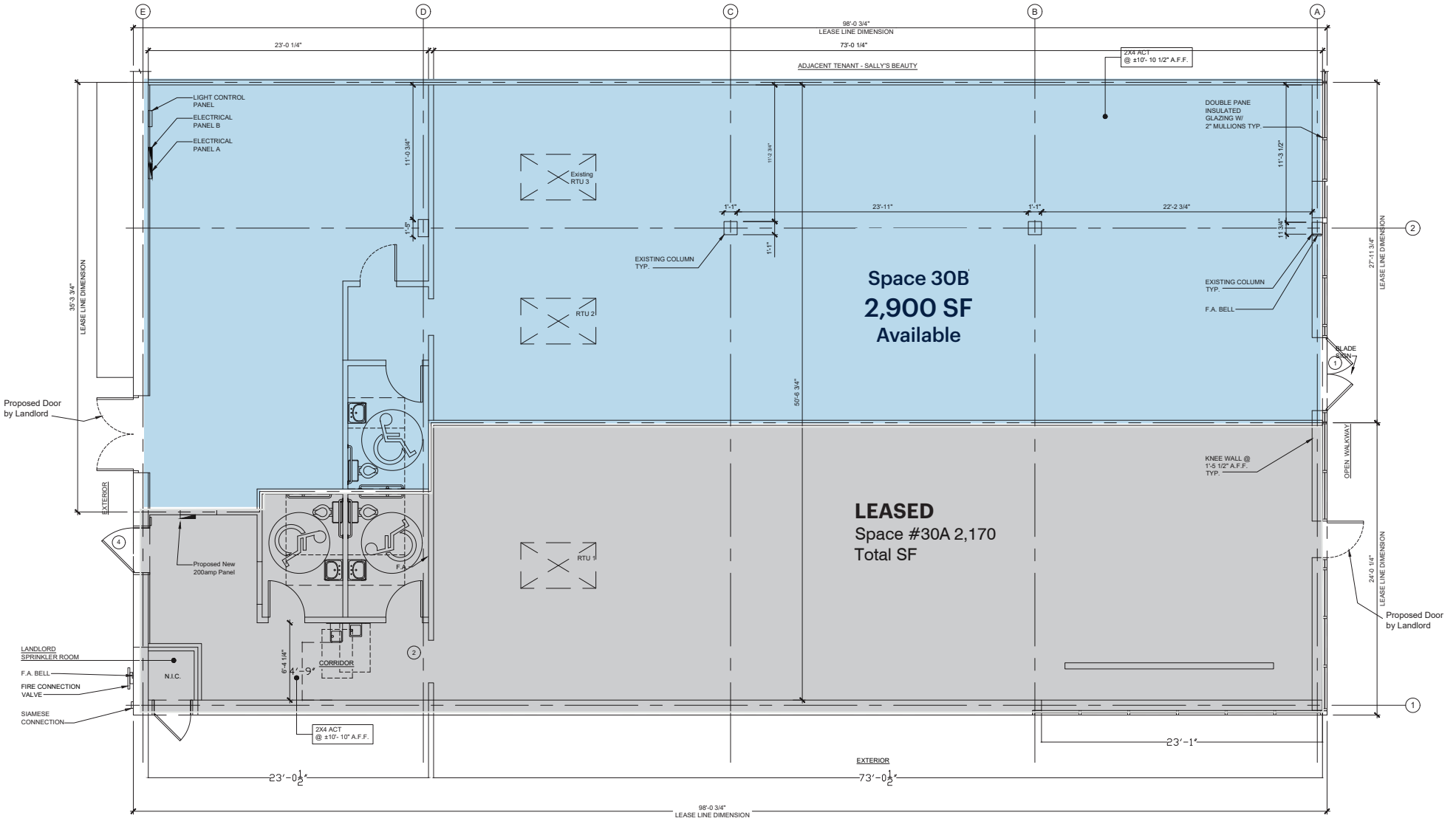
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Floor Plan - Space 30B



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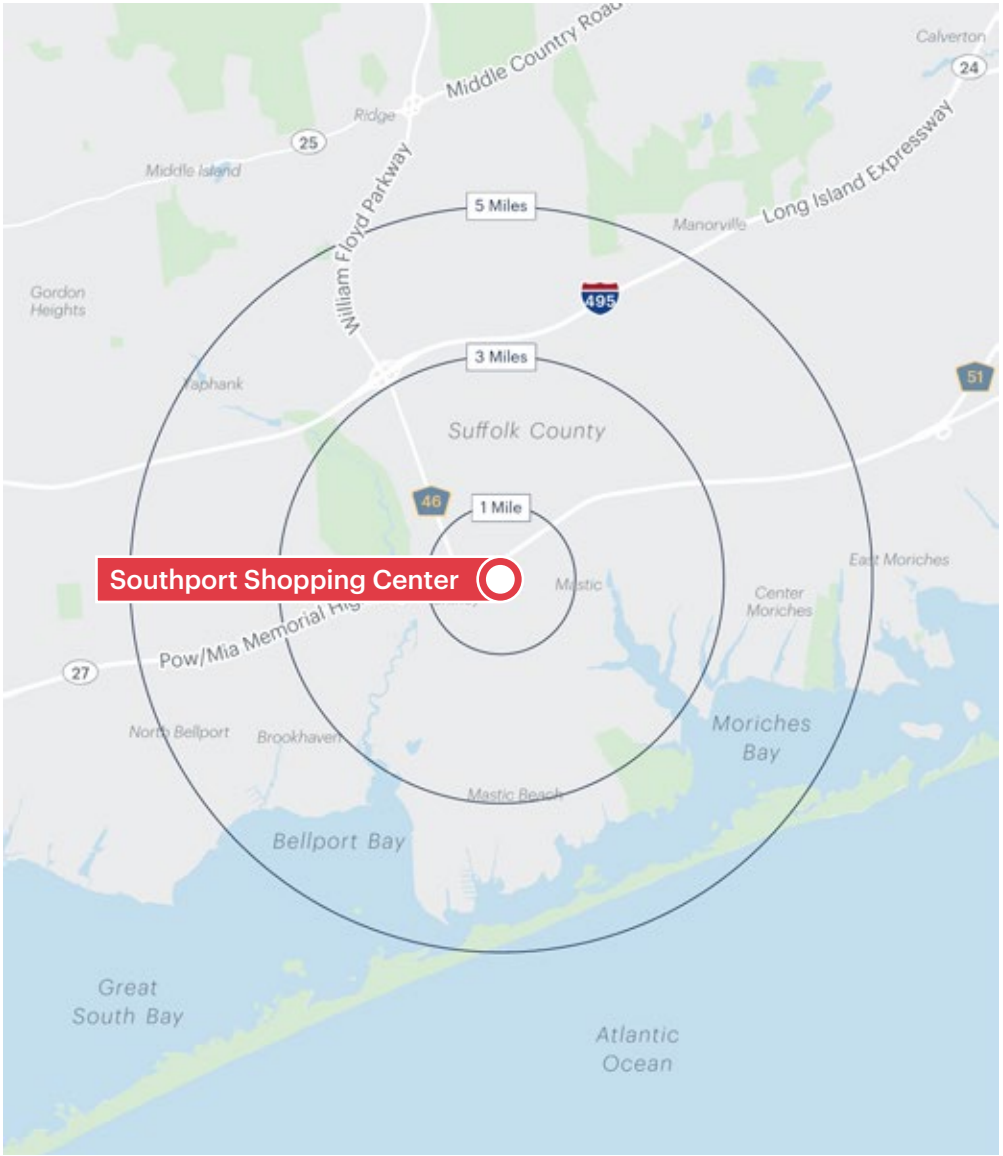
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	9,940	54,571	94,651
Total Households	3,029	17,727	32,211
Average Household Income	$130,469	$141,785	$142,237
Median Household Income	$98,592	$110,608	$113,225
% Population with Bachelors +	15.73%	22.43%	26.77%
Daytime Population	8,074	37,470	80,607
Total Daytime Employees	2,767	9,211	32,931
Total Businesses	401	1,190	2,664

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