



# RETAIL SPACE BLUE POINT, NY

## BLUE POINT PLAZA

11-33 MONTAUK HIGHWAY

### SIZE

2,118 SF (Former Dunkin' Donuts)

\*2,343 SF

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(approx. 21.5' x 109')

\*Can be combined

### ASKING RENT

Upon Request

### CO-TENANTS

King Kullen, Releve Dance Centre

### NEIGHBORS

McDonald's, 7-Eleven, Washville Car Wash, Dunkin', 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

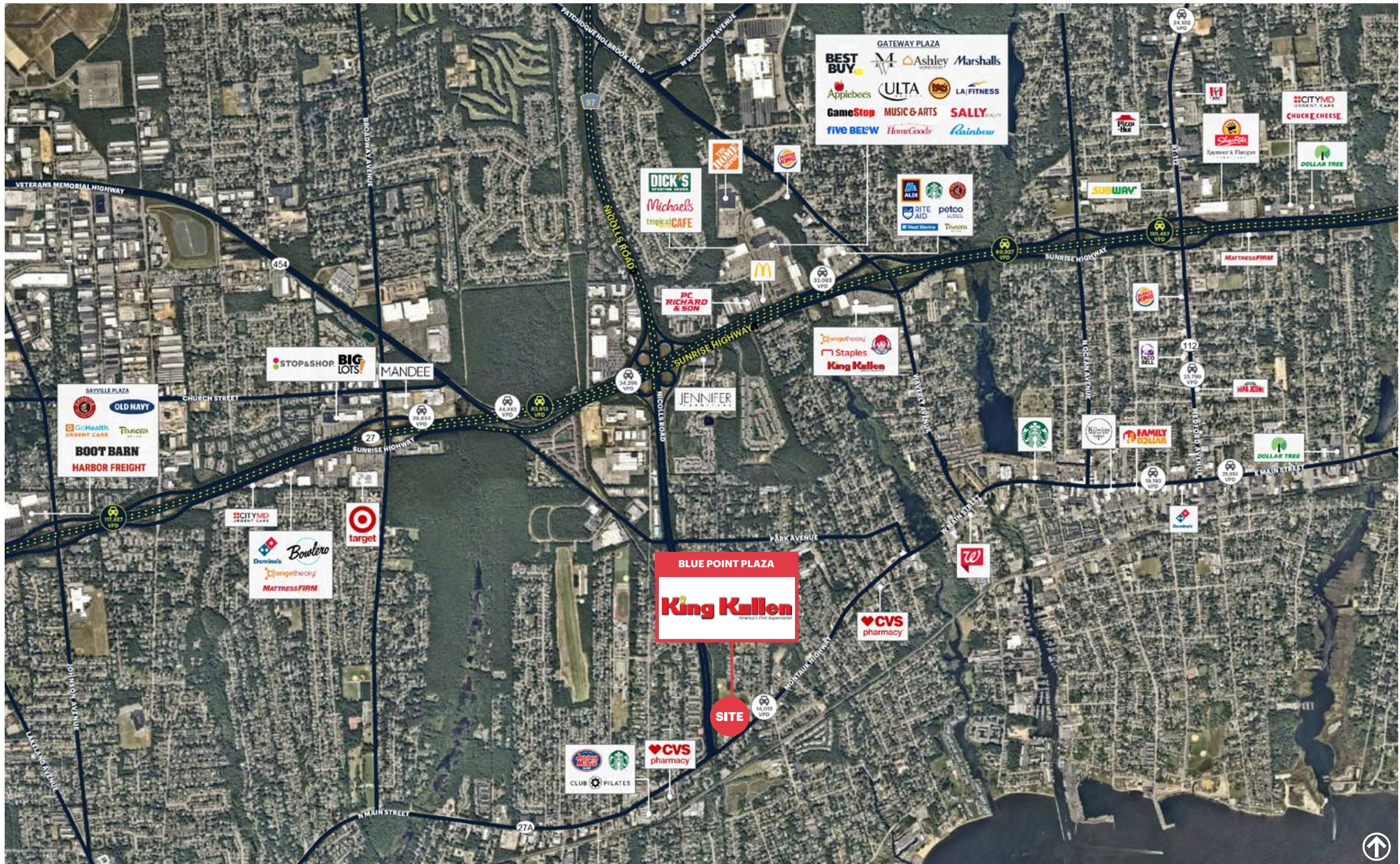
### DOUG WEINSTEIN

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## MARKET AERIAL



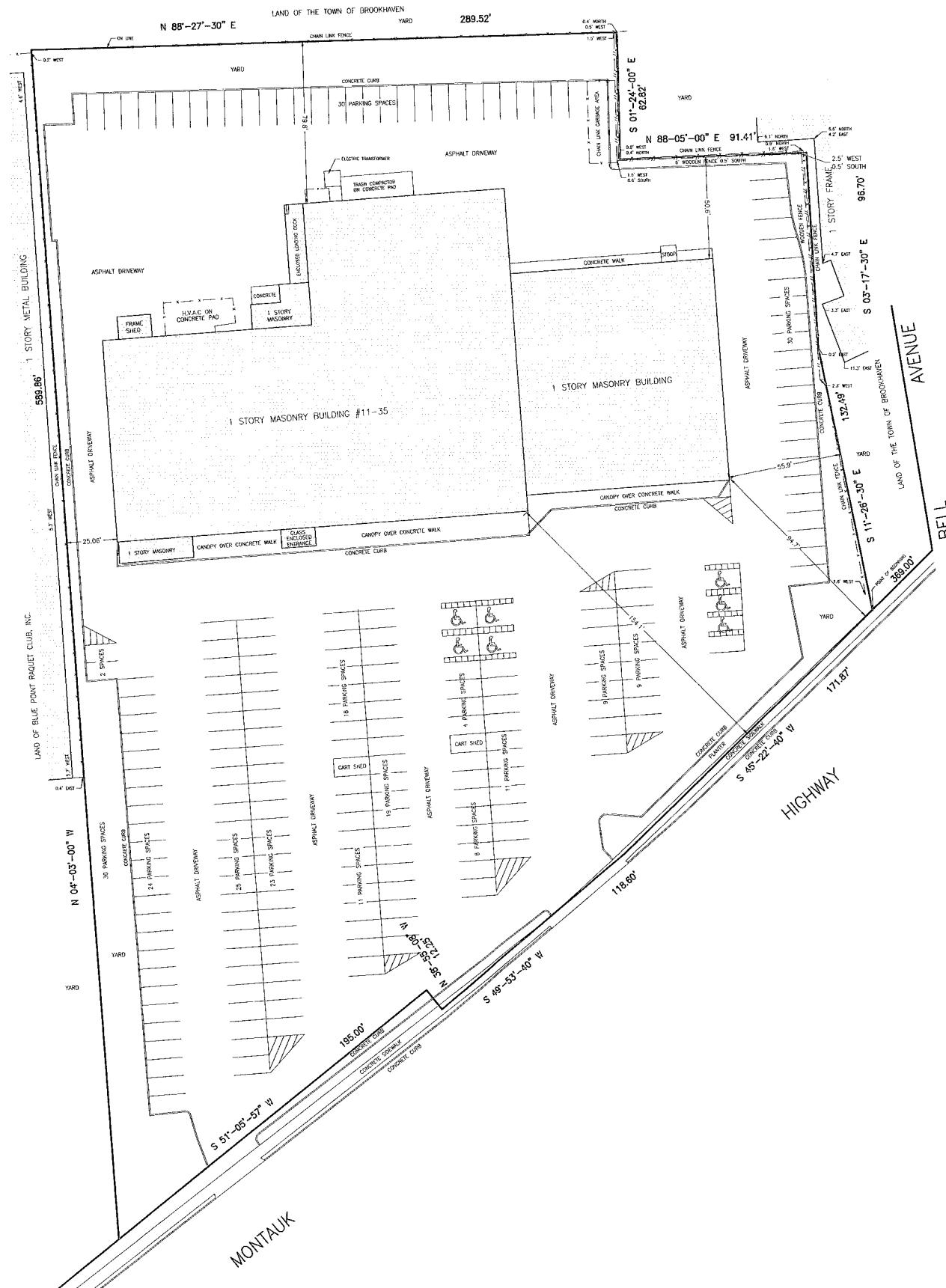
## AERIAL



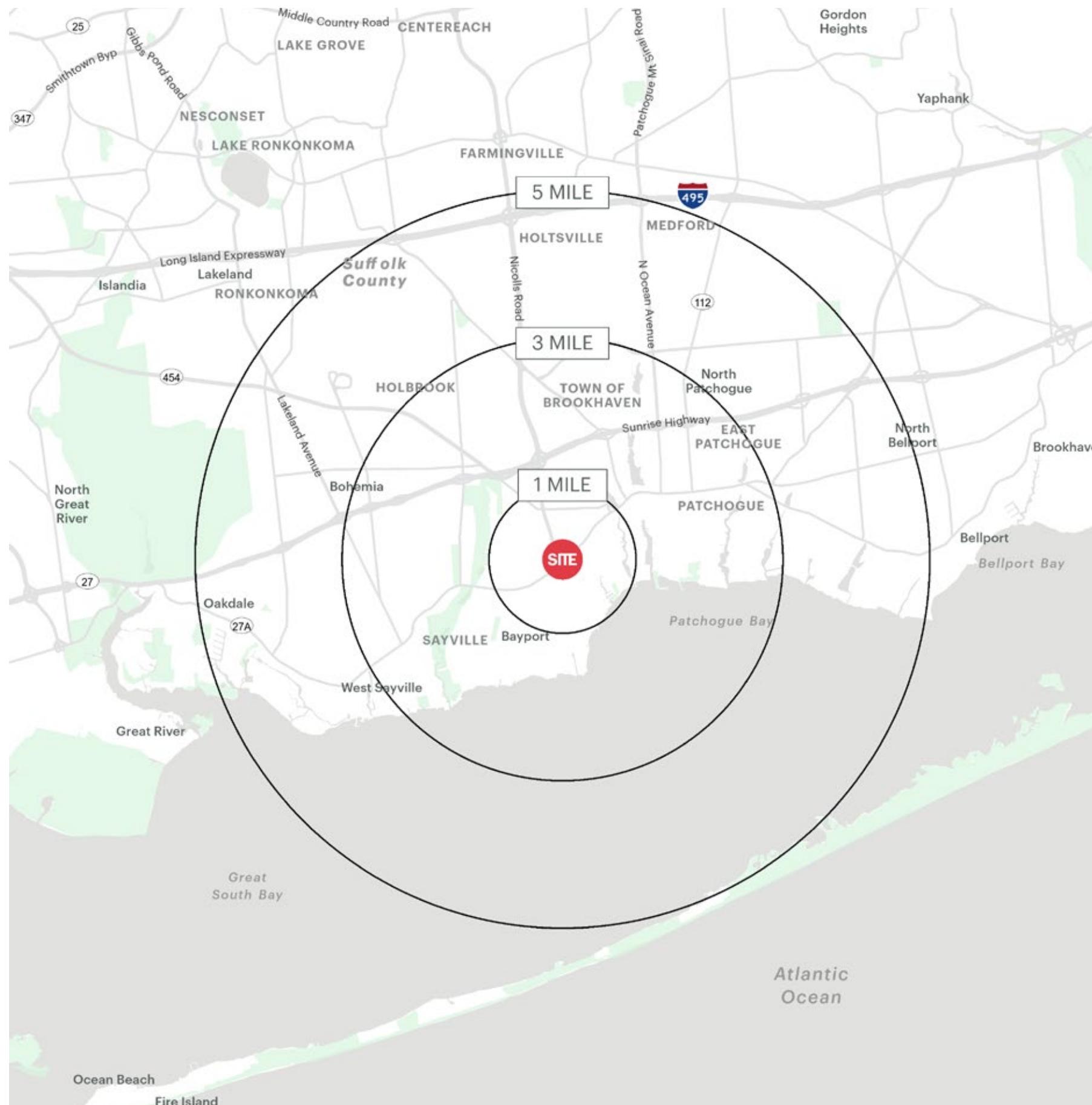
## PHOTOS



## **SURVEY**



## 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

