



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

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Please visit us at [ripcony.com](http://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

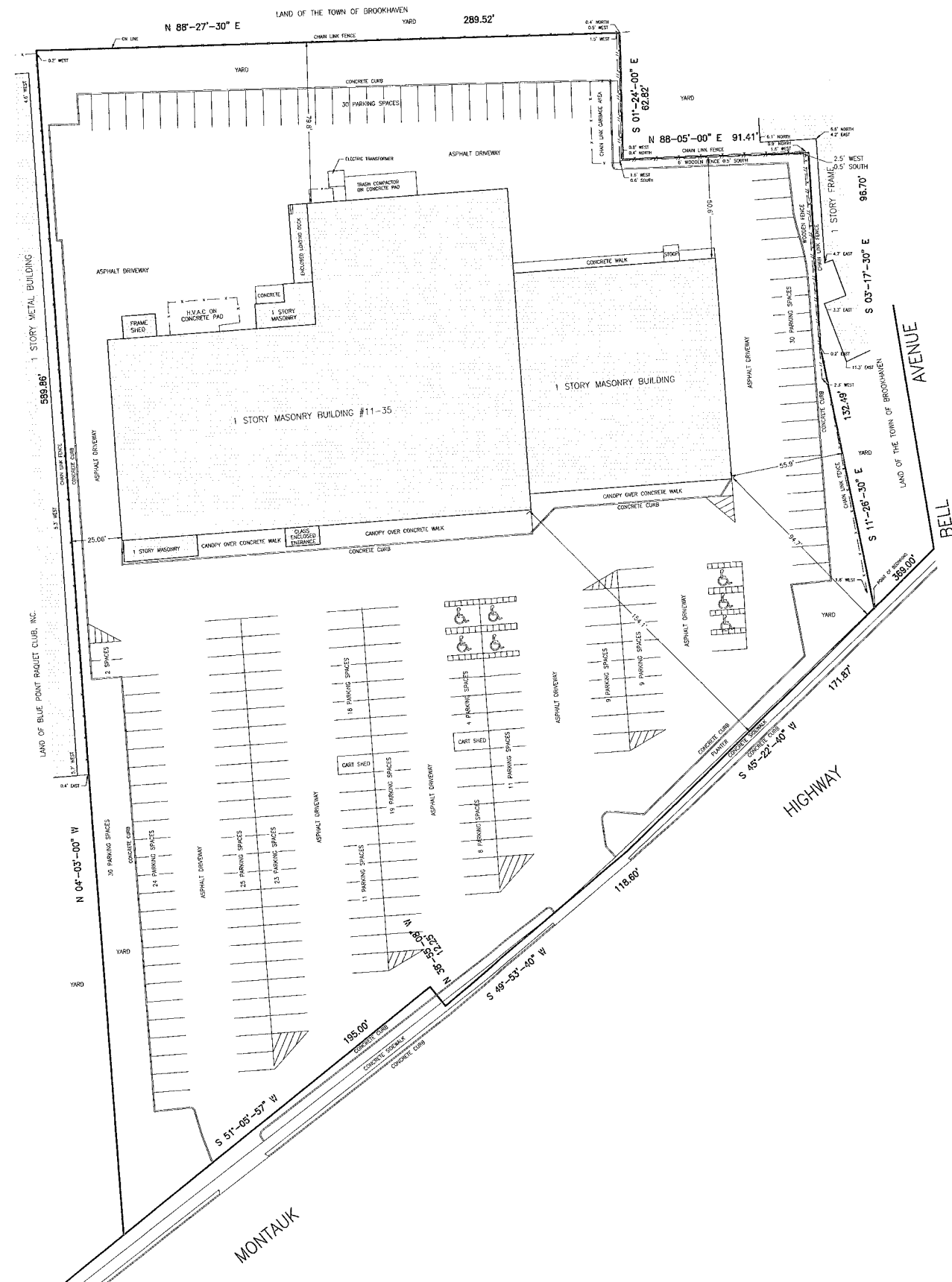


AERIAL

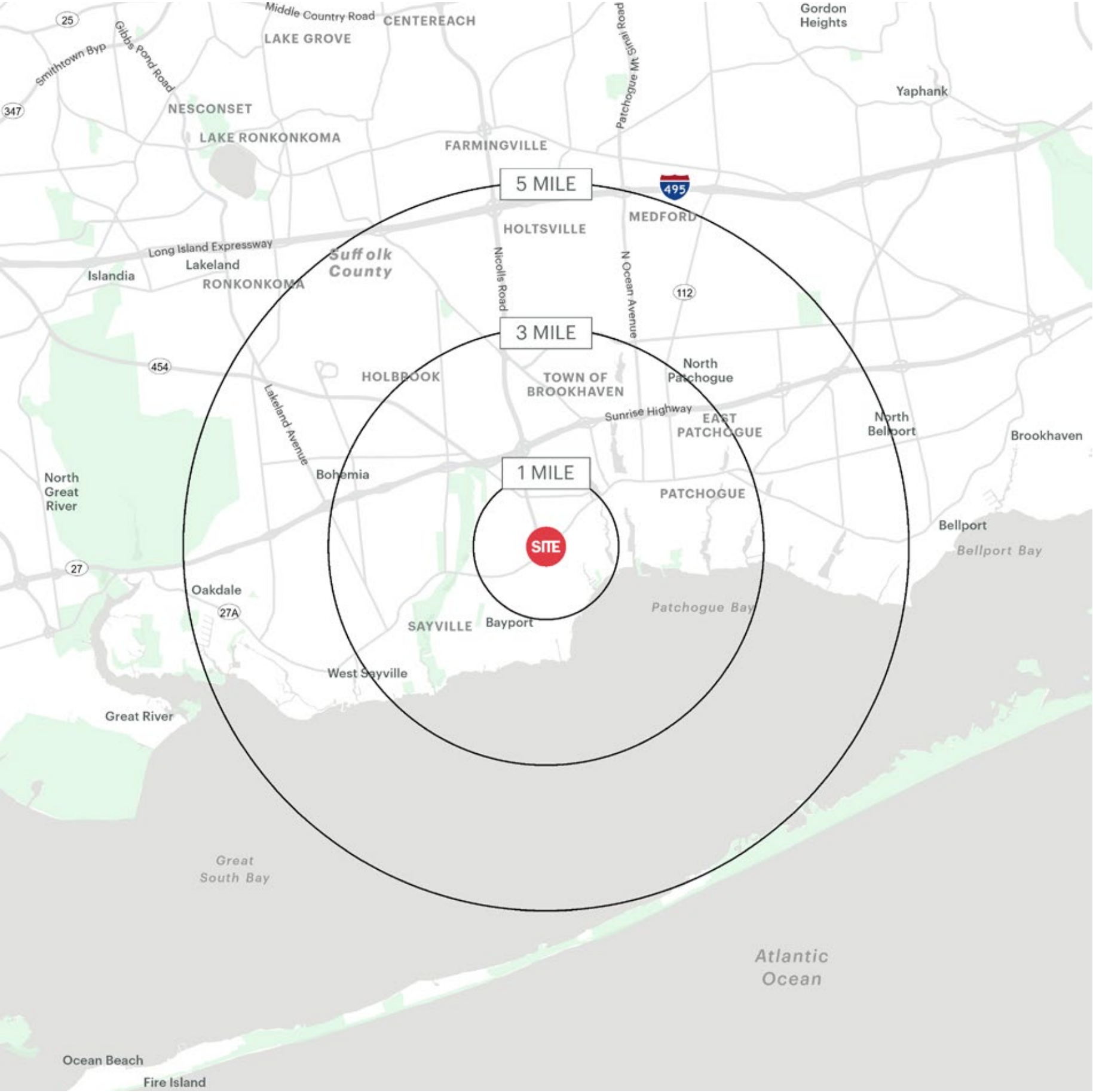


PHOTOS





AREA DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
14,451	3,520 - 34.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
6,018	1,053
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$128,729	7,285
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$99,730	14,014

3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
67,659	18,013 - 37.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
25,886	2,788
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$139,401	24,034
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$104,513	55,950

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
154,098	41,825 - 37.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
55,802	7,471
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$147,515	67,036
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$109,677	141,431

AREA DEMOGRAPHICS

