

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**1,956 SF IN-LINE SPACE AVAILABLE**

JOIN:



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120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

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## Property Information:

**Size Available:** 1,956 SF  
**Possession:** Immediate  
**Rent:** Upon Request  
**Property Type:** Neighborhood Center  
**Lot Size:** +/- 12.3 Acres  
**Parking Spaces:** +/- 800

## Property Summary

800 Montauk Highway offers **1,956 square feet** of prime in-line retail space within a **LIDL-anchored neighborhood shopping center** at **SHIRLEY'S MOST TRAFFICKED INTERSECTION**. The property sits at the corner of **Montauk Highway and Mastic Boulevard West**, a signalized intersection with **~19,000 vehicles per day**, providing outstanding exposure, convenient access, and strong co-tenancy.

The available unit benefits from direct visibility to the main parking field and easy ingress/egress from Montauk Highway. The center totals approximately **113,000 SF** and serves as a community hub for the surrounding residential population, drawing consistent daily traffic from grocery, quick-service restaurant, and service users.



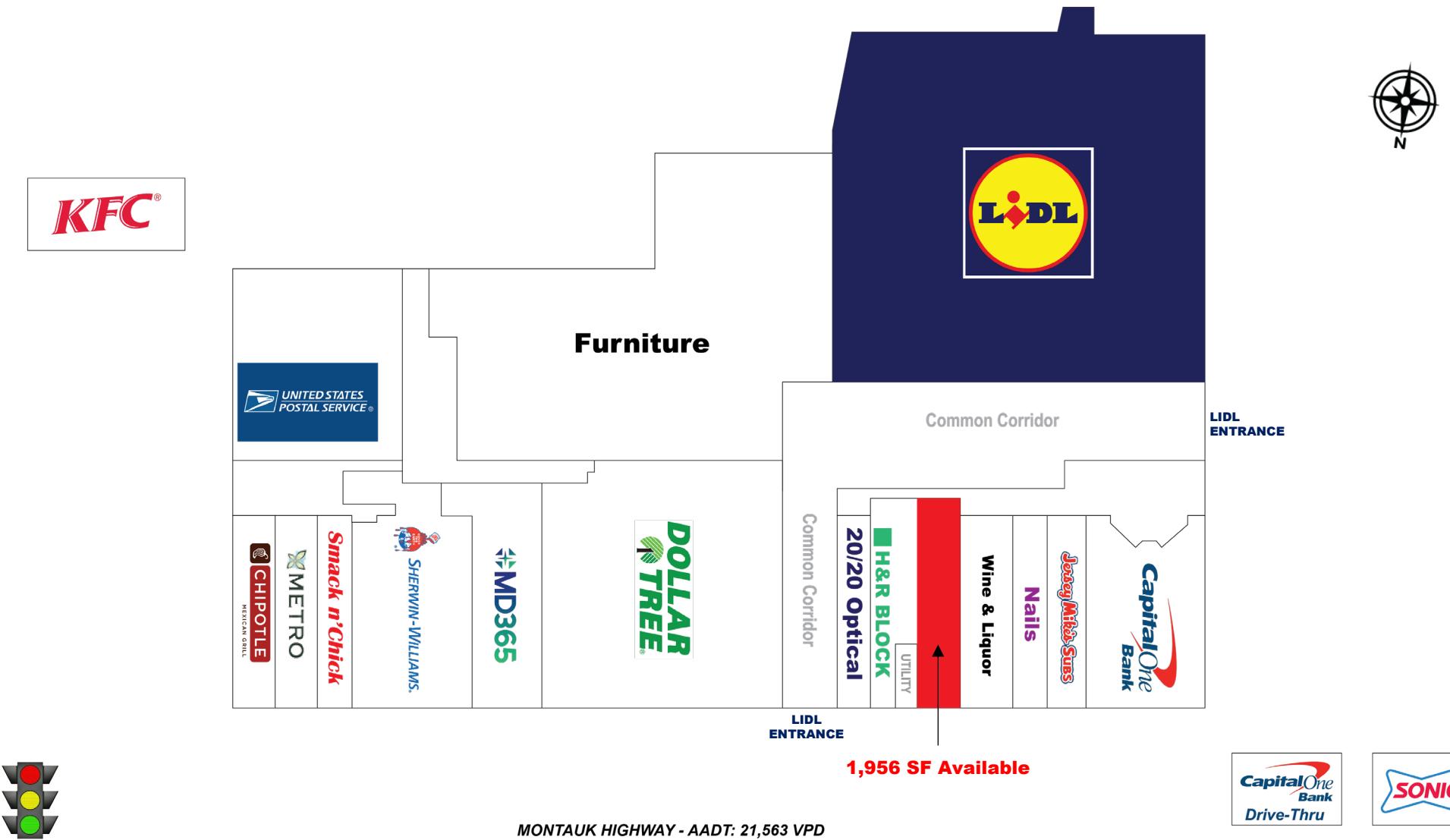
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## LEASING PLAN - EXISTING CONDITIONS

WILLIAM FLOYD PARKWAY - AADT: 42,304 VPD



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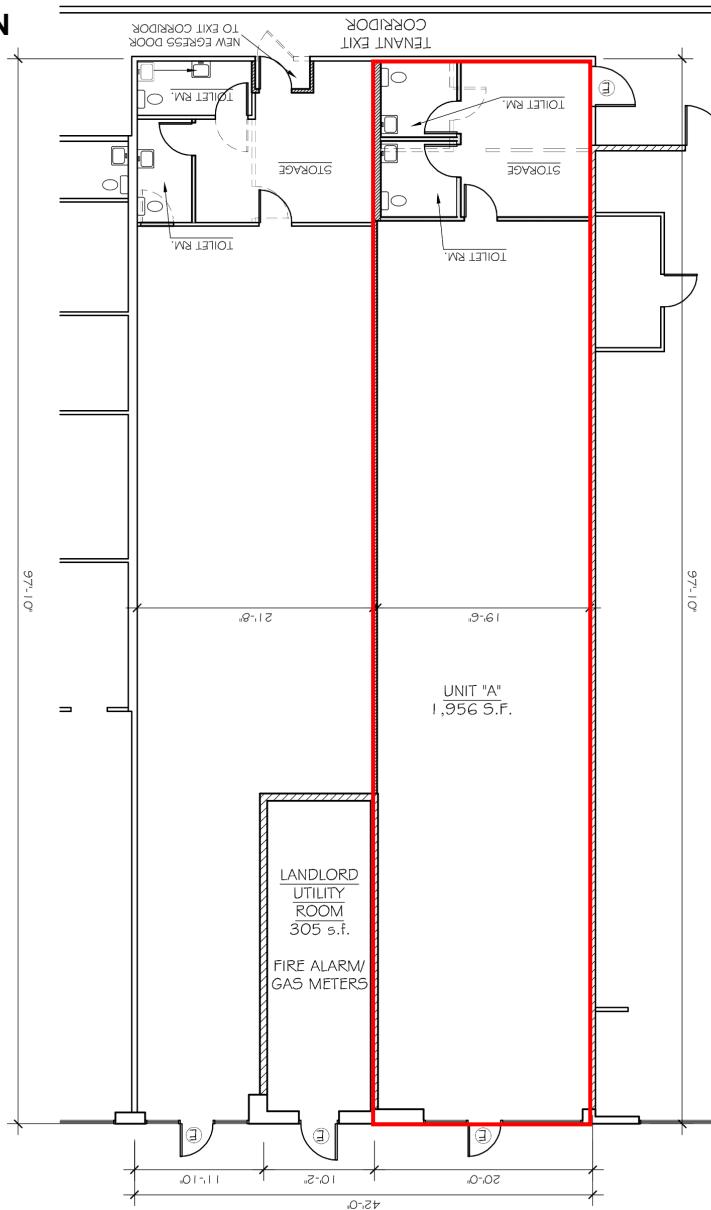
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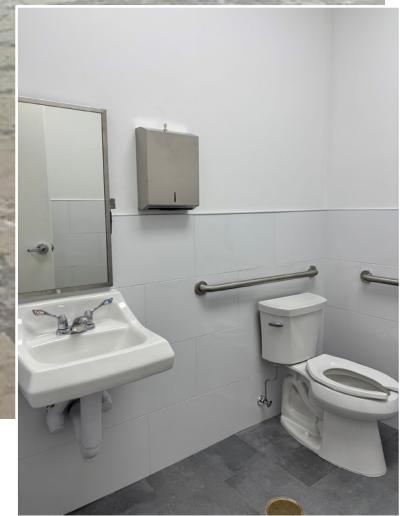
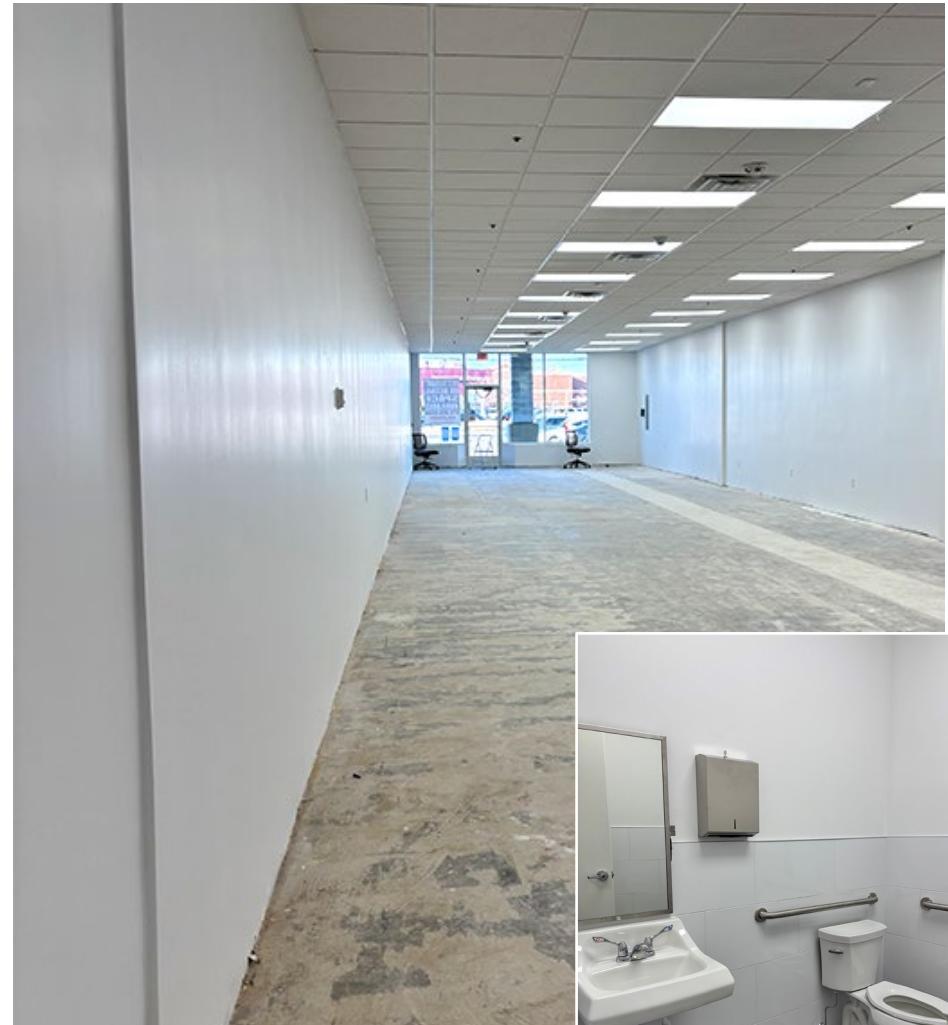
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## FLOOR PLAN



## INTERIOR PHOTO : 1,956 SF AVAILABLE



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## AREA RETAIL



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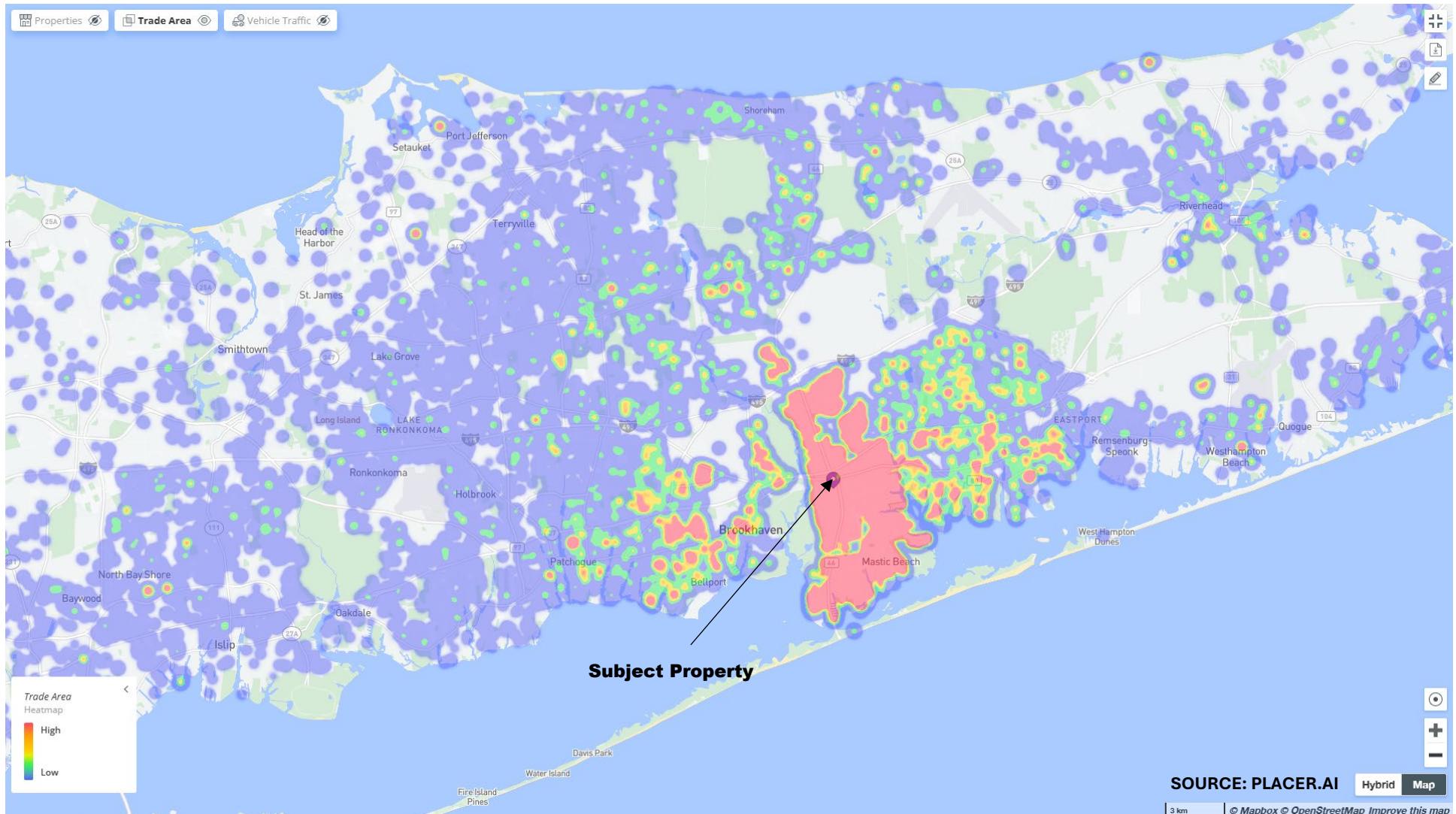
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## TRADE AREA



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,920	55,443	94,816
2020 Population	9,708	54,880	95,807
2025 Population	9,510	54,969	96,578
2030 Population	9,394	54,725	96,417
2010-2020 Annual Rate	-0.22%	-0.10%	0.10%
2020-2025 Annual Rate	-0.39%	0.03%	0.15%
2025-2030 Annual Rate	-0.25%	-0.09%	-0.03%
<b>Households</b>			
2010 Total Households	2,874	16,884	30,459
2020 Total Households	2,911	17,347	31,670
2025 Total Households	2,898	17,547	32,435
2030 Total Households	2,890	17,628	32,655
2010-2020 Annual Rate	0.13%	0.27%	0.39%
2020-2025 Annual Rate	-0.09%	0.22%	0.46%
2025-2030 Annual Rate	-0.06%	0.09%	0.14%
2025 Average Household Size	3.27	3.12	2.94
<b>Median Household Income</b>			
2025 Median Household Income	\$95,691	\$108,303	\$111,066
2030 Median Household Income	\$111,475	\$119,740	\$122,883
2025-2030 Annual Rate	3.10%	2.03%	2.04%
<b>Average Household Income</b>			
2025 Average Household Income	\$125,760	\$132,598	\$135,085
2030 Average Household Income	\$139,648	\$145,730	\$147,670

SOURCE: ESRI

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