



# TANGER DEER PARK

SUITE 900 | ± 32,500 SF



EXCLUSIVE LEASING AGENT







## TANGER DEER PARK

### ±32,500 SF RETAIL SPACE AVAILABLE IN DEER PARK

Cushman & Wakefield is pleased to present, on an exclusive basis, a prime leasing opportunity within the highly sought-after Tanger located in Deer Park, Long Island. Suite 900 offers approximately 32,500 square feet of prime real estate, formerly operated by New York Sports Club. Situated amidst a vibrant retail environment, this property benefits from its strategic location, abundant parking, and proximity to prominent retailers including American Eagle, Skechers, and Forever 21. With its size, location, and adjacency to major brands, this space presents an exciting opportunity for retailers seeking a high-traffic, high-visibility location in the heart of Long Island's premier shopping destination.

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# TANGER DEER PARK

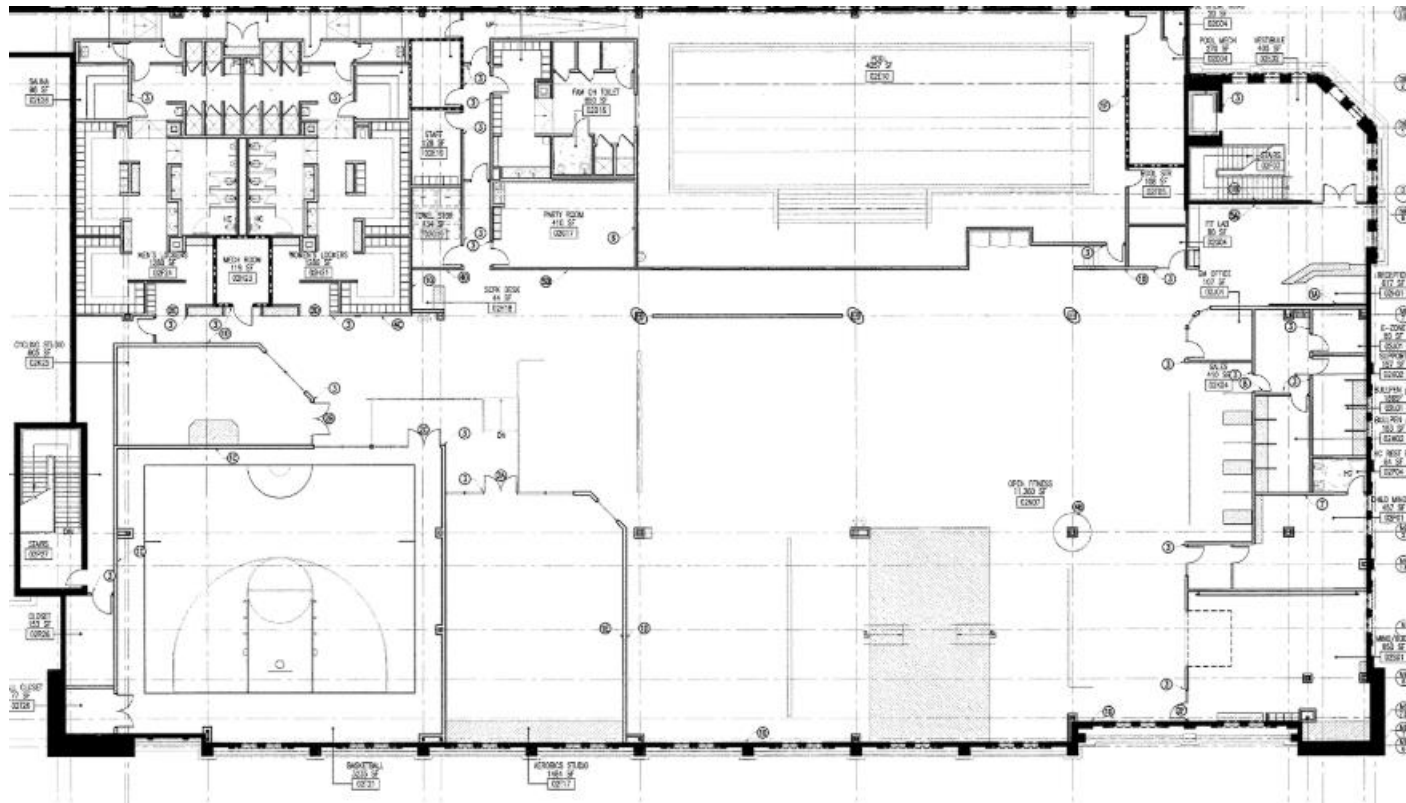
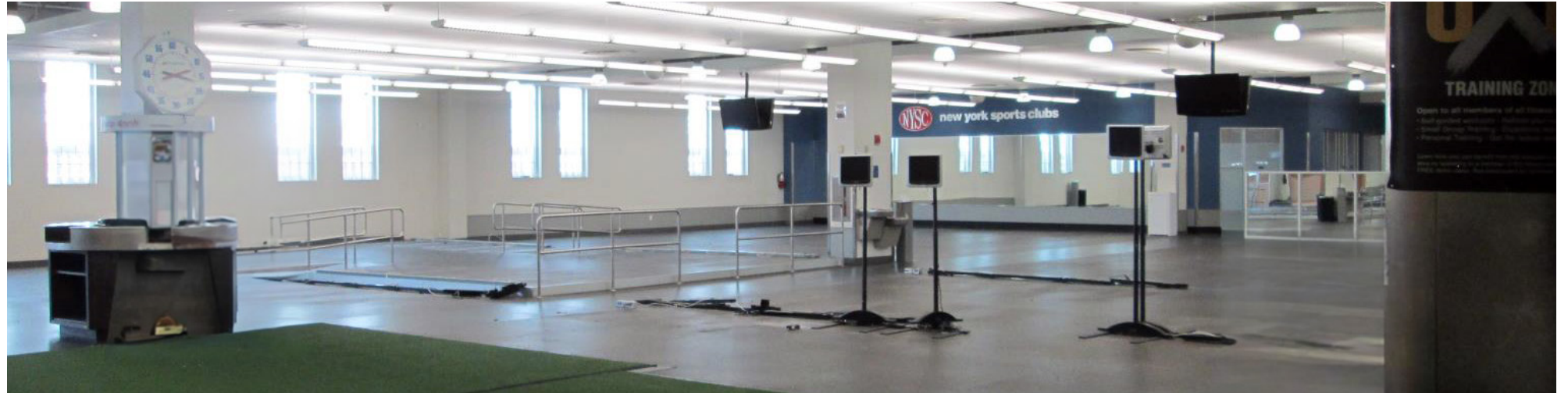
## SUITE 900 | ±32,500 SF

Ground Floor: 1,000 SF

Second Floor: 32,500 SF

Total: 33,500 SF

Ceiling Heights: 16'-18'



[CLICK HERE FOR LOD/ TENANT PLANS](#)





# TANGER DEER PARK



**OPEN FITNESS, POOL,  
HALF COURT BASKETBALL GYM,  
3 FITNESS CLASS ROOMS**



**MEN, WOMEN, & FAMILY  
CHANGING ROOM**



**FIRST FLOOR ENTRANCE  
WITH STAIR AND ELEVATOR**



**MANAGER, STAFF,  
CHILD CARE OFFICES**



# ABOUT TANGER DEER PARK

## POPULATION

MSA Population  
20,224,976 – New York-Newark-New  
Jersey City, NY-NJ-PA MSA

## DAILY TRAFFIC COUNT

Commack Road – 24,062  
Grand Ave – 18,468  
Interstate 495 – 165,145

## MAJOR CITIES

New York City, NY – 30 miles

## NEAREST RETAIL

Distance	Destination
4 Miles	Westfield South Shore Mall
5 Miles	Walt Whitman Mall
9 Miles	Huntington Station
12 Miles	Broadway Commons
16 Miles	Roosevelt Field Mall
33 Miles	Tanger Outlets Riverhead

## DEMOGRAPHICS

Distance	Population	Avg. HH Income
5 Miles	302,138	\$149,018
10 Miles	886,498	\$159,761
15 Miles	1,498,572	\$127,665

## ADDRESS

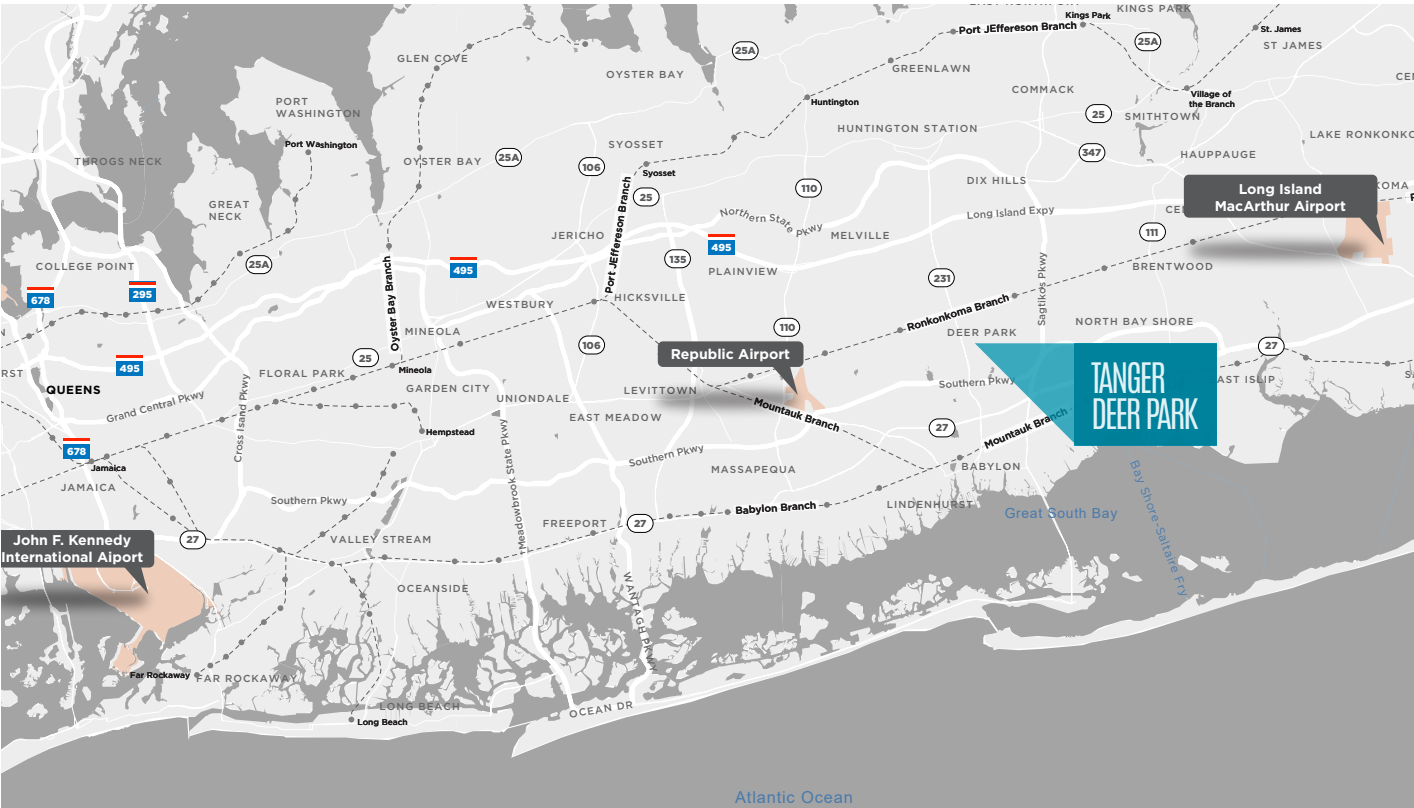
152 The Arches Circle  
Deer Park, NY 11729

## GROSS LEASABLE AREA

739,100 SF

## ANNUAL TOURISTS

9 Million (Long Island)





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**Tanger**  
DEER PARK