



SPACE AVAILABLE

CARMANS PLAZA

941 CARMANS PLAZA
MASSAPEQUA, NY

TSCG®

PROPERTY HIGHLIGHTS

- 195,000 SF shopping center with 966 parking spaces
- 159,149 population in a 3-mile radius
- Accessible from Sunrise Highway, Southern State Parkway and Route 110
- Shopping center renovations completed with building facade, updated storefront signage, re-paved & re-striped parking lot and pylons
- Strong national tenant lineup, to include:



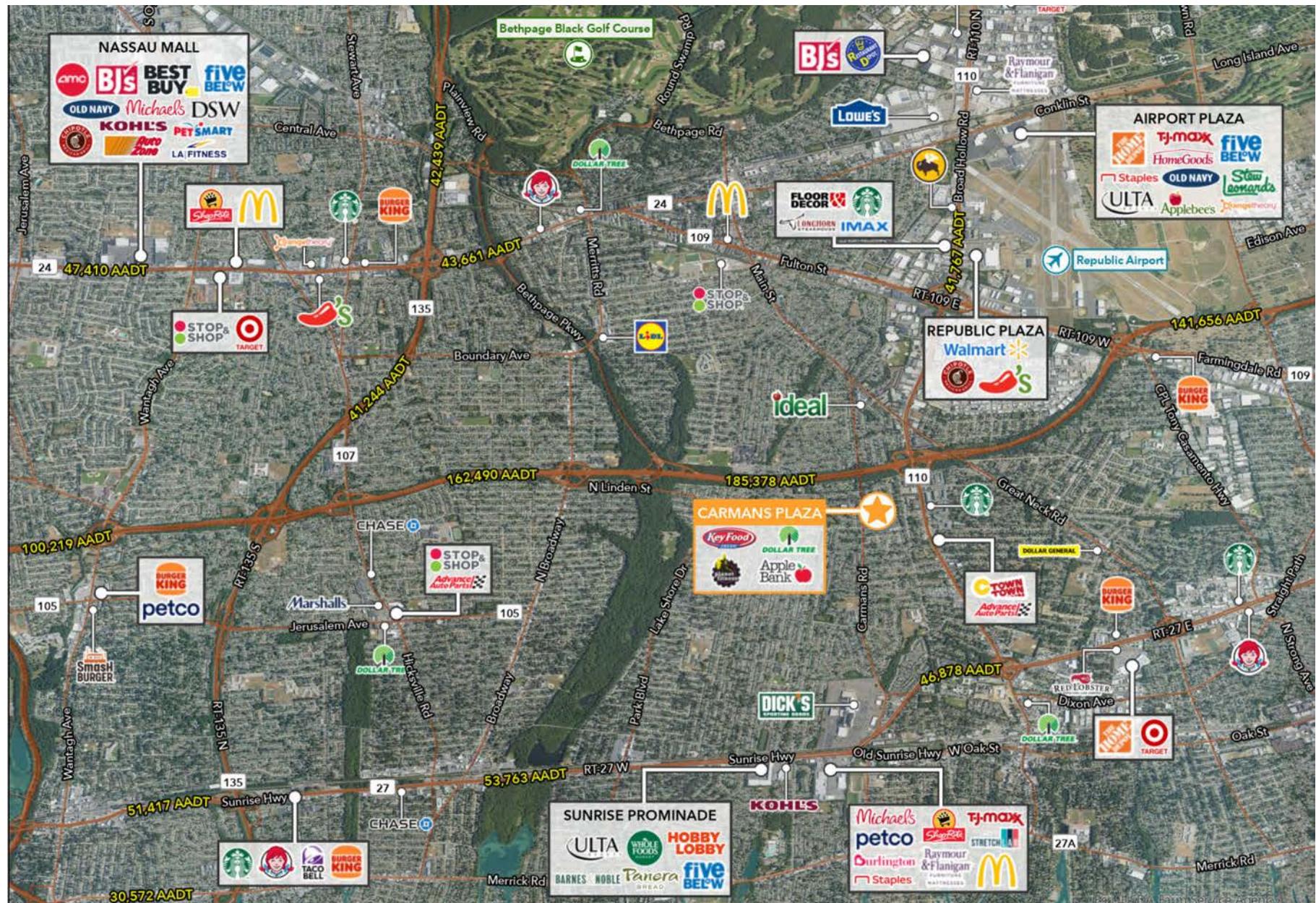
AVAILABLE SPACES

- Space 4: 9,603 SF
- Space 12: 13,404 SF - **LEASED**
- Space 22: 1,120 SF

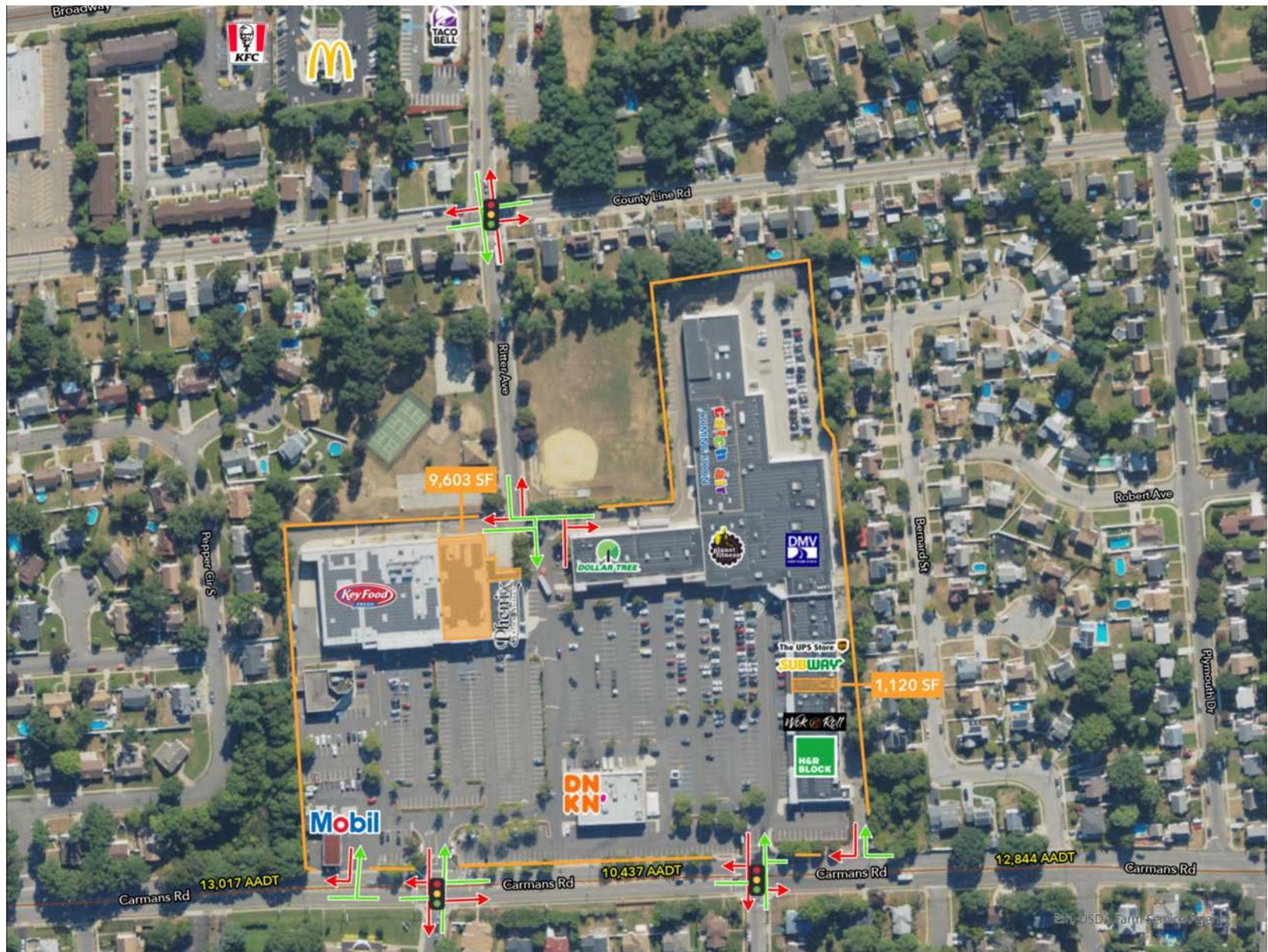


PROPERTY OVERVIEW

MARKET OVERVIEW



ACCESS AERIAL



AVAILABLE SPACE: #4



FRONT
51'

DEPTH
140'

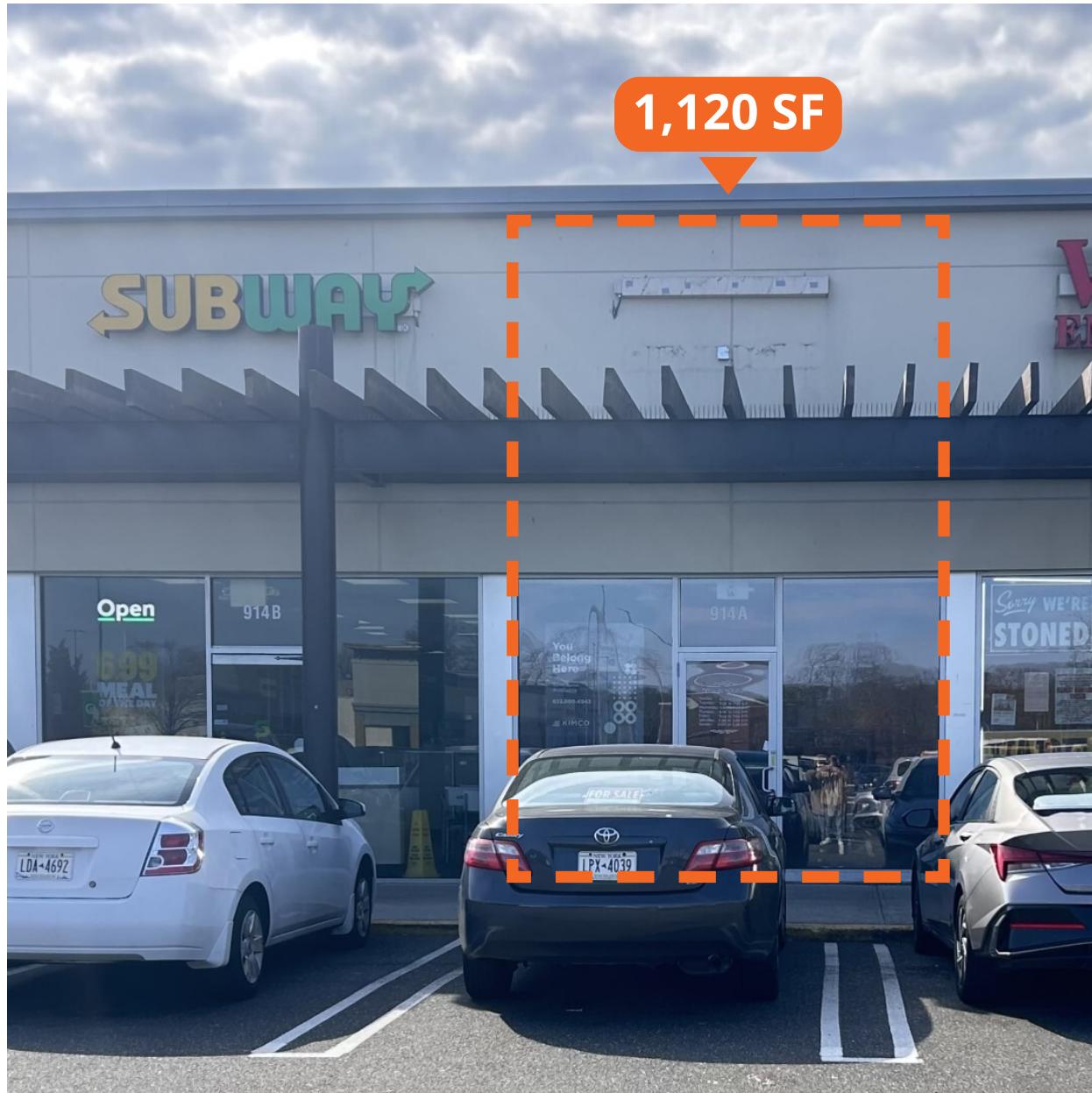
**DESIGNATED
LOADING DOCK**

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF DECK]
21' 5" Front
24' 4" Back

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF JOIST]
19' 0" Front
22' 1" Back

CLEAR CEILING HEIGHT
12' 0"

AVAILABLE SPACE: #22



FRONT
14'

DEPTH
80'

CEILING HEIGHT
[FROM FLOOR TO CEILING]

9' 5" Front
7' 10" Back

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF DECK]

11' 9" Front
11' 2" Back

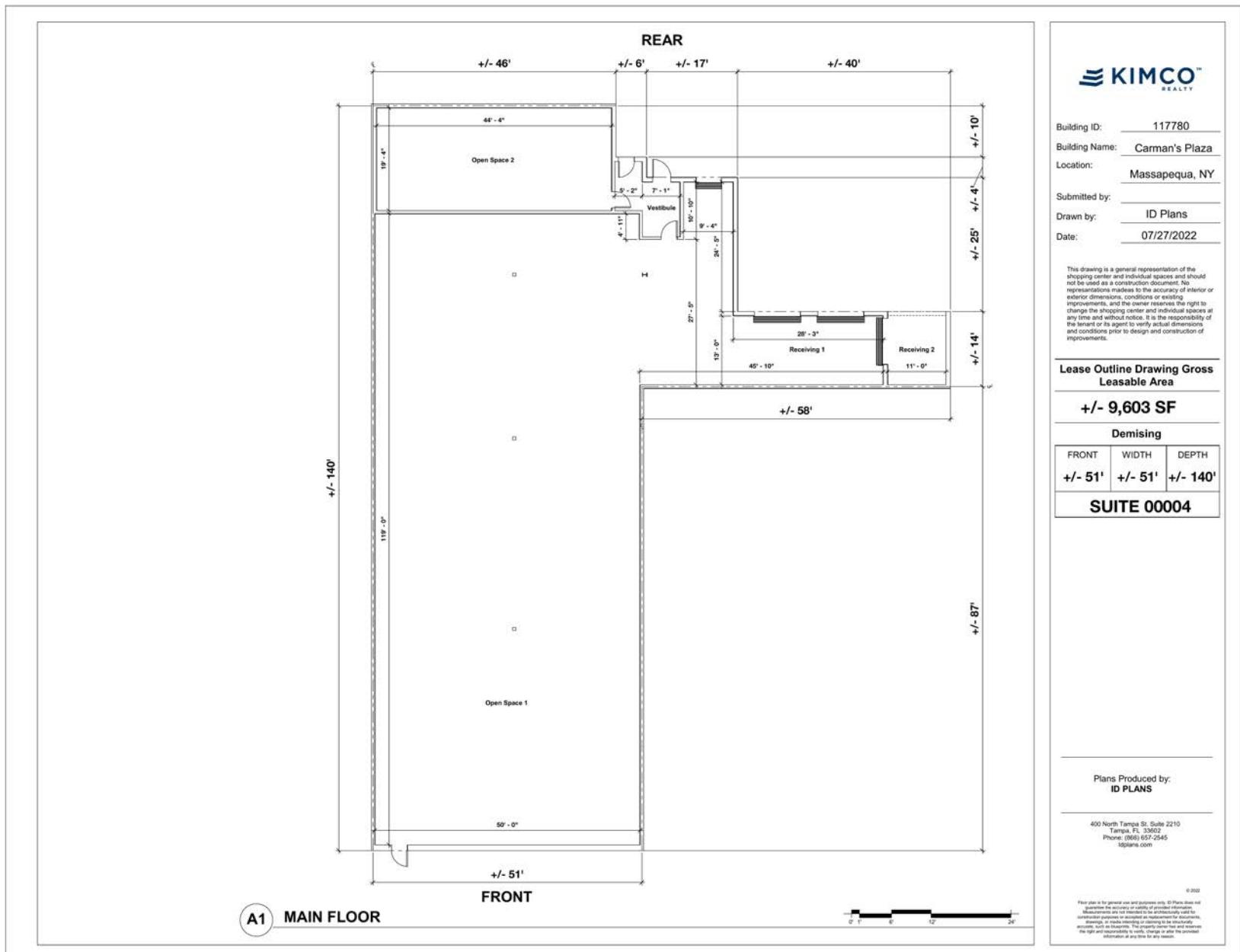
CLEAR CEILING HEIGHT
7' 10"

SITE PLAN



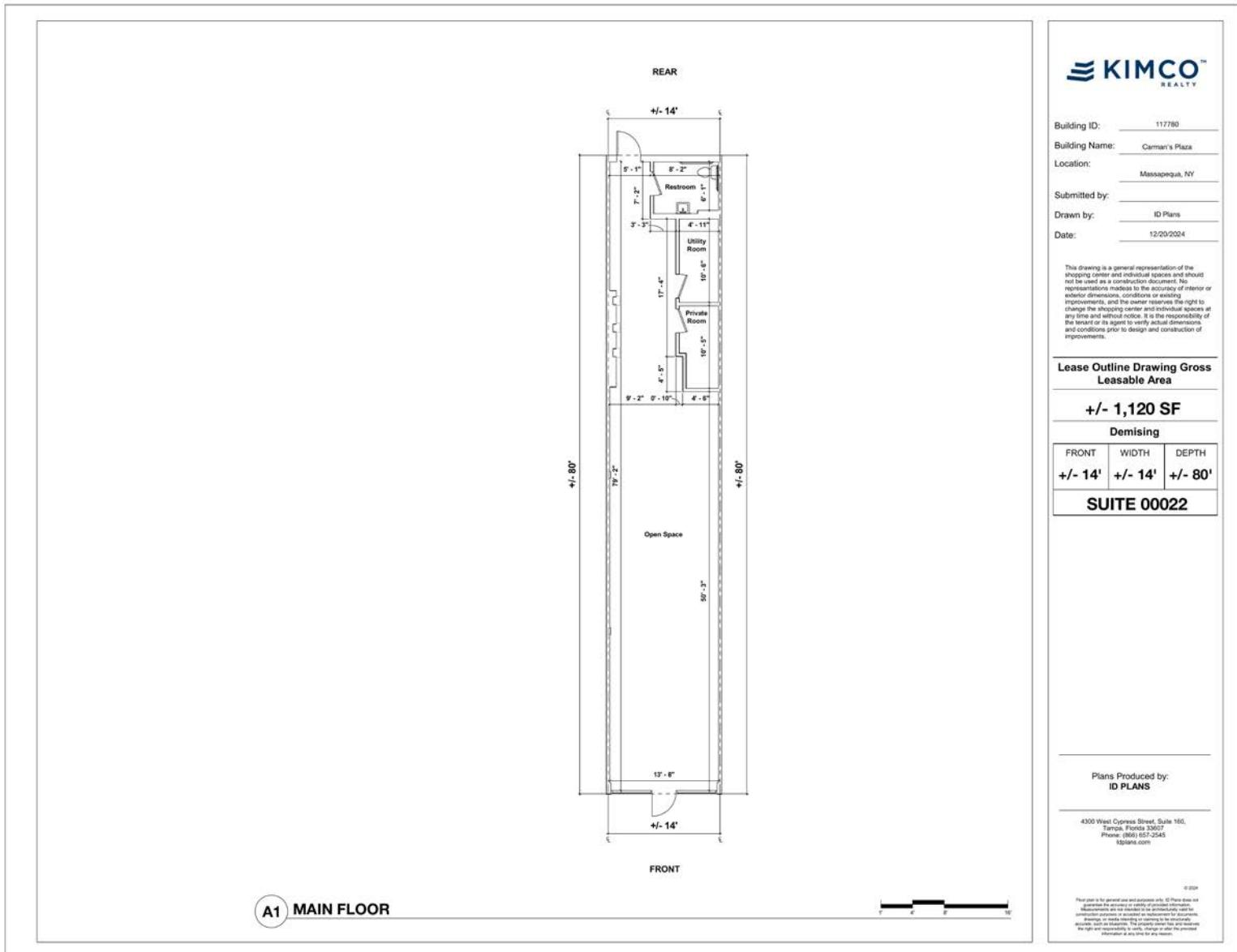
FLOOR PLAN

SPACE 4: 9,603 SF

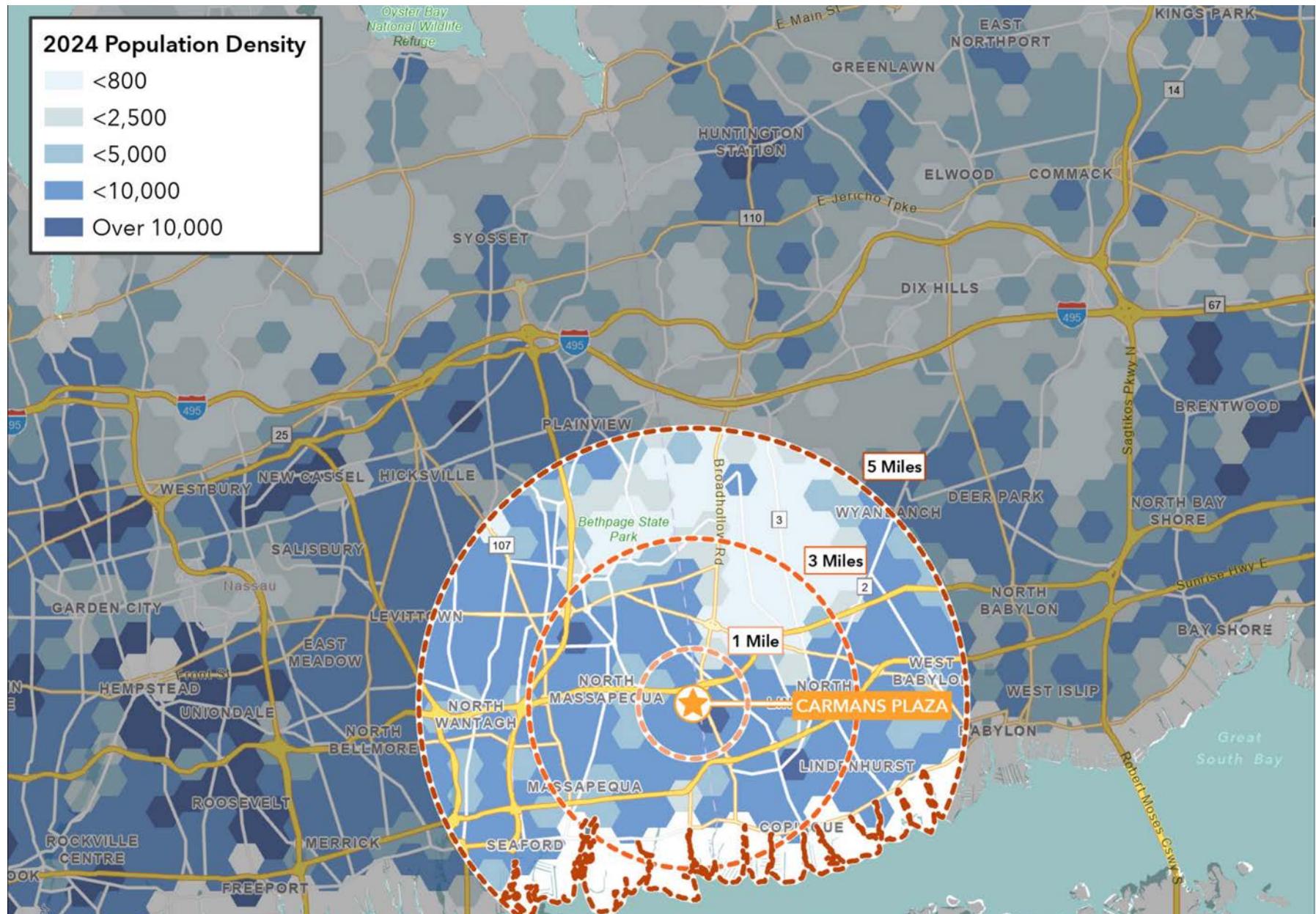


FLOOR PLAN

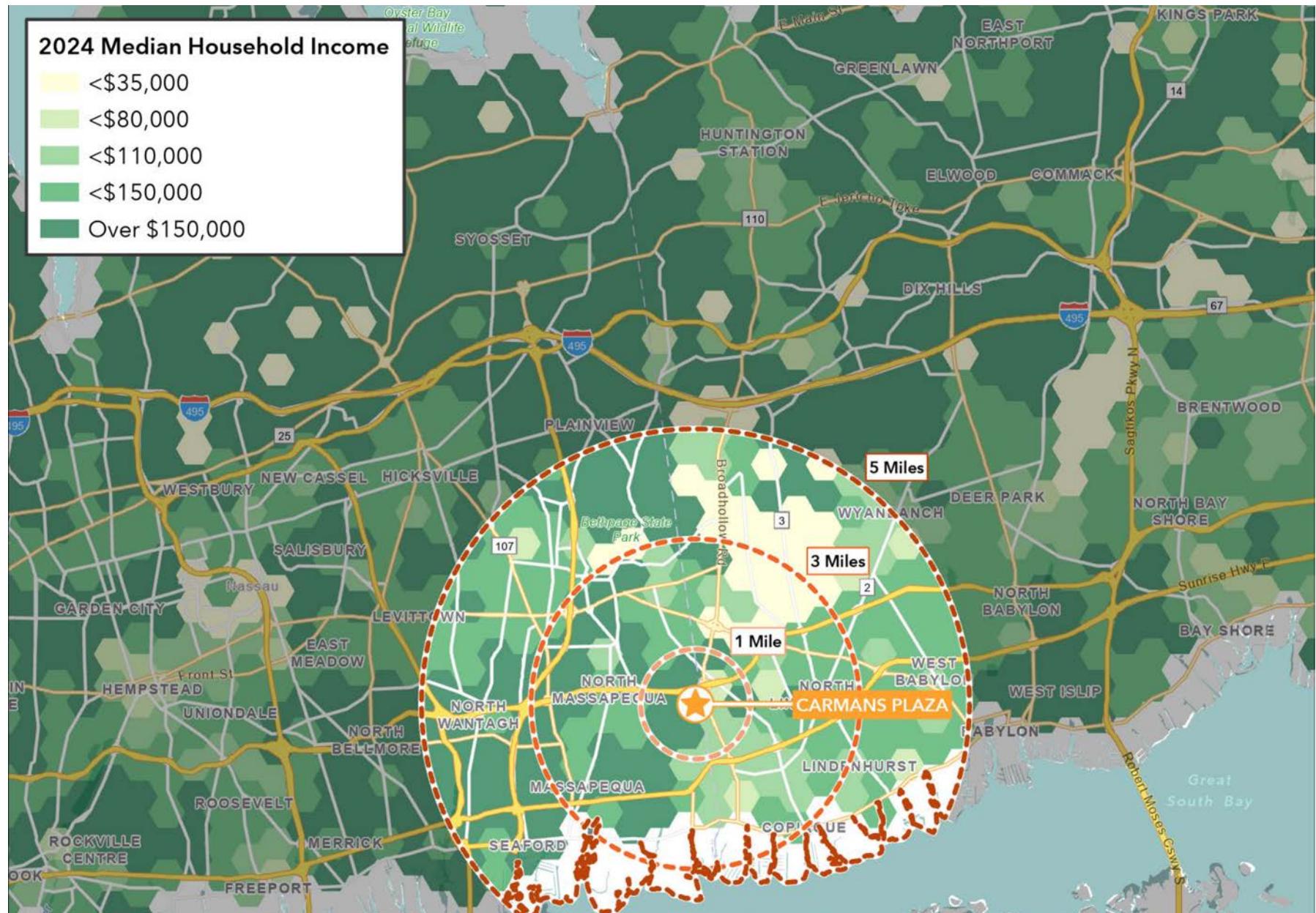
SPACE 22: 1,120 SF

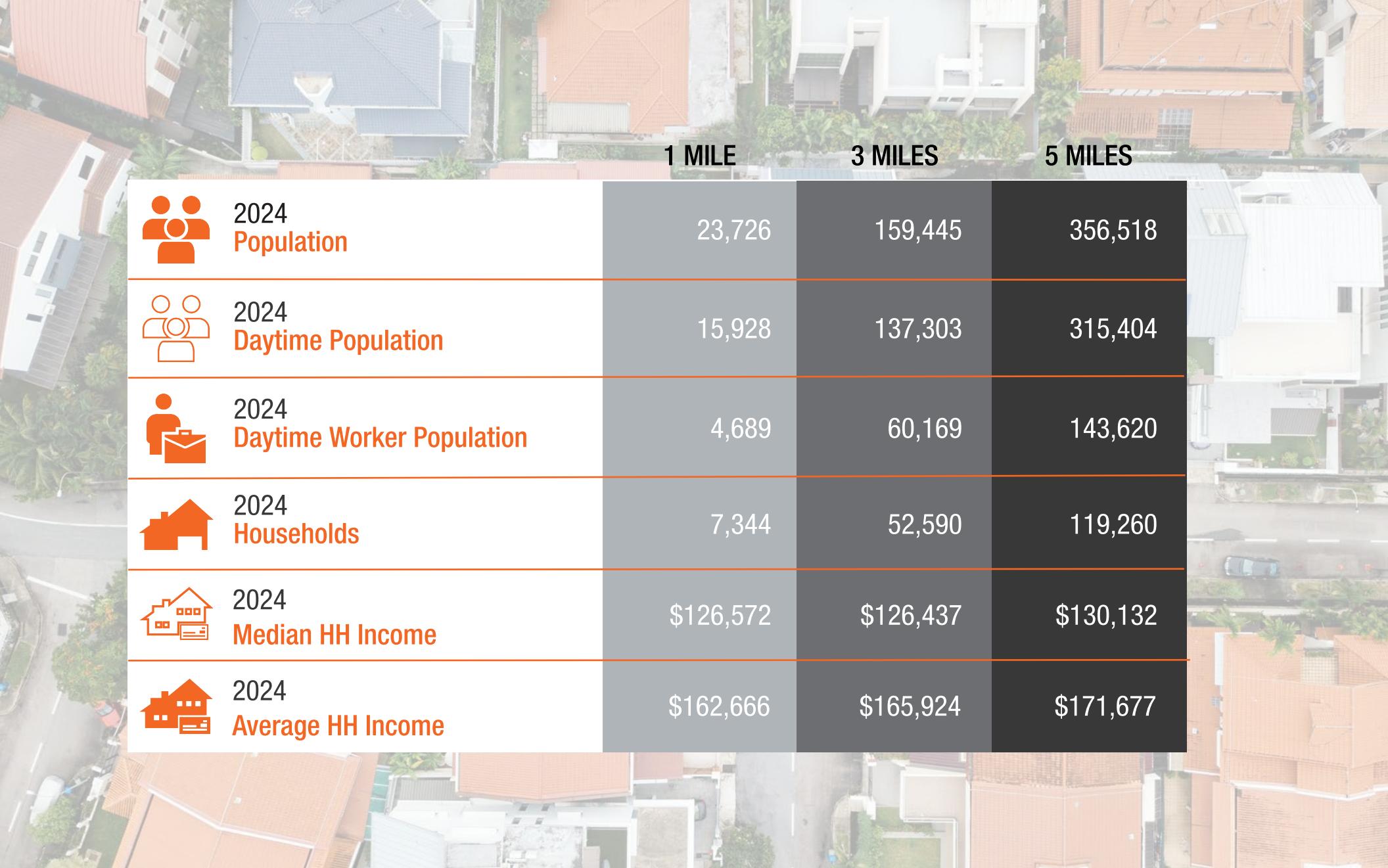


POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME





	1 MILE	3 MILES	5 MILES
 2024 Population	23,726	159,445	356,518
 2024 Daytime Population	15,928	137,303	315,404
 2024 Daytime Worker Population	4,689	60,169	143,620
 2024 Households	7,344	52,590	119,260
 2024 Median HH Income	\$126,572	\$126,437	\$130,132
 2024 Average HH Income	\$162,666	\$165,924	\$171,677

DEMOGRAPHIC COMPARISON



EXCLUSIVE AGENT(S):

STEVE GILLMAN

Steve.Gillman@tscg.com

516.312.7676

ANGEL CORDERO

Angel.Cordero@tscg.com

516.903.0432

777 WESTCHESTER AVENUE

WHITE PLAINS, NY 10604

914.328.2222

TSCG.COM