

# GREAT SOUTH BAY SHOPPING CENTER

## WEST BABYLON, NY

South Shore's Iconic Retail Destination: Newly Renovated  
1,240 SF - 47,200 SF Retail Space | 3,600 SF Pad Available



 OLSHAN  
PROPERTIES

RIPCO  
REAL ESTATE

 Burlington

 Marshalls

 OLD NAVY

 five BELOW

 DSW

 ULTA  
BEAUTY

 SKECHERS

 ALDI

PROPOSED  
 SPROUTS  
FARMERS MARKET

# STRONG CO-TENANCY



# CLOSE UP AERIAL



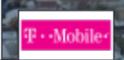
Phenix  
Salon Suites



LOFT



Marshalls



DSW



PROPOSED  
SPROUTS  
FARMERS MARKET



five BELOW



EUROPEAN  
WAX  
CENTER



MONTAUK HIGHWAY



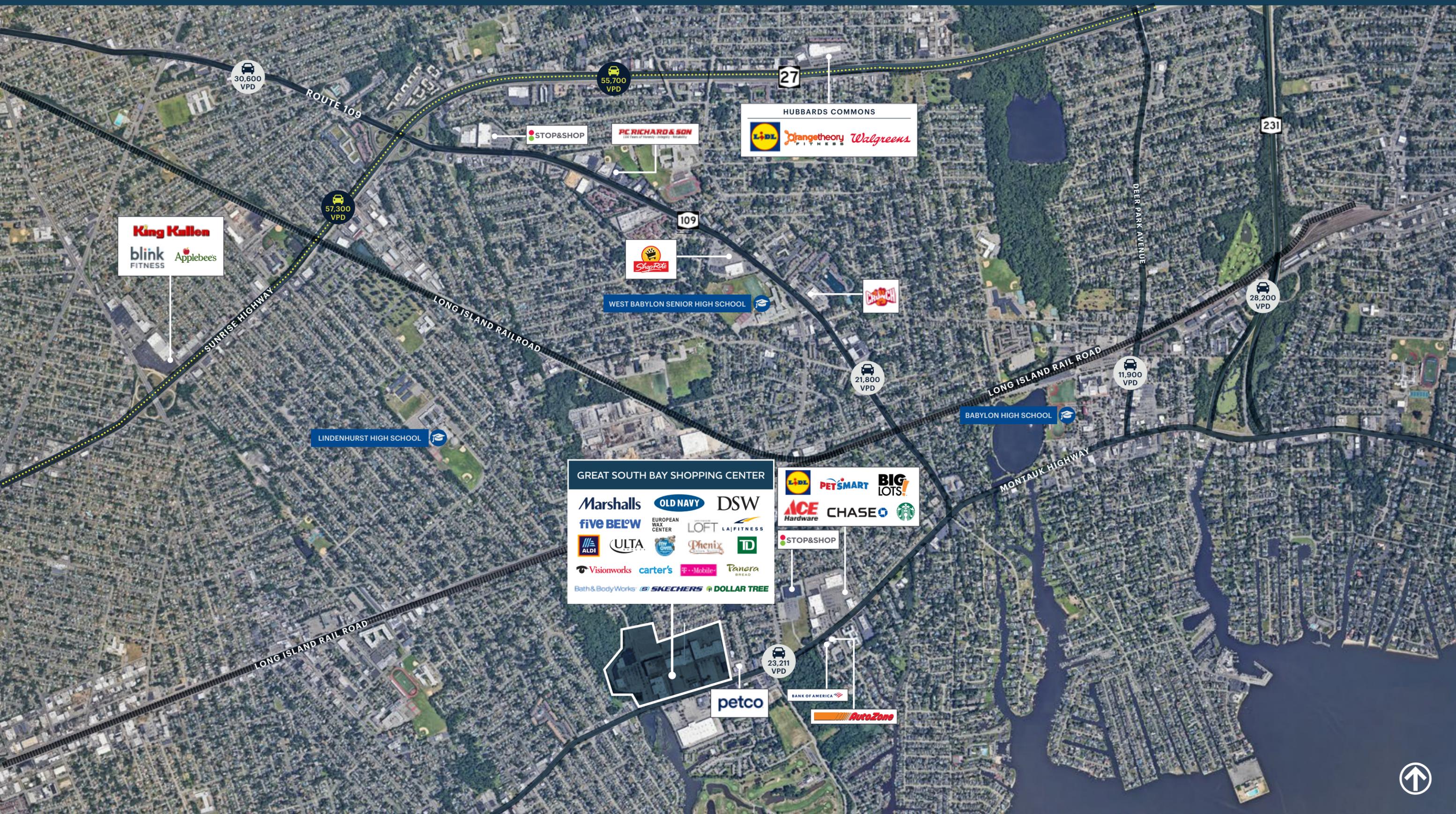
# MULTIPLE OPPORTUNITIES



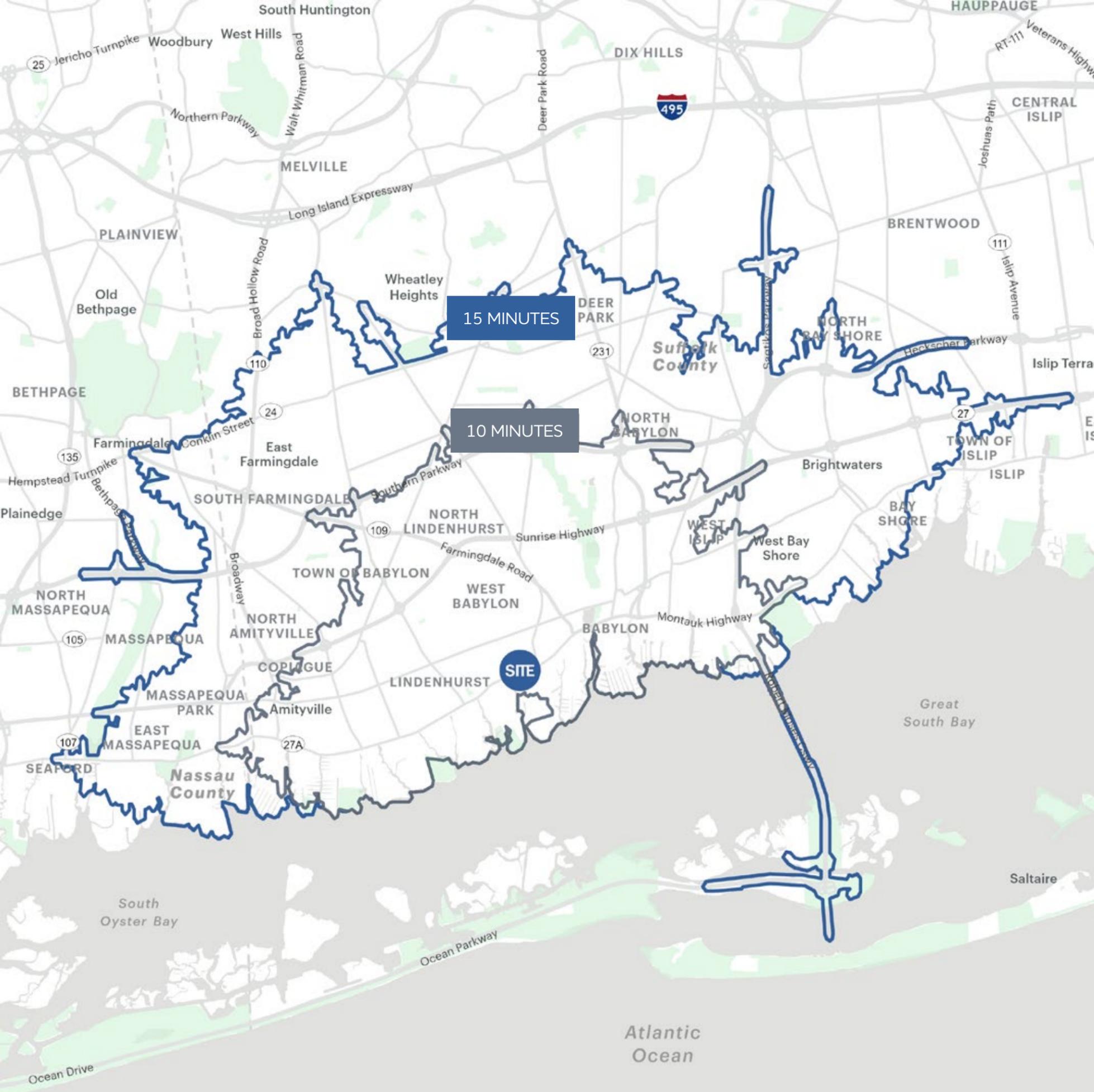
3,600 SF  
PAD SITE AVAILABLE WITH 90 FT OF FRONTAGE



# MARKET AERIAL



# DEMOGRAPHICS



## 10 MINUTE DRIVE-TIME

### POPULATION

100,133

### HOUSEHOLDS

34,868

### AVERAGE HOUSEHOLD INCOME

\$137,908

### MEDIAN HOUSEHOLD INCOME

\$107,150

### COLLEGE GRADUATES (BACHELOR'S +)

23,723 - 31.0%

### TOTAL BUSINESSES

3,822

### TOTAL EMPLOYEES

30,795

### DAYTIME POPULATION (W/ 16 YR +)

79,837

## 15 MINUTE DRIVE-TIME

### POPULATION

253,295

### HOUSEHOLDS

83,715

### AVERAGE HOUSEHOLD INCOME

\$140,372

### MEDIAN HOUSEHOLD INCOME

\$108,874

### COLLEGE GRADUATES (BACHELOR'S +)

60,704 - 34.0%

### TOTAL BUSINESSES

9,811

### TOTAL EMPLOYEES

89,194

### DAYTIME POPULATION (W/ 16 YR +)

216,092

# CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](http://ripcony.com) for more information

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