



PHILIPS INTERNATIONAL

ACQUISITIONS

DEVELOPMENT

MANAGEMENT

*Philips International is a premier leader and innovator in the real estate industry.*

**171-181 EAST PARK AVENUE**

LONG BEACH, NEW YORK

**BRAND NEW AVAILABILITY: PRIME RETAIL CORNER**



## PROPERTY OVERVIEW

- Divisible as follows:

### Option A

Space 2: +/- 1,306 sf

Space 3/4: +/- 5,393 sf

### Option B

Space 2: +/- 1,306 sf

Space 3: +/- 2,700 sf

Space 4: +/- 2,693

Mezzanine: +/- 1,835 sf

- Prime retail located directly on East Park Avenue in the heart of Long Beach
- High traffic retail corridor filled with restaurants, shopping, banks, schools, and more
- Walking distance to Long Beach LIRR station
- Private parking lot and access to municipal parking lot
- 20' + ceilings



**CONTACT: Michael Robbins** | T: 212-951-3828 | F: 212-545-1355 | mrobbins@pihc.com



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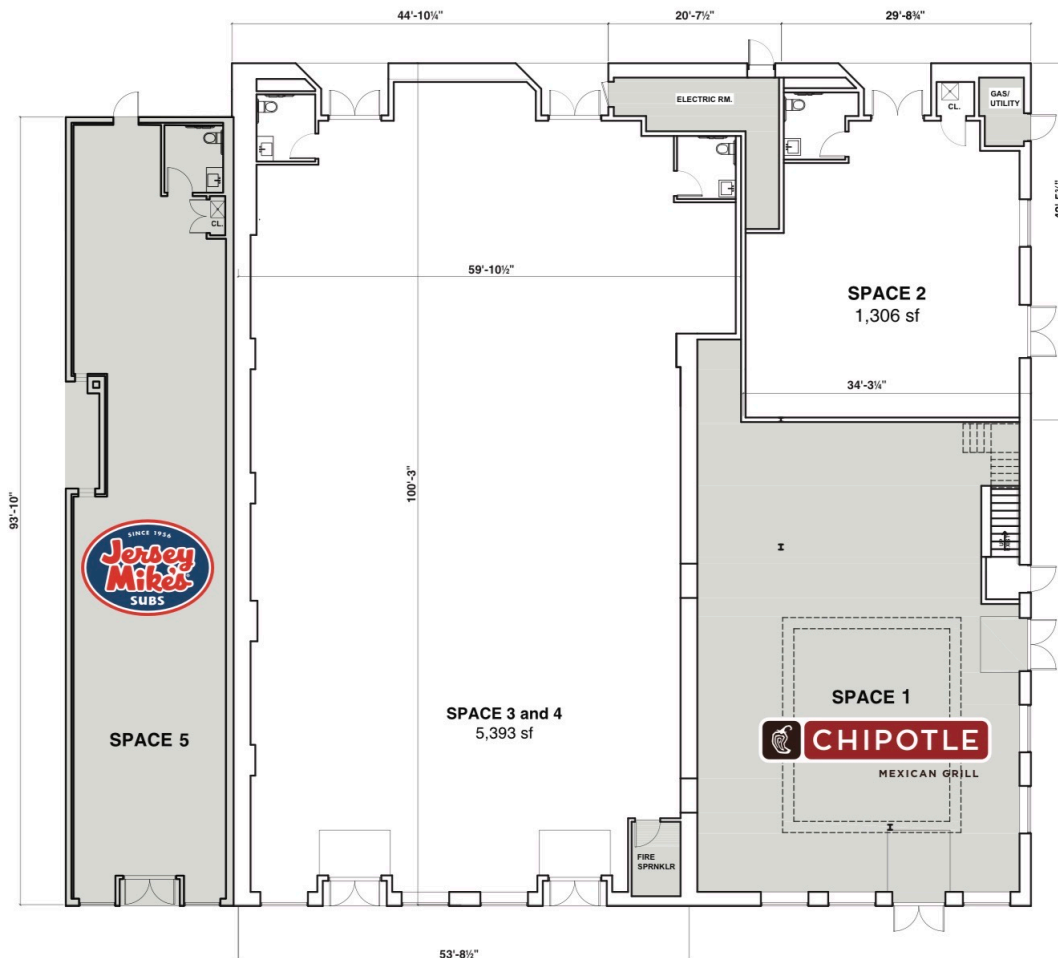
Philips International | 40 Cutter Mill Road, Suite 405, Great Neck, NY 11021



**171-181 EAST PARK AVENUE**

LONG BEACH, NEW YORK

## OPTION A



Divisible as follows:

Space 2: 1,306 sf

Space 3/4: 5,393 sf

All areas, conditions and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to accuracy of square footage.





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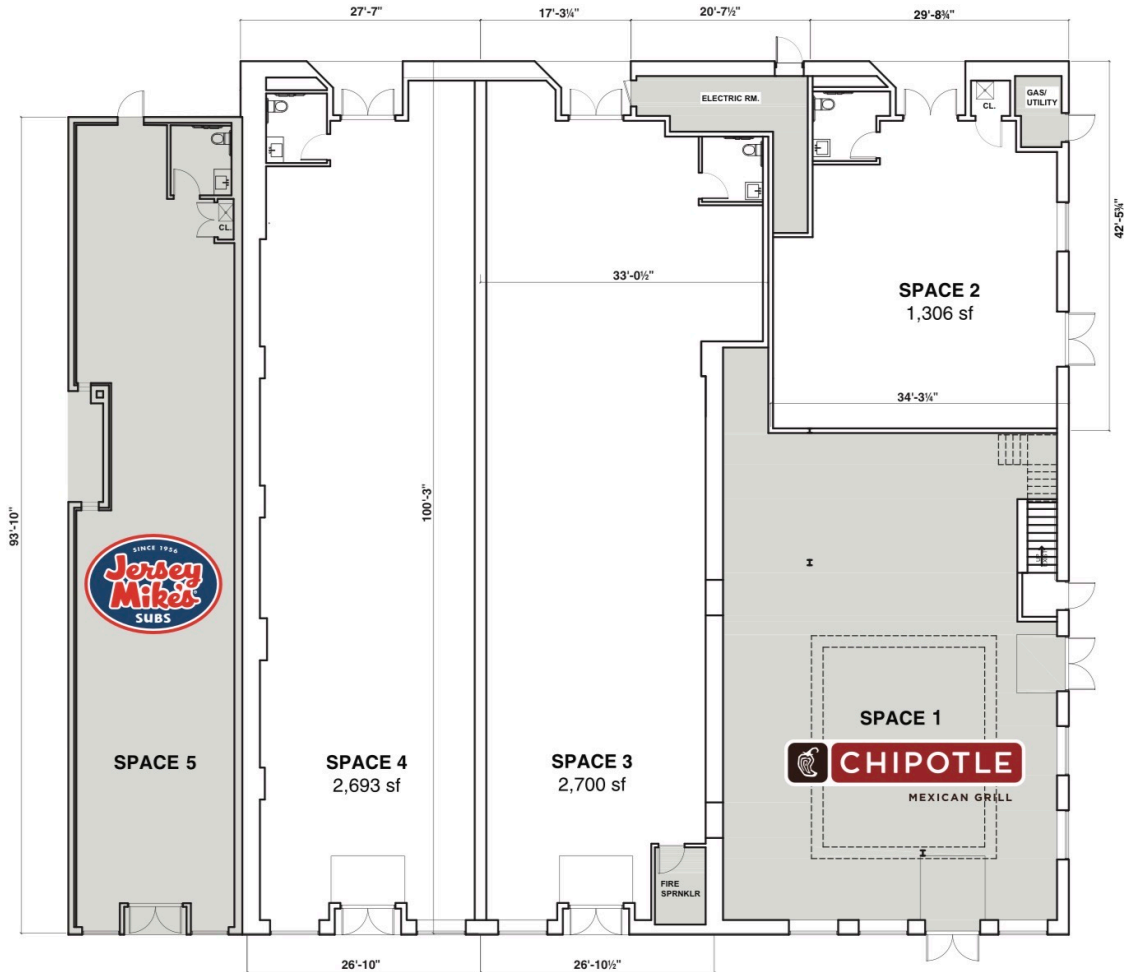
MANAGEMENT

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## OPTION B



Divisible as follows:

Space 2: 1,306 sf

Space 3: 2,700 sf

Space 4: 2,693 sf



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