

BALDWIN, NEW YORK

Baldwin Harbor Shopping Center

CO-TENANTS INCLUDE



LOCATION

905-951 Atlantic Avenue
Baldwin, NY

AVAILABLE

1,900 Square Feet

BALDWIN HARBOR GLA

+/- 82,000 Square Feet

PROPERTY SIZE

5.5 Acres

PARKING

500 Parking Spaces

FRONTAGE

540 Feet on Atlantic Avenue

TRAFFIC

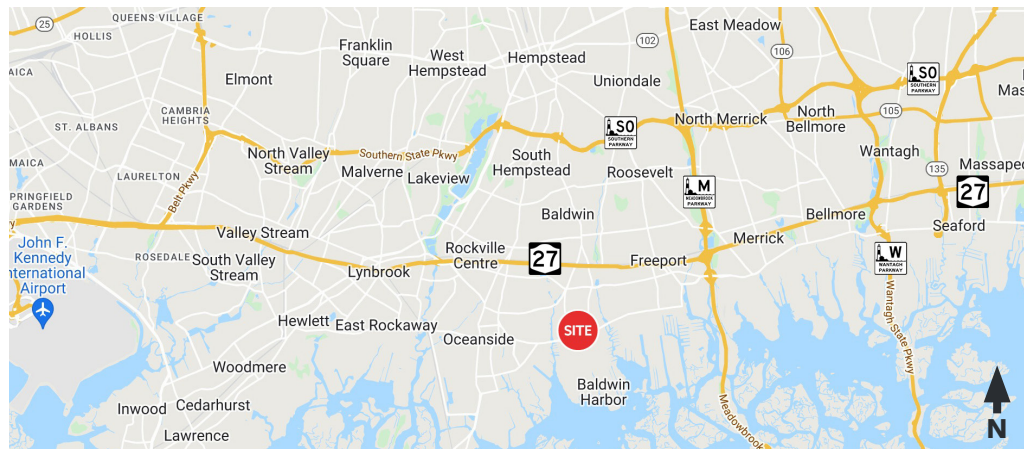
28,000 total vehicles per day on
Atlantic Avenue

PRICE

\$35 PSF + \$13 CAM

COMMENTS

- Prime, Upscale Community & Active Shopping District serving Oceanside, Freeport & Baldwin
- Store-Front Renovations Recently Completed
- Successful Long-Term Anchors include Stop & Shop, CVS, Ace Hardware, and Chase Bank



| DEMOS | 1 MILE | 3 MILE | 5 MILE |
|------------|-----------|-----------|-----------|
| POPULATION | 25,391 | 158,811 | 421,346 |
| HOUSEHOLDS | 8,308 | 51,630 | 136,478 |
| M.H.H.I. | \$121,668 | \$116,121 | \$117,592 |

Breslin Realty
DEVELOPMENT CORP.

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