



GREAT SOUTH BAY SHOPPING CENTER

WEST BABYLON, NY

895 MONTAUK HIGHWAY

SIZE

Small Shop Spaces and Anchor Space Available
1,240 SF - 47,200 SF

MAJOR TENANTS

Ulta, Marshalls, DSW, Old Navy, Five Below, Ann Taylor Loft, Bath & Body Works, Carters, Aldi, LA Fitness, Burlington, Skechers, Dollar Tree

COMMENTS

Anchor and Junior Anchor Opportunities Available

Second Generation Restaurant Available

One of the largest and strongest Shopping Centers on the South Shore of Long Island

Chick-Fil-A Coming Soon

Excellent visibility on heavily trafficked Montauk Highway (Route 27A)

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com
516.933.8880

BRIAN SCHUSTER

bschuster@ripcony.com
516.933.8880

SYDNEY SCHMITT

sschmitt@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

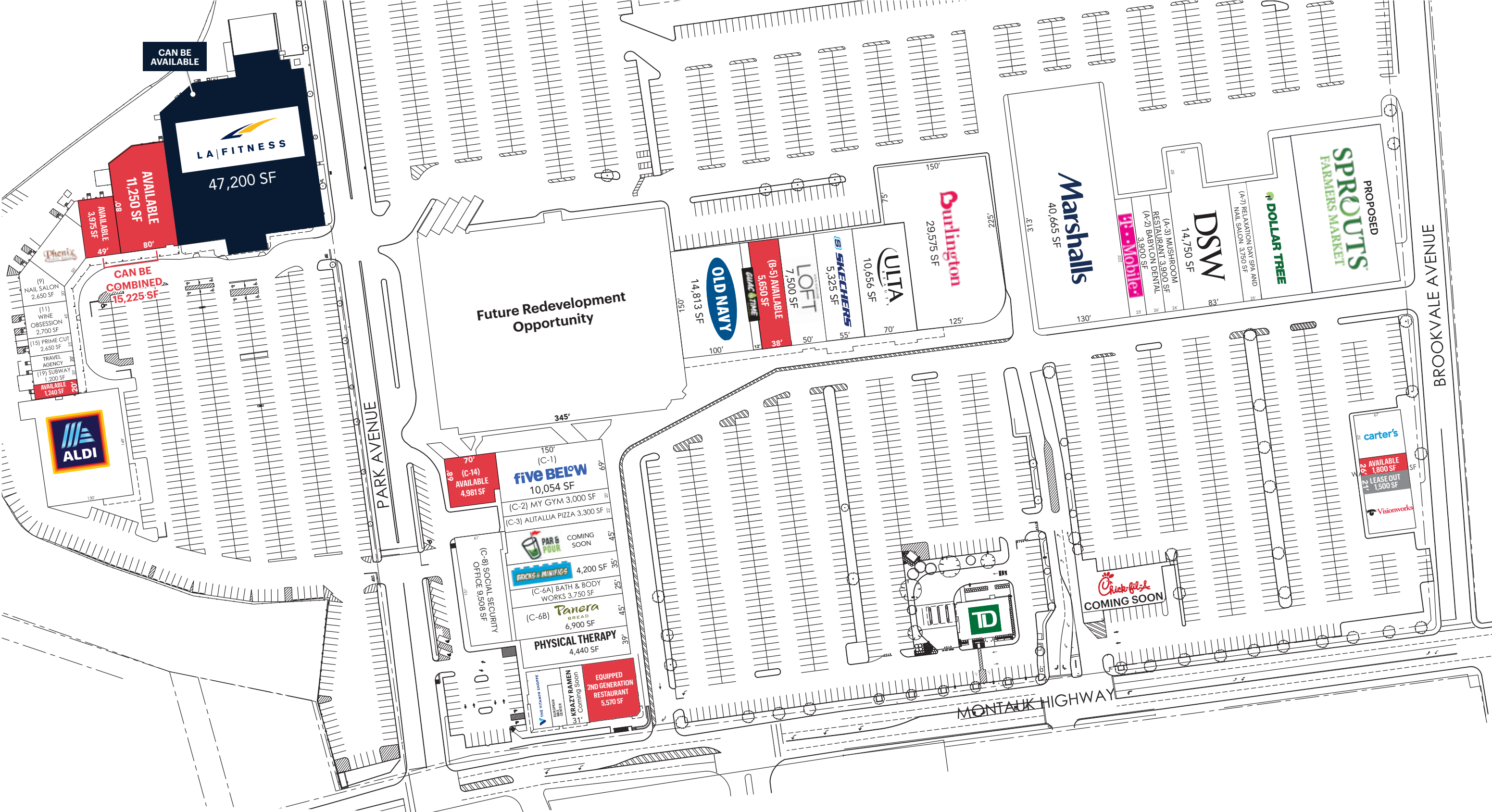
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SHOPPING CENTER FAÇADE RENOVATIONS



WEST ELEVATION

SITE PLAN



5,570 SF - EQUIPPED 2ND GENERATION RESTAURANT

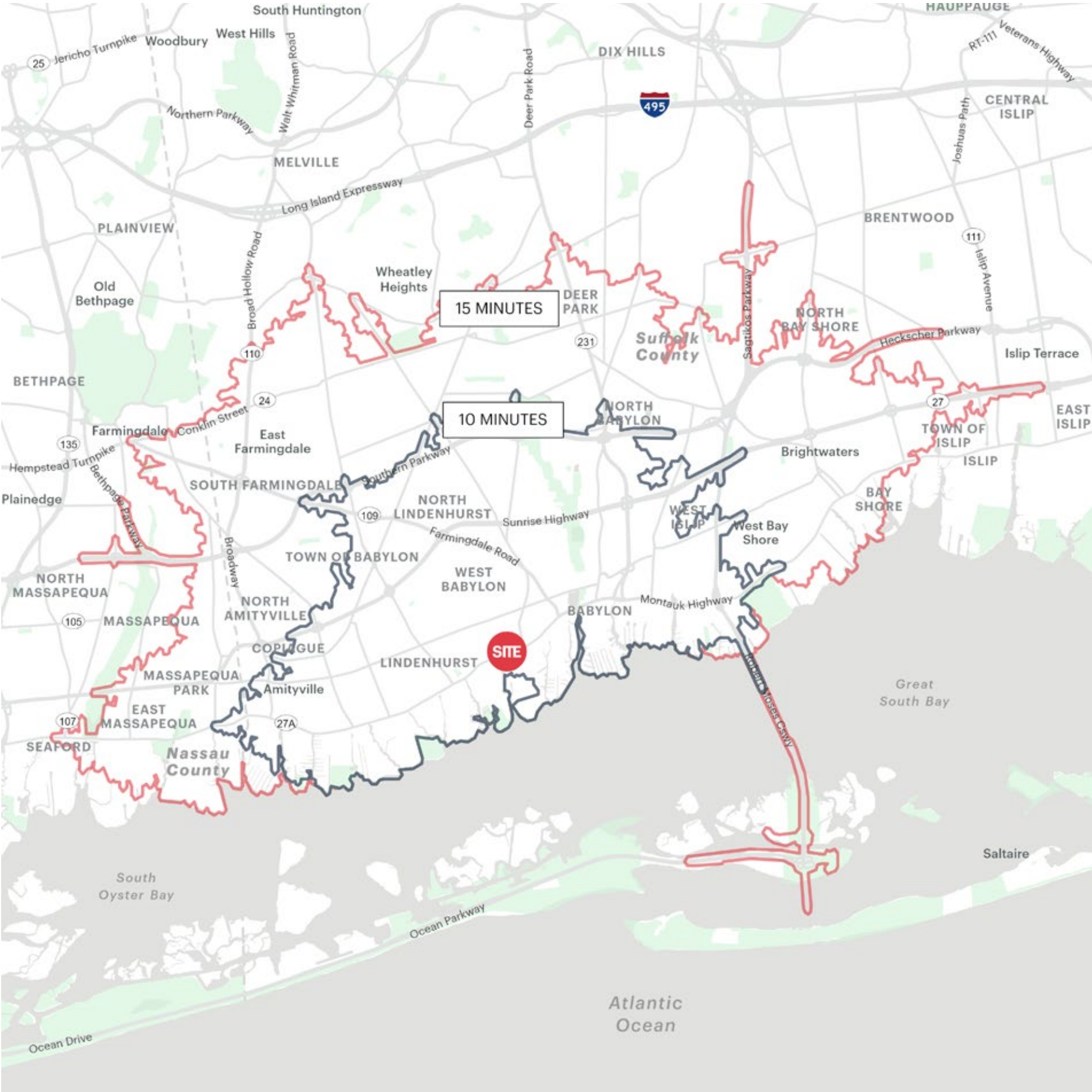


MARKET AERIAL



GREAT SOUTH BAY SHOPPING CENTER WEST BABYLON, NEW YORK

AREA 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

AREA DEMOGRAPHICS

