

2 REMAINING SPACES FOR LEASE

8,100 SF AVAILABLE

3939-3965 Long Beach Road | Island Park, NY 11558

GROUND LEASE OR BTS
WITH DT AVAILABLE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

Russel Helbling
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515

Property Overview

HIGHLIGHTS

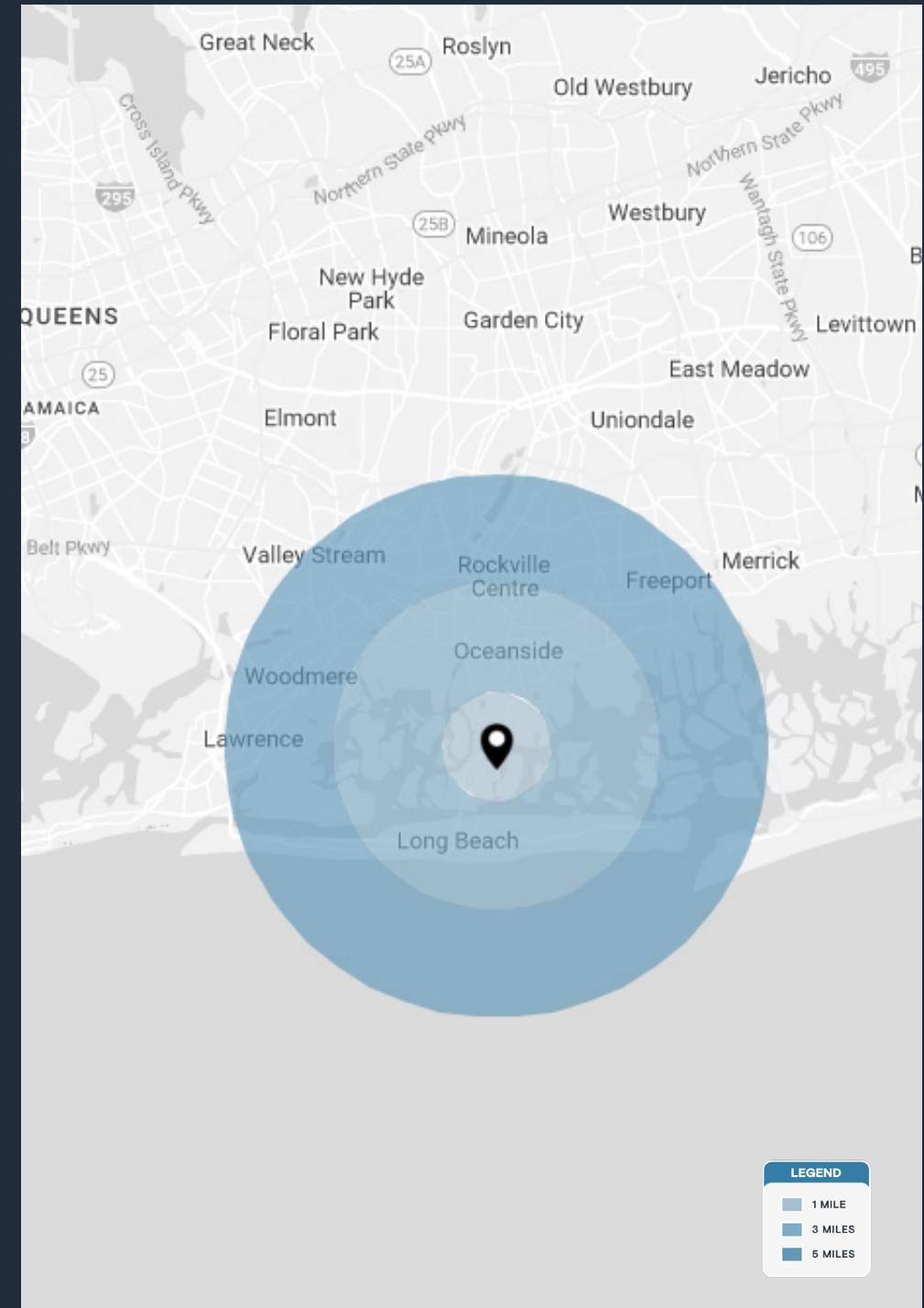
- Center is anchored by long-term tenant, Ace Hardware, driving consistent traffic
- 8,100 SF Available; reasonable divisions considered
- Ground lease or BTS opportunity on the northeast portion of the property. Can build up to 3,000 SF.
- Located in the first major shopping center northbound on Long Beach Road
- NNN Costs: \$12.59
- High traffic and exceptional visibility on Long Beach Road and Austin Boulevard

DEMOGRAPHICS

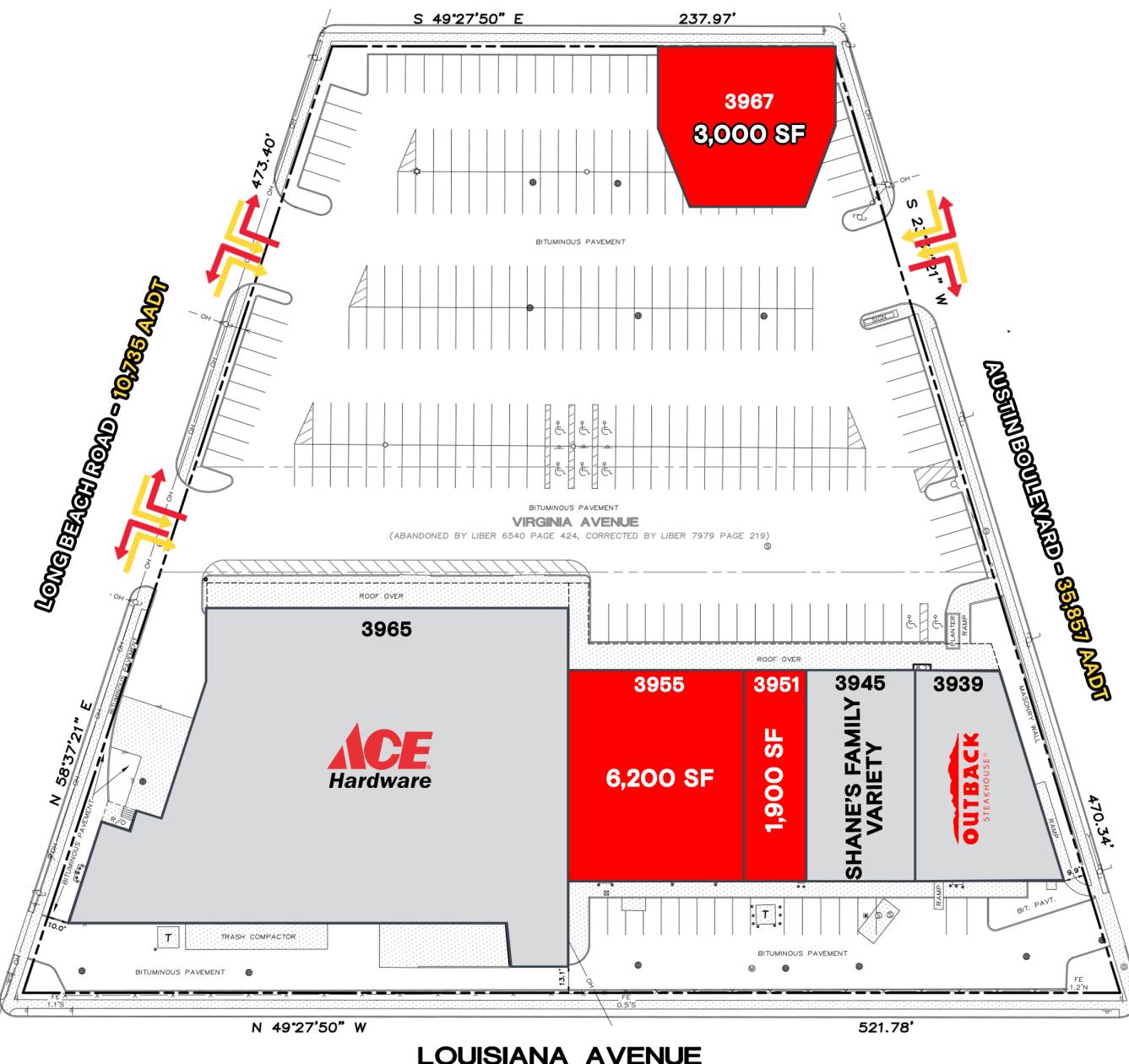
	1 MILE	3 MILES	5 MILES
POPULATION	9,436	112,937	312,777
HOUSEHOLDS	3,602	42,904	107,693
EMPLOYEES	3,234	29,317	90,540
AVERAGE HH INCOME	\$132,816	\$157,979	\$165,223

TRAFFIC COUNTS

AUSTIN BOULEVARD	35,857 AADT
LONG BEACH ROAD	10,735 AADT



TEXAS PLACE



Tenant Roster

3939	Outback Steakhouse
3945	Shane's Family Variety
3951	1,900 SF Available Spaces can be combined
3955	6,200 SF Available Spaces can be combined/divided
3965	Ace Hardware
3967	3,000 SF Available





Contact Brokers

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

Russel Helbling
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 07.01.25