



For Lease

**RIPCO**  
RETAIL LEASING

# Long Beach, NY

179 East Park Avenue

| 1,306 SF - 5,393 SF

Join Chipotle & Jersey Mike's in a brand new redevelopment project

**Contact**  
**Exclusive Agents**

Joanne Argenti  
[jargenti@ripcony.com](mailto:jargenti@ripcony.com) | 516.933.6176

Doug Weinstein  
[dweinstein@ripcony.com](mailto:dweinstein@ripcony.com) | 516.342.8284

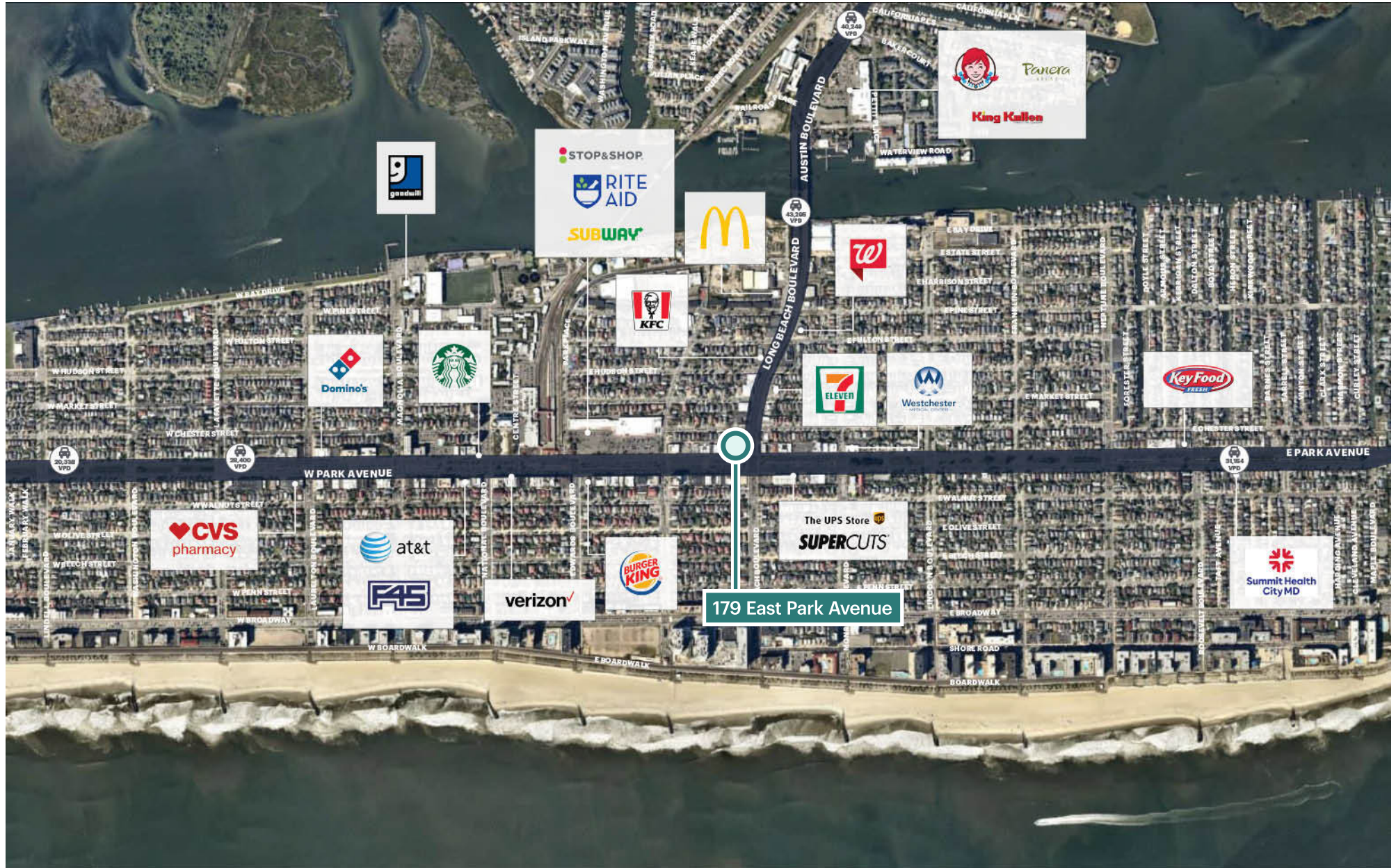
# Space Details



Size	1,306 SF - 5,393 SF
Asking Rent	Upon Request
Status of Premises	Formerly Long Beach Movie Theatre
Co-Tenants	Jersey Mike's (Coming Soon)
Neighbors	Starbucks, Stop & Shop, Capital One Bank, Subway, KFC, Mavis Discount Tire, Walgreens, TD Bank, 7-Eleven, Speedway, Aboffs Paint, unsOund Surf, Burger King, Baskin-Robbins, Chase Bank, UPS, Apple Bank
Comments	<p>Landlord will consider divisions.</p> <p>Exclusive parking lot with 23 spaces in the rear of the premises.</p> <p>Located at the signalized intersection of Long Beach Boulevard and East Park Avenue on the northwest corner.</p> <p>Tremendous visibility on Long Beach Boulevard and East Park Avenue.</p>

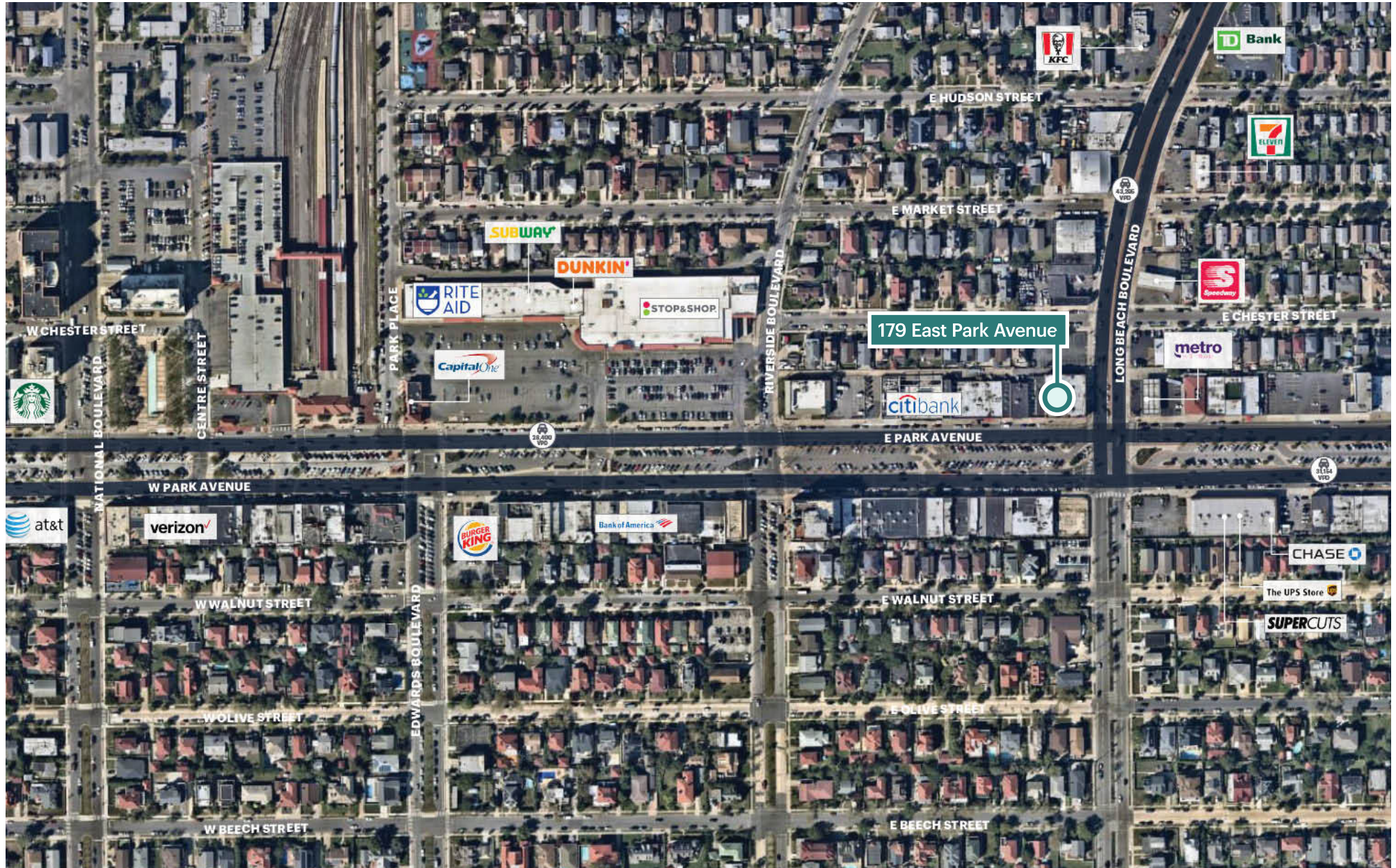


# Market Aerial





# Area Retail





# Renderings

North Side of Building

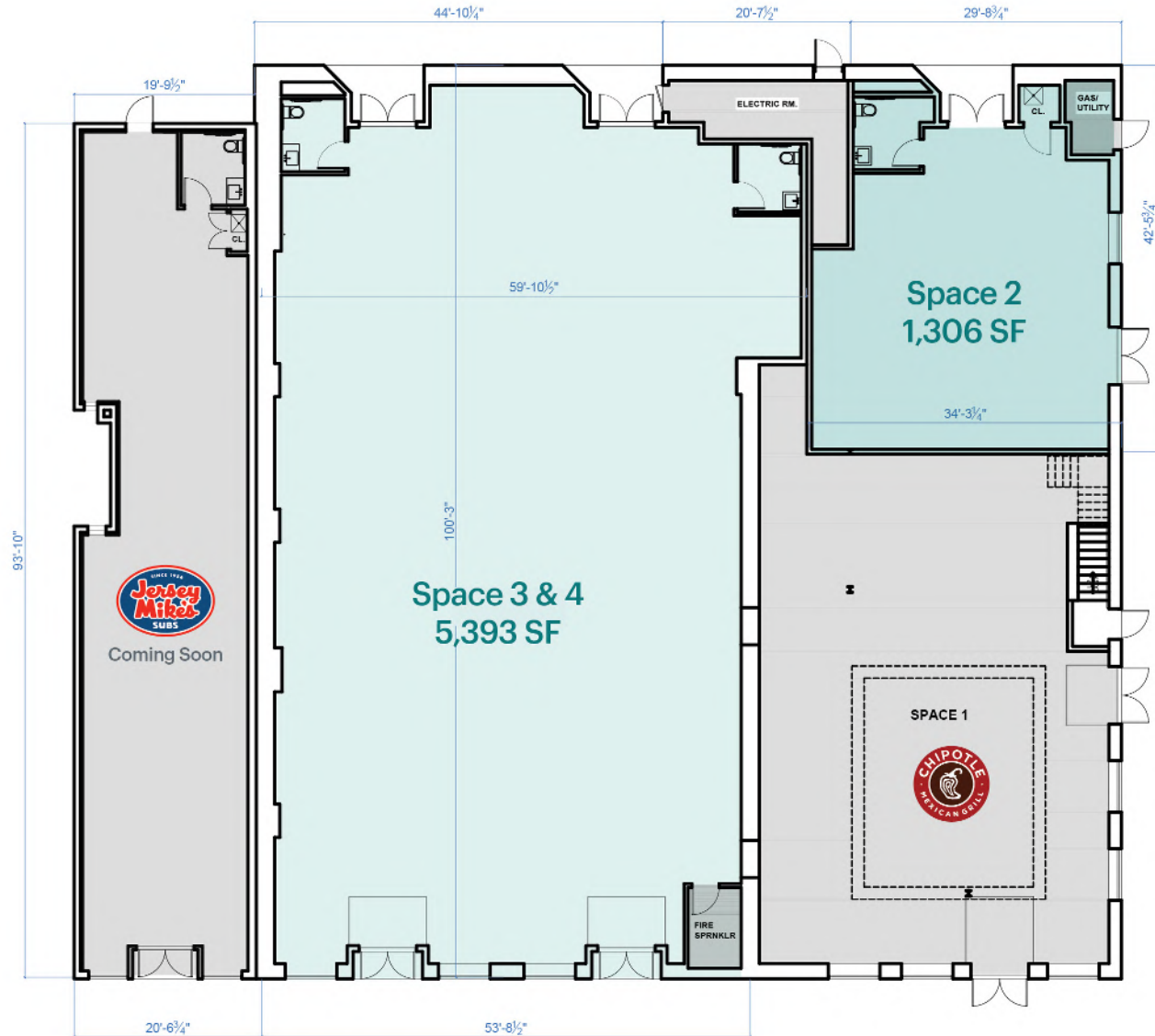


Front & East Side  
of Building



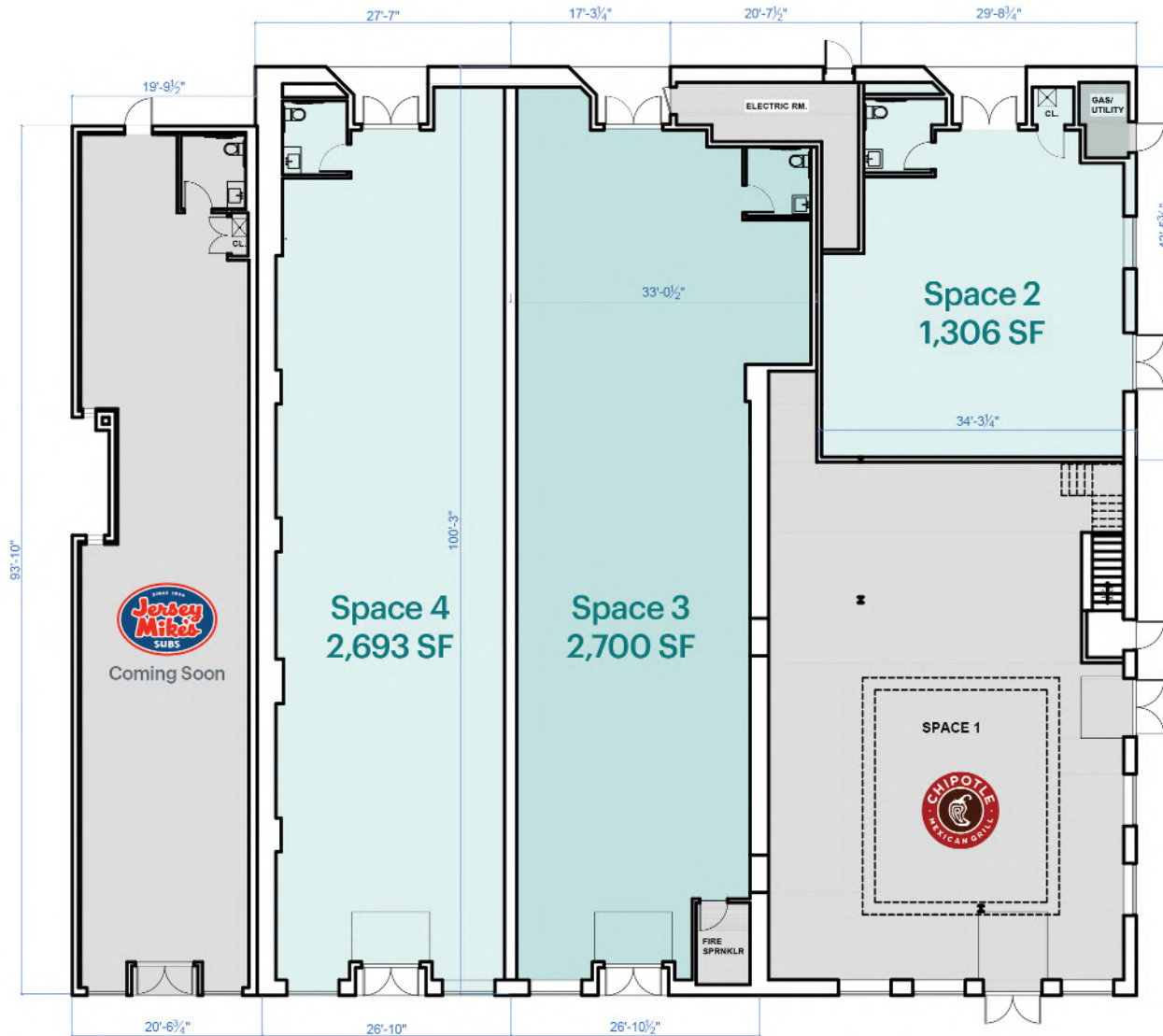
# Site Plan

Ground Floor  
4 Space Division



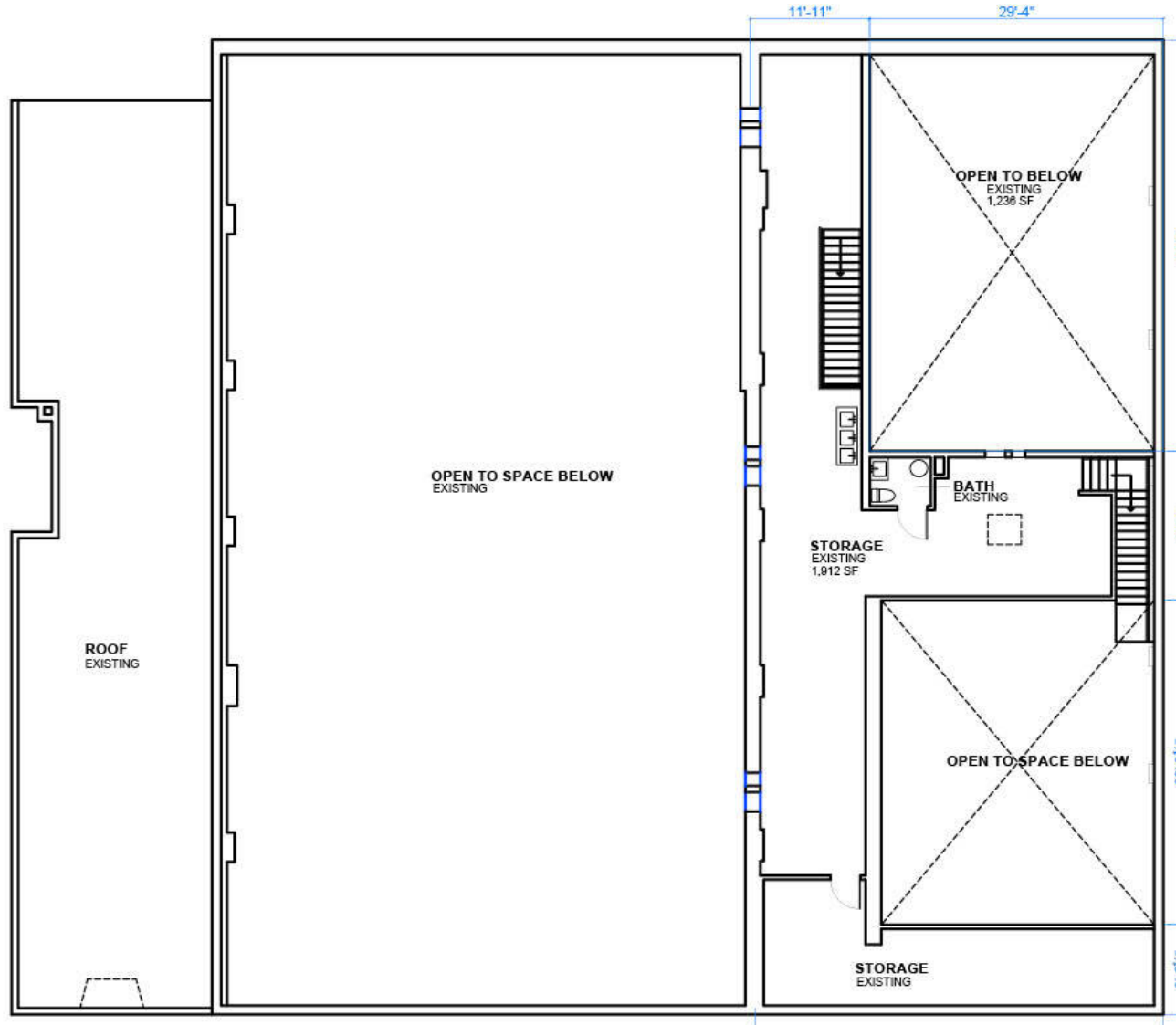
# Site Plan

Ground Floor  
5 Space Division



# Site Plan

Second Level







## Area Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	28,571	57,840	210,128
<b>Total Households</b>	12,194	24,154	76,332
<b>Average Household Income</b>	\$146,710	\$156,217	\$156,249
<b>Median Household Income</b>	\$108,411	\$112,981	\$111,813
<b>% Population with Bachelors +</b>	50.0%	50.0%	51.0%
<b>Daytime Population</b>	20,306	44,692	178,796
<b>Total Daytime Employees</b>	7,663	18,571	72,429
<b>Total Businesses</b>	927	1,998	8,396