

GREAT SOUTH BAY SHOPPING CENTER

WEST BABYLON, NY

South Shore's Iconic Retail Destination: Newly Renovated
1,240 SF - 47,200 SF Retail Space | 3,600 SF Pad Available



 **OLSHAN**
PROPERTIES

RIPCO
REAL ESTATE

 **Burlington**

 **Marshalls**

 **OLD NAVY**

 **five BELOW**

 **DSW**

 **ULTA**
BEAUTY

 **SKECHERS**

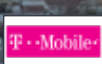
 **ALDI**

PROPOSED
SPROUTS
FARMERS MARKET

STRONG CO-TENANCY



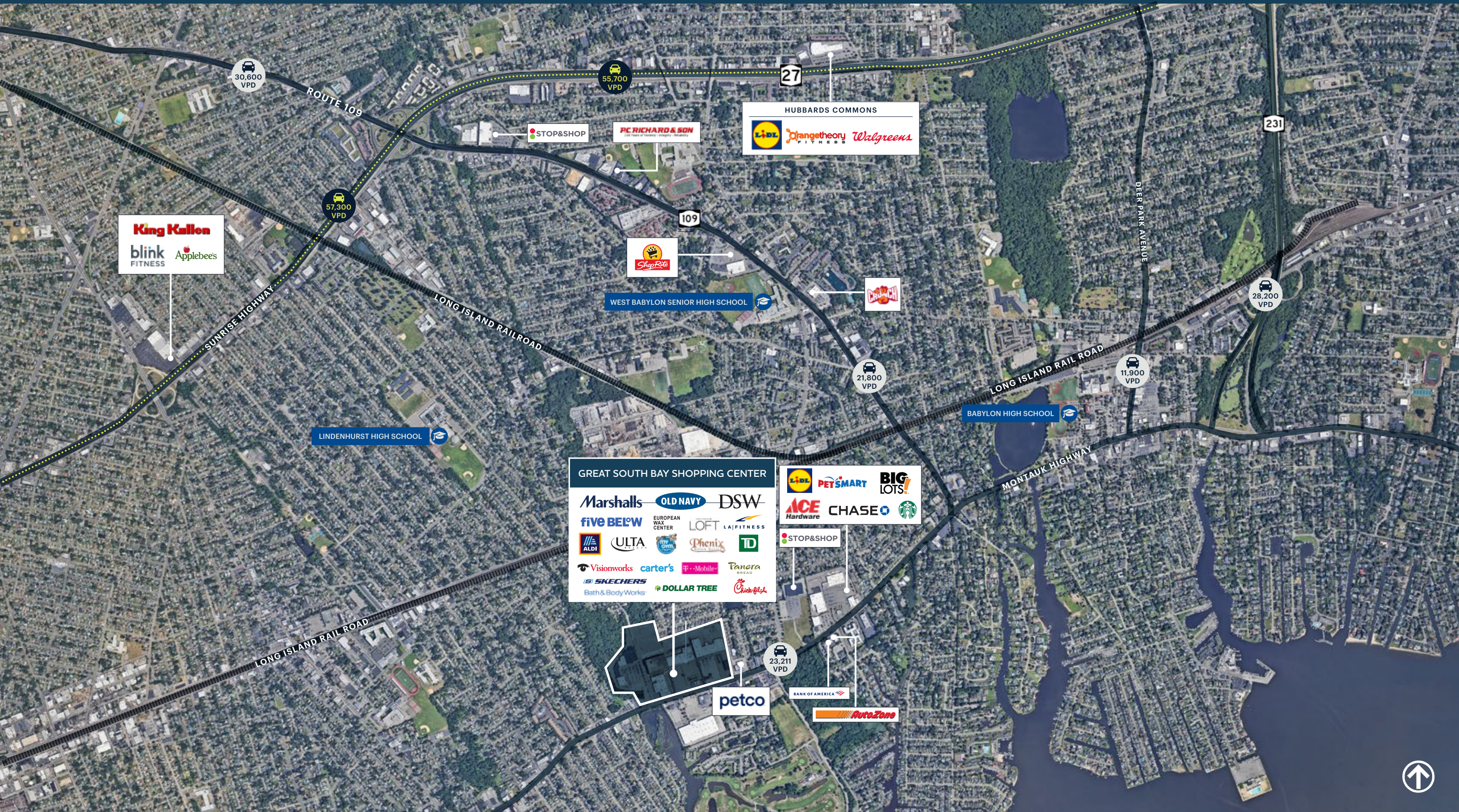
CLOSE UP AERIAL



3,600 SF
PAD SITE AVAILABLE WITH 90 FT OF FRONTAGE



MARKET AERIAL



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

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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.