



For Lease

Island Park, NY

4535 Austin Boulevard

Nassau County

4,200 SF

Proposed building - divisible or ground lease

RIPCO
RETAIL LEASING

Contact
Exclusive Agents

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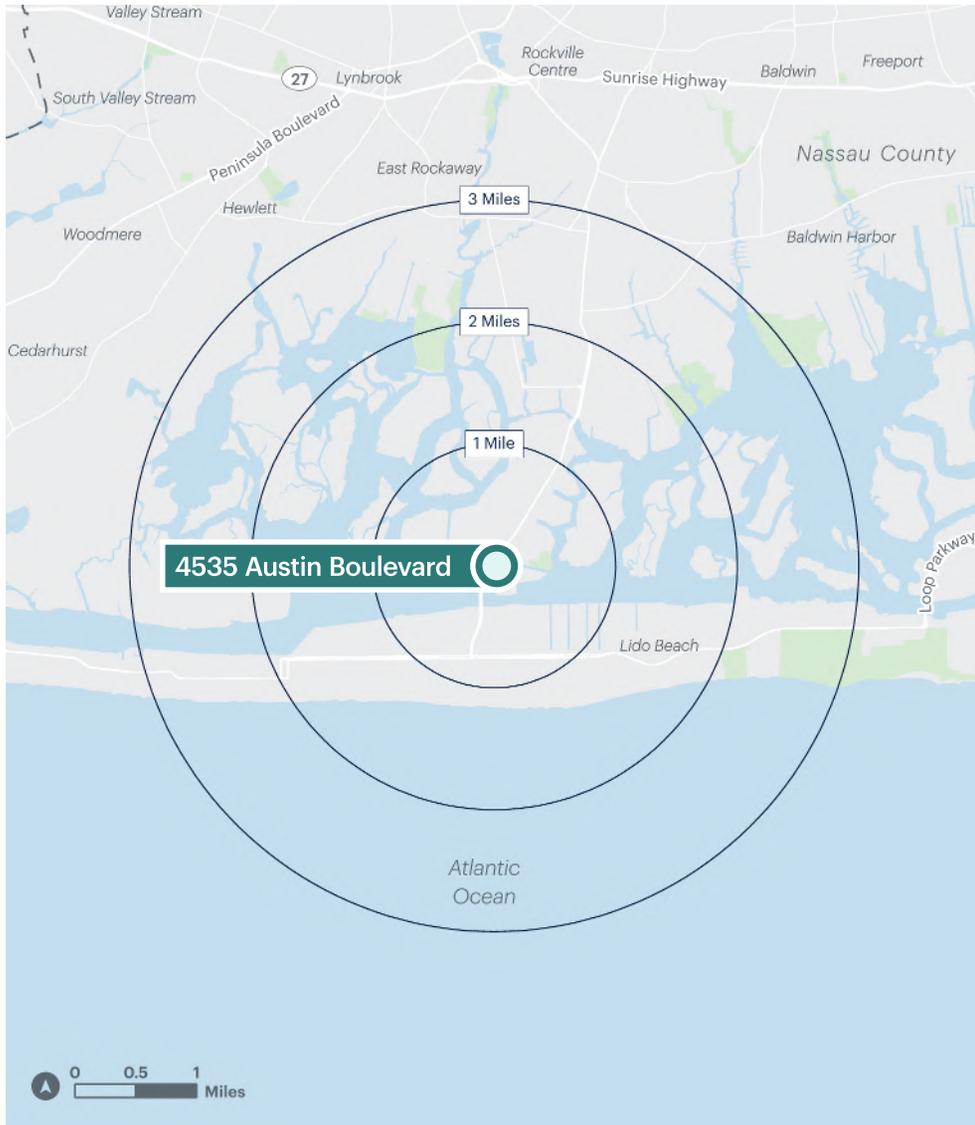
Sydney Schmitt
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Close Up Aerial



Oblique Aerial





Area Demographics

	1 mile	2 miles	3 miles
Population	22,184	45,909	74,968
Total Households	7,874	19,263	30,284
Average Household Income	\$162,591	\$161,939	\$174,200
Median Household Income	\$126,122	\$126,295	\$135,393
% Population with Bachelors +	43.58%	49.93%	50.99%
Daytime Population	17,404	35,761	58,017
Total Daytime Employees	6,917	14,614	23,557
Total Businesses	851	1,588	2,529