



For Lease

**RIPCO**  
RETAIL LEASING

# Long Beach, NY

257 West Park Avenue

3,400 SF

Fully built out medical space

Contact  
Exclusive Agents \_ |

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# Space Details



Size	3,400 SF
Frontage	40 FT on West Park Avenue
Possession	February 2026
Rent	Upon request
Co-Tenants	Icy Blue Lash, Pediatrician, South Shore Family Medical, Avi's Salon, Mo's Deli and Grocery, Domino's, Long Beach Surgical Supply, Laurel Tailors & Dry Cleaners
Neighbors	CVS Pharmacy, Laurel Diner, SoBol, Synergy
Comments	Fully built out medical space  All uses considered  Close proximity to the LIRR and Boardwalk

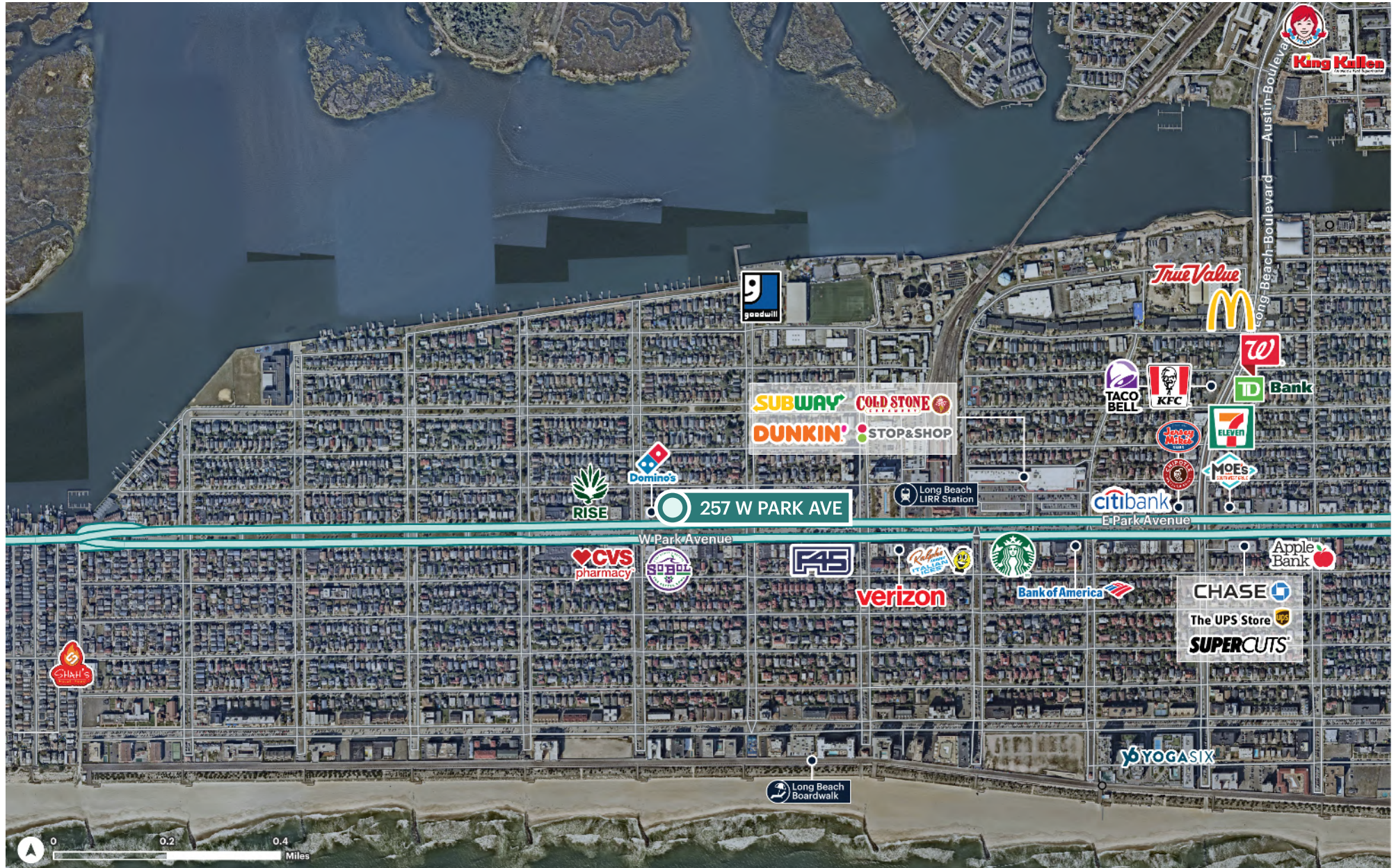


# Interior Photos



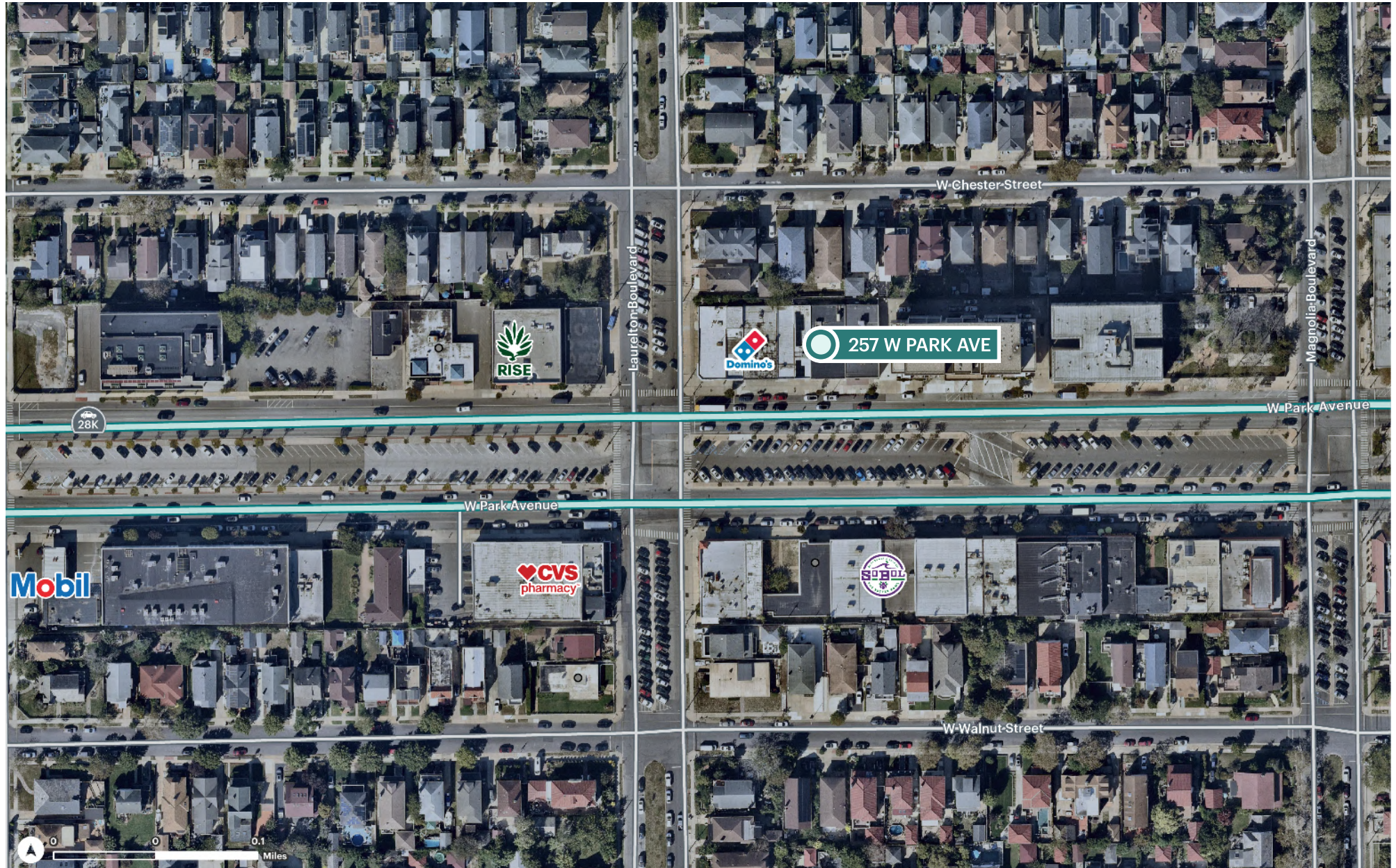


# Market Aerial



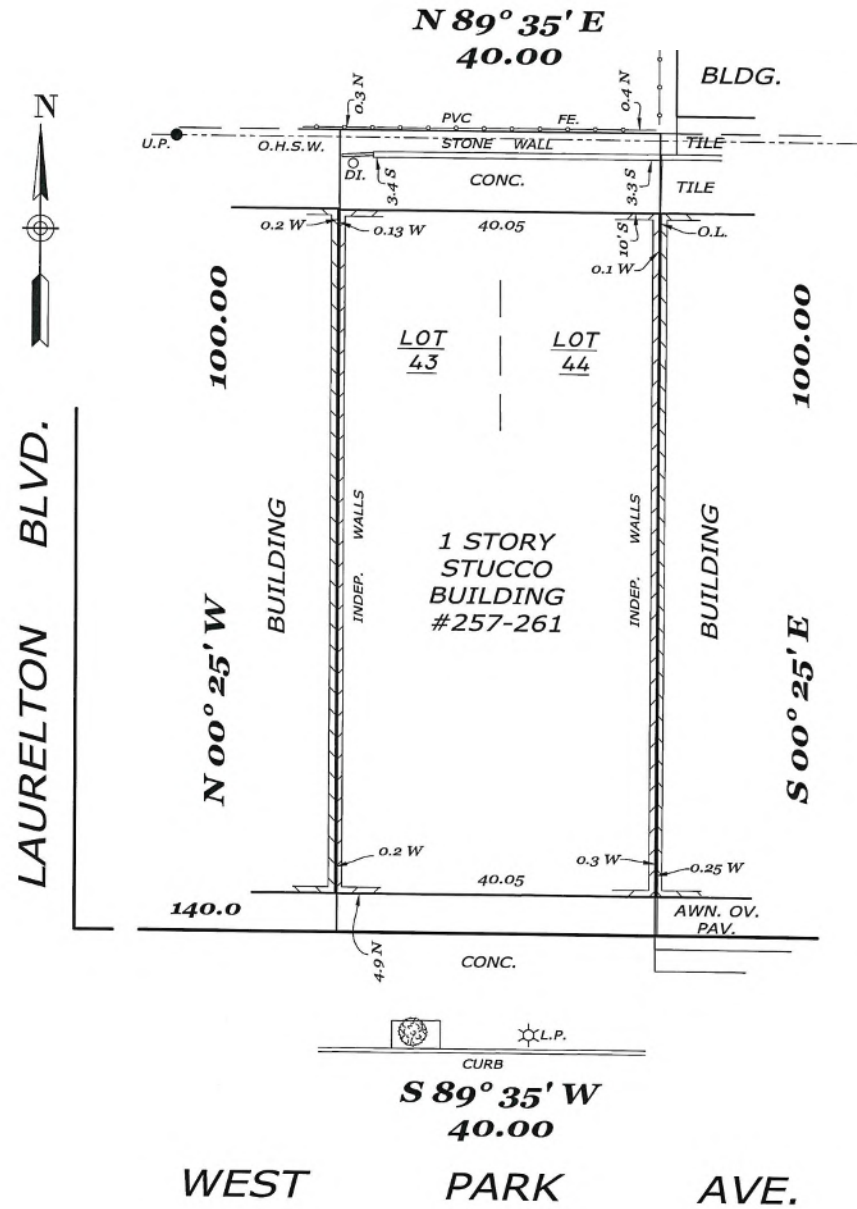


# Aerial

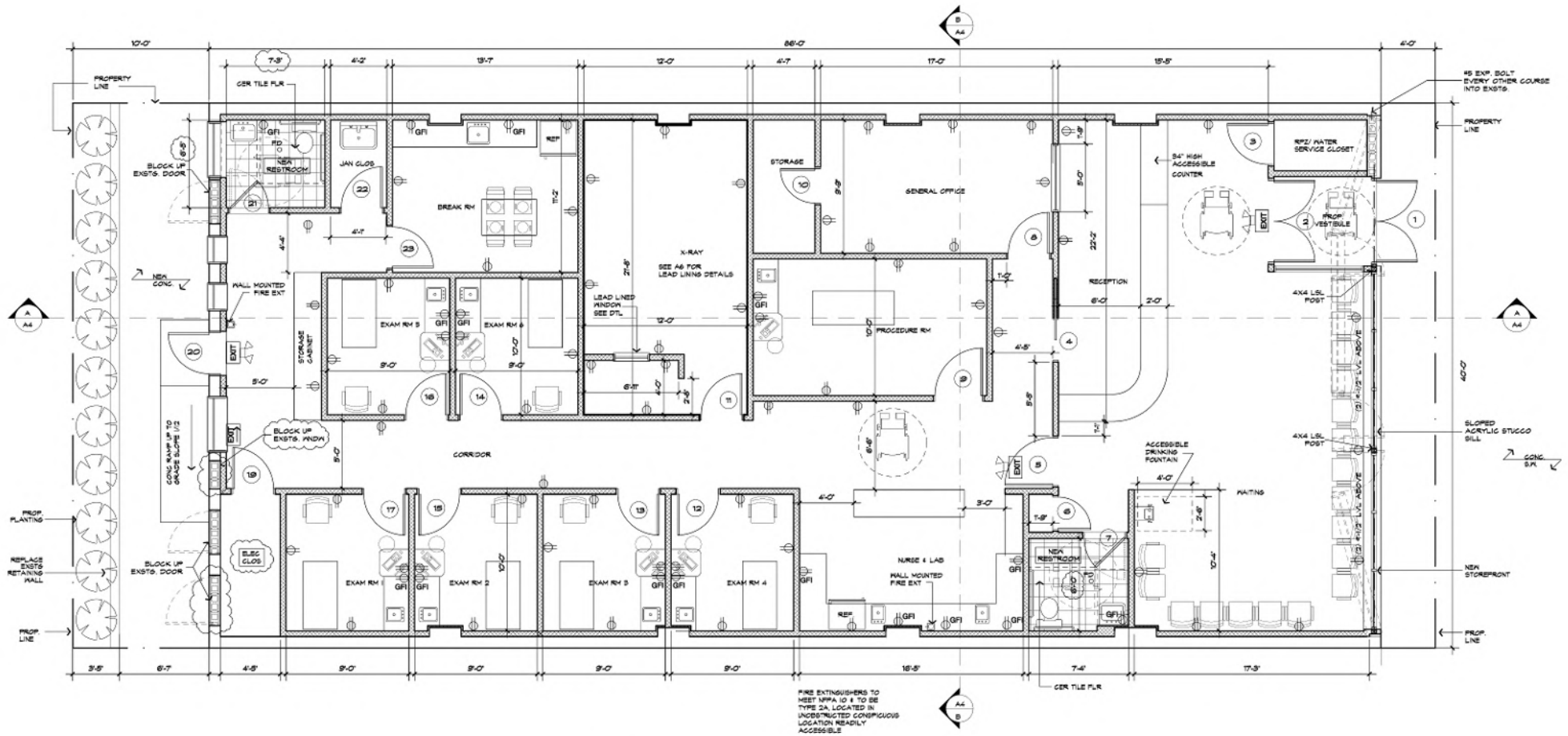


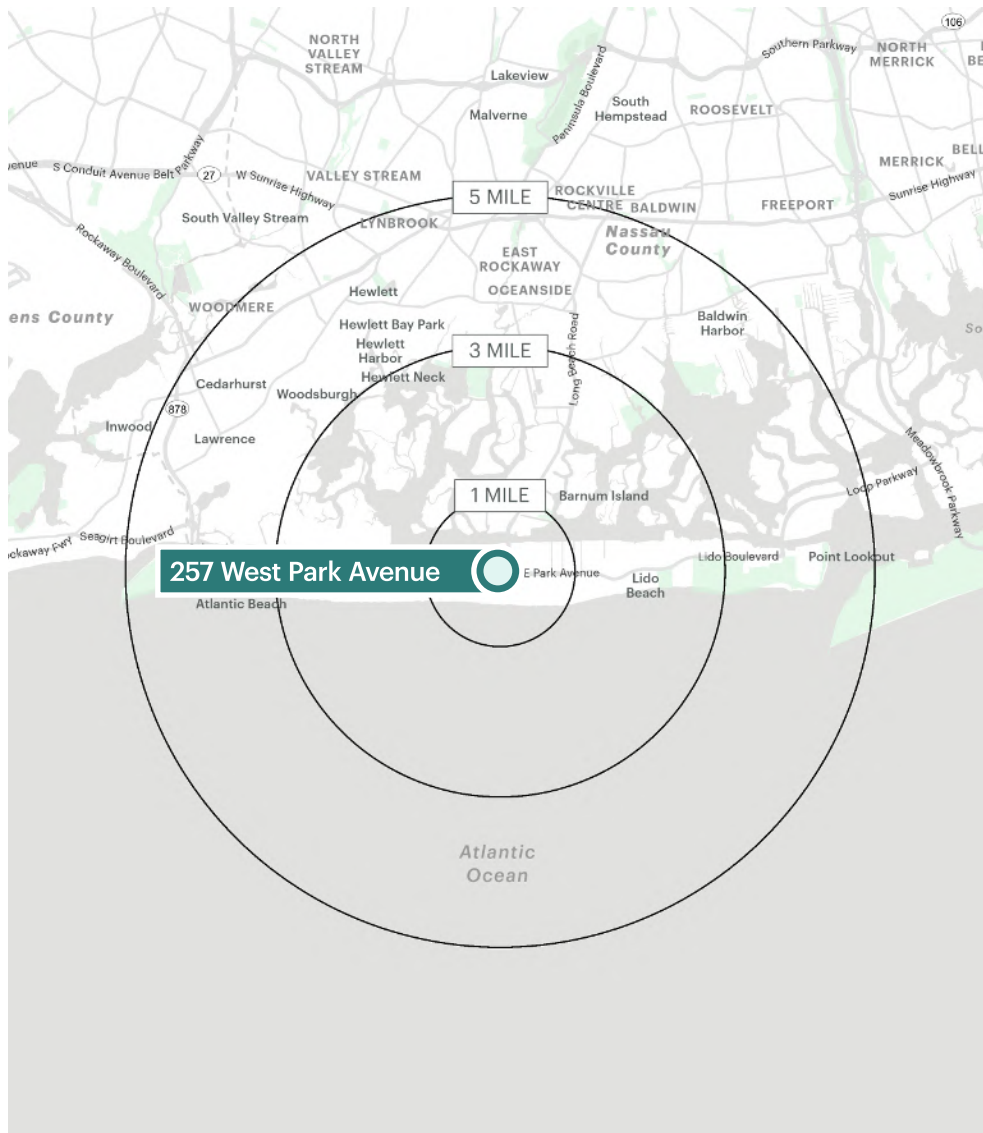


# Survey



# Floor Plan





## 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