

FOR LEASE

SI



**85 E Park Avenue
Long Beach, NY**

**911 - 1,822 SF INLINE | 3,512 SF
3,035 SF PAD OPPORTUNITY | FOR LEASE**

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SABRE

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85 E Park Avenue
Long Beach, NY



Only Grocery Anchored Center in Long Beach | FOR LEASE

ADDRESS: 85 E Park Avenue, Long Beach, NY

SPACE AVAILABLE: 911- 1,822 square feet inline
3,512 square feet
3,035 square foot pad opportunity

ASKING RENT: Negotiable

EXTRAS: \$11.85 per square foot

CO-TENANTS: Stop & Shop, Cold Stone Creamery, Crunch, Dunkin Donuts, The UPS Store, Subway, Nail & Spa, and more....

AREA RETAIL:
Starbucks, Taste of Italy, Bank of America, US Post Office, Margaritas Cafe, Citibank, Walgreens, Brixx & Barley, Ralph's Italian Ices and many more...

Demographics	1 mile	3 miles	5 miles
Population	26,388	58,907	233,989
Median HHI	\$137,440	\$139,599	\$132,679
Daytime Population	14,975	35,247	154,989

- Stop and Shop - the only large grocery anchor in Long Beach
- Located next to the LIRR Long Beach train station, with 3.1 million riders annually
- Ample parking

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SITE PLAN

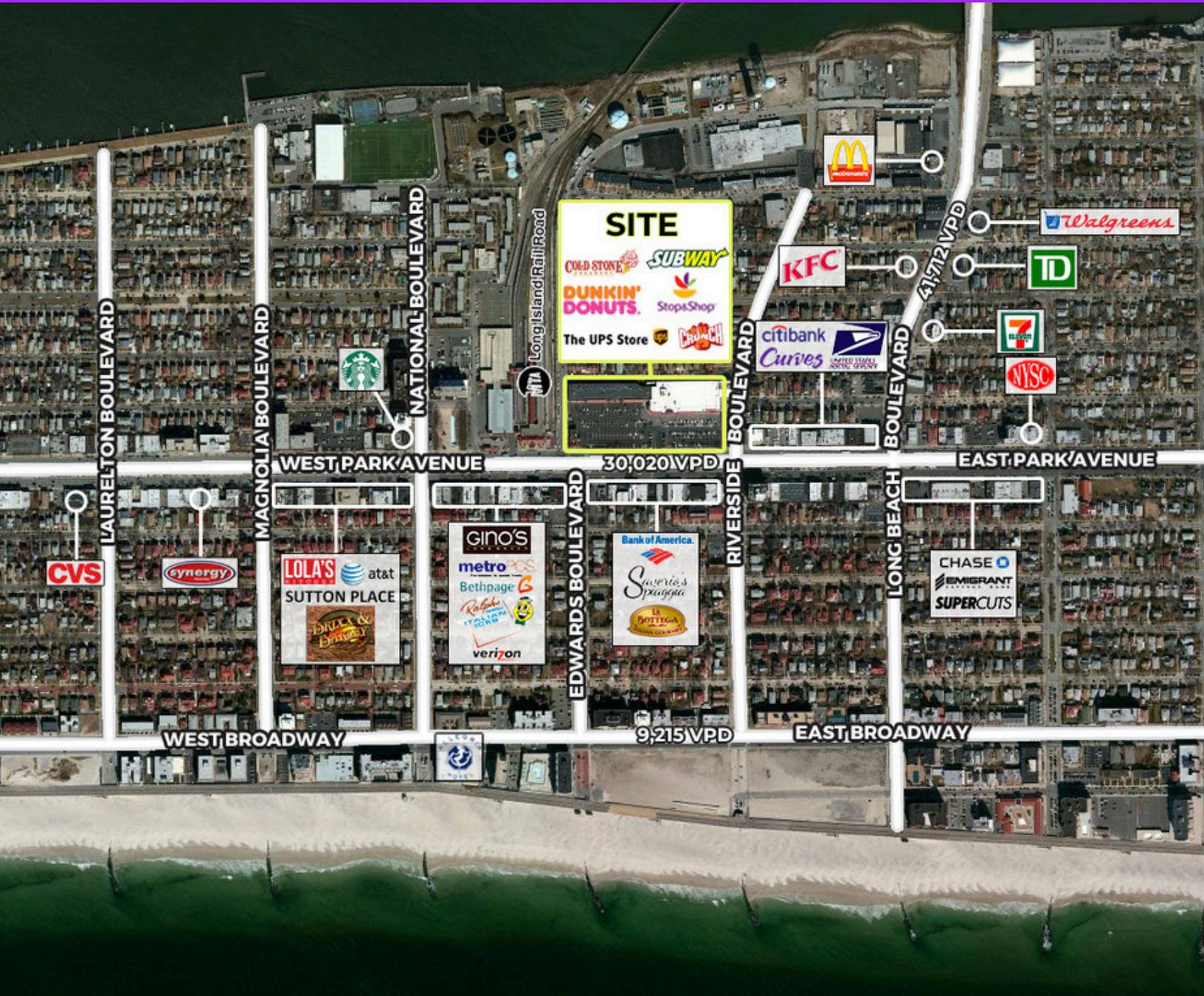


#	TENANT	AREA
23	CRUNCH	12,377 SQ. FT.
29	CHINESE RESTAURANT	1,228 SQ. FT.
31A	THE UPS STORE	1,149 SQ. FT.
31	ANGEL TIPS	1,496 SQ. FT.
33A	AVAILABLE	911 SQ. FT.
33B	AVAILABLE	911 SQ. FT.
35	SUBWAY	1,424 SQ. FT.
37	CRUNCH	2,396 SQ. FT.
39	CRUNCH	1,691 SQ. FT.
41	DELTA CLEANERS	2,100 SQ. FT.
43	AVAILABLE	1,394 SQ. FT.
45	AVAILABLE	2,118 SQ. FT.
47	COLD STONE CREAMERY	1,135 SQ. FT.
51	DUNKIN DONUTS	1,344 SQ. FT.
	LANDLORD'S UTILITY SPACE	326 SQ. FT.
TOTAL STRIP CENTER		32,000 SQ. FT.
AVAILABLE - FORMER CAPITAL ONE		3,035 SQ. FT.

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AERIAL



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