



For Lease

**RIPCO**  
RETAIL LEASING

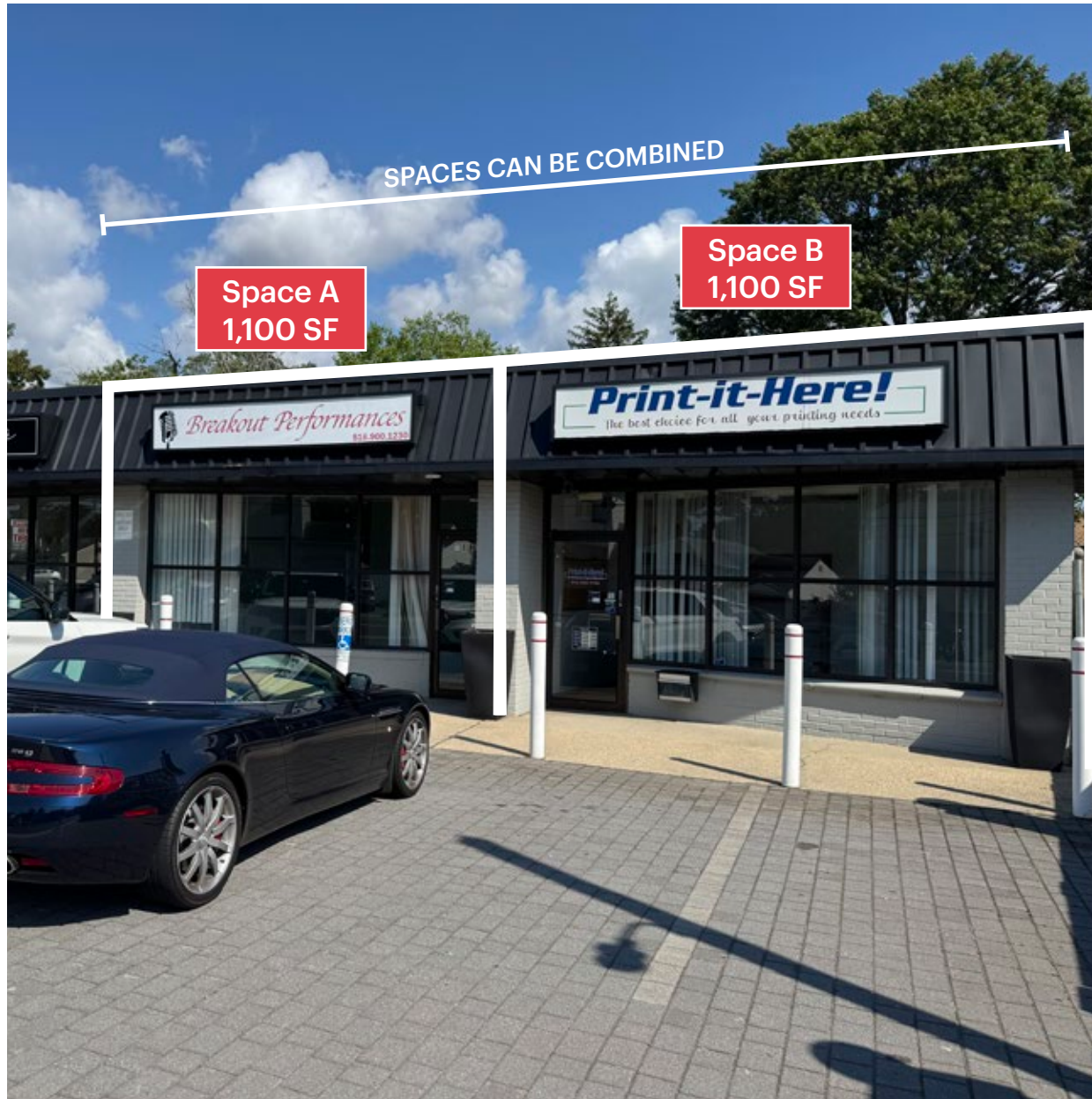
# Massapequa, NY

177-185 Jerusalem Avenue  
Nassau County, Long Island

**1,100 SF - 2 spaces - Can be combined**

Small shop space available for lease

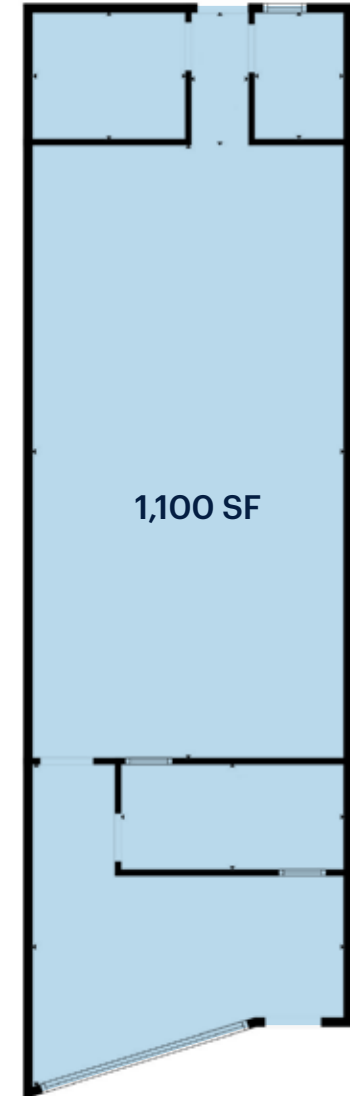
# Space Details



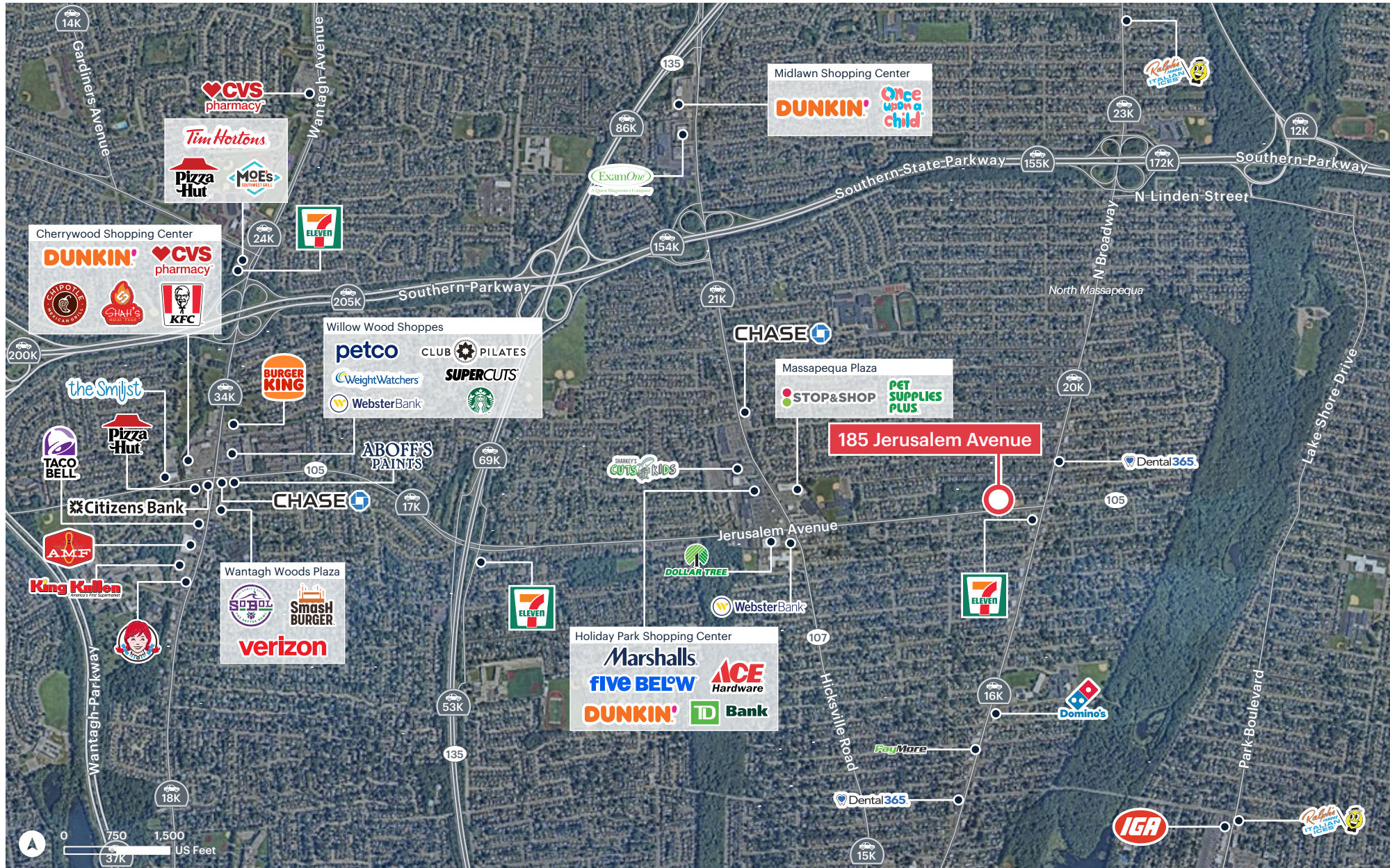
|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Size</b>       | Space A: 1,100 SF<br>Space B: 1,100 SF<br>*Can be combined                                                                                             |
| <b>Frontage</b>   | Space A: 17 FT<br>Space B: 15 FT                                                                                                                       |
| <b>Rent</b>       | Upon request                                                                                                                                           |
| <b>Co-Tenants</b> | The Crazy Bagel, Platinum Party Catering and Takeout, Beyond Beautè Salon                                                                              |
| <b>Neighbors</b>  | Stop & Shop, Pet Supplies Plus, Advance Auto Parts, Marshalls, Five Below, Ace Hardware, TD Bank, Dollar Tree, Teachers Federal Credit Union, 7-Eleven |
| <b>Comments</b>   | Turnkey former dance studio and former print shop.<br><br>\$196,000 Average Household Income within 1 mile.<br><br>Frontage along Jerusalem Avenue.    |

# Floor Plan

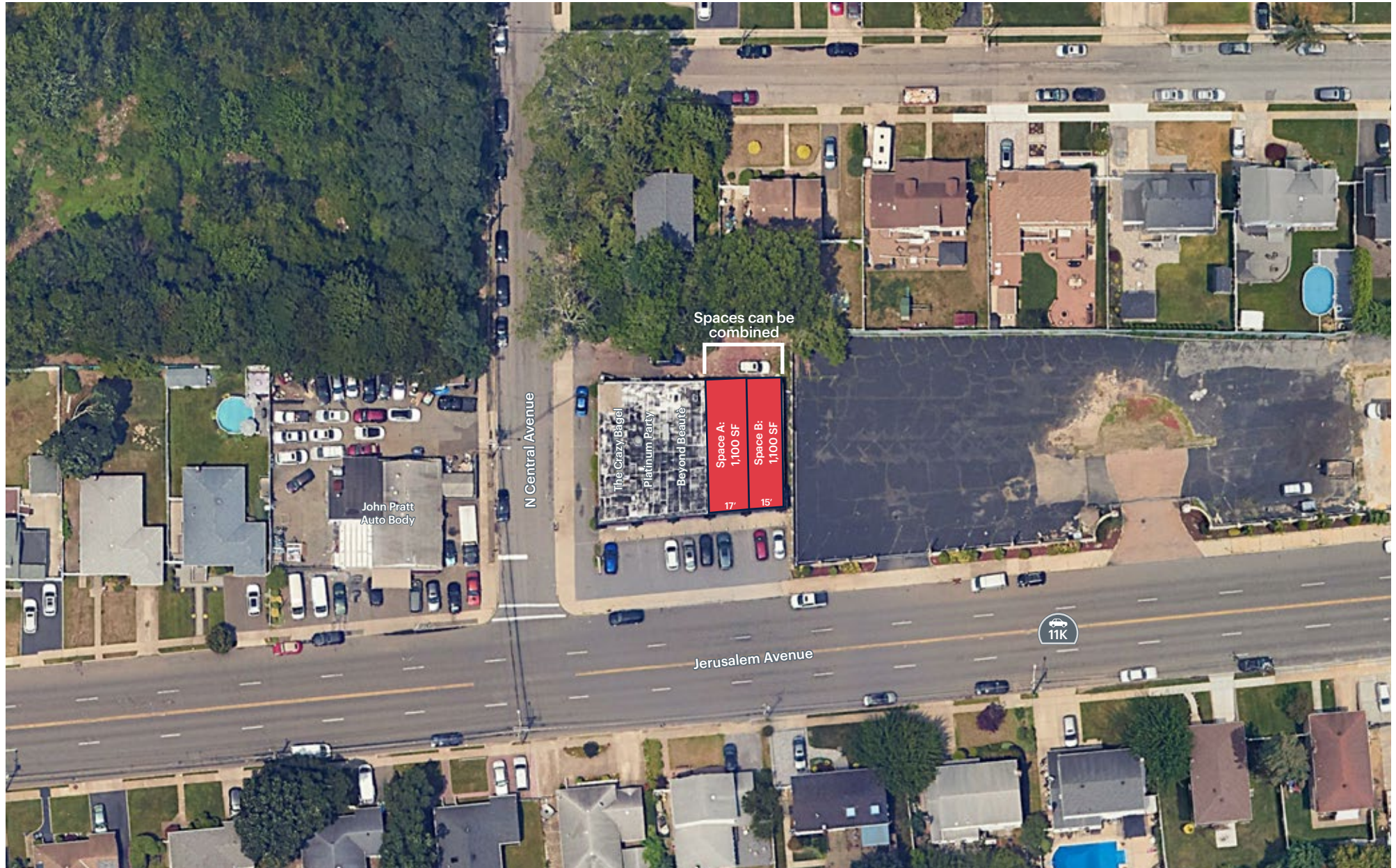
Space A - Former Dance Studio



# Area Retail

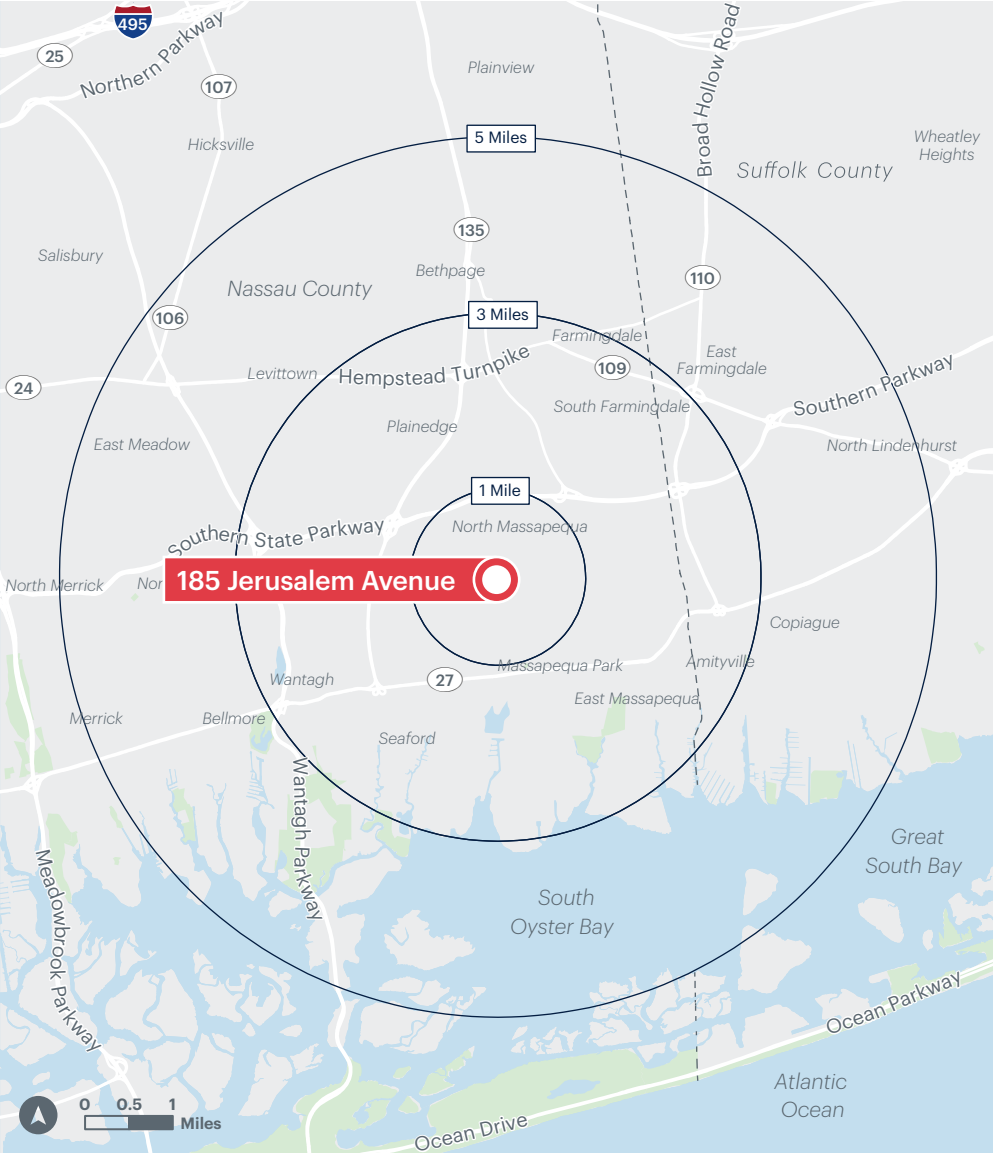


# Area Retail



# Area Demographics

2026 ESRI Summary Report



|                               | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------|-----------|-----------|-----------|
| Total Population              | 19,541    | 176,477   | 380,567   |
| Total Households              | 6,720     | 60,299    | 129,193   |
| Average Household Income      | \$196,723 | \$193,130 | \$188,766 |
| Median Household Income       | \$160,596 | \$156,697 | \$152,768 |
| % Population with Bachelors + | 50.63%    | 48.23%    | 46.63%    |
| Daytime Population            | 14,670    | 140,100   | 322,758   |
| Total Daytime Employees       | 5,430     | 57,361    | 143,964   |
| Total Businesses              | 520       | 5,368     | 13,364    |