

RETAIL/FITNESS/RESTAURANT/MEDICAL SPACE AVAILABLE

OCEANSIDE, NY

GREAT LINCOLN SHOPPING CENTER

70 ATLANTIC AVENUE & LONG BEACH ROAD



SIZE

Space 3	10,355 SF	 360 LINK
Space 4	1,342 SF	
Spaces 3+4	11,697 SF	Combined total
Space 11	4,609 SF	 360 LINK

POSSESSION

Immediate

ASKING RENT

Upon Request

NNN

\$16.50 PSF

CO-TENANTS

CVS Pharmacy, Play it Again Sports, Carvel, Moe’s Southwest Grill, Five Guys, Destiny, M&T Bank, Jersey Mike’s, Lia’s Pizza, Vision Decision, Forever Diamonds, Masago, Ivy Nails

NEIGHBORS

Domino’s Pizza, Dunkin’, Petco, 7-Eleven, IHOP, Nassau Financial Credit Union, Party City

COMMENTS

Anchored by CVS Pharmacy with ample parking on-site
Busiest intersection in Oceanside with 39,454 VPD
Dedicated basement spaces

CONTACT EXCLUSIVE AGENTS

DEBORAH STONE
dstone@ripconj.com
201.914.4406

GREG BATISTA
gbatista@ripcony.com
516.933.8880

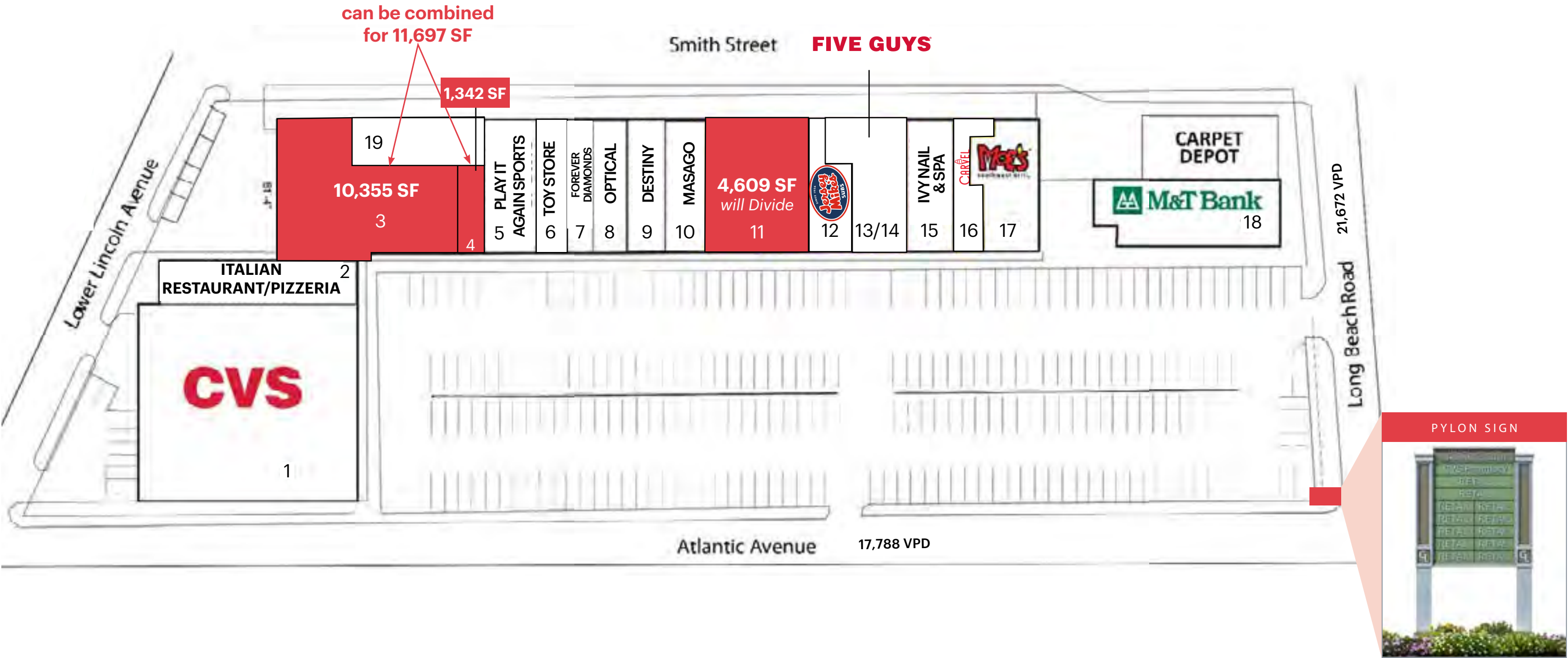
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripcony.com for more information

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.

SITE PLAN



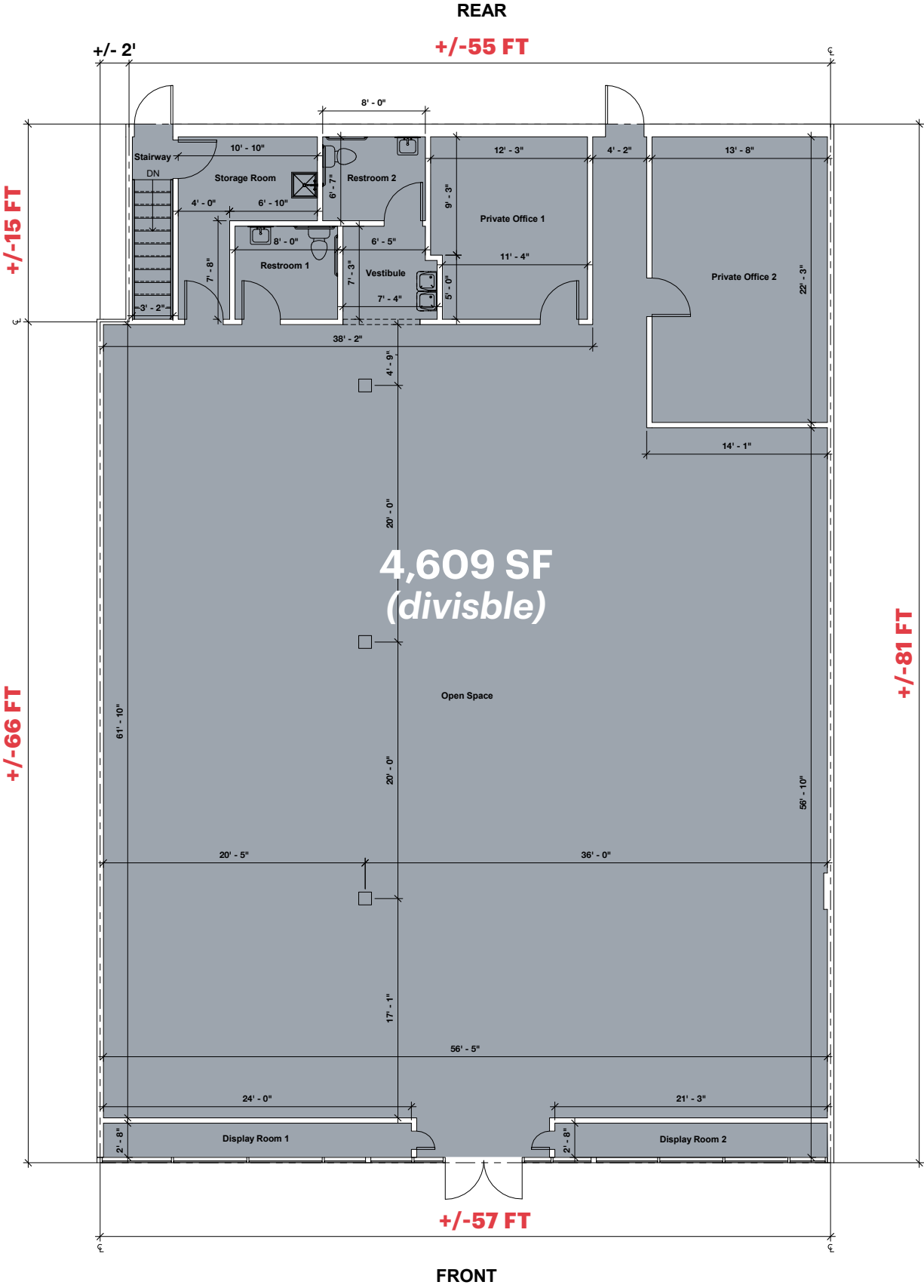
1	CVS	15,894 SF	 360 LINK	7	Forever Diamonds	1,288 SF	 360 LINK	15	Ivy Nail & Spa	2,460 SF
2	Italian Restaurant	2,913 SF		8	Optical	1,335 SF		16	Carvel	1,300 SF
3	AVAILABLE	10,355 SF		9	Destiny	2,040 SF		17	Moe's Southwest Grill	2,460 SF
4	AVAILABLE	1,342 SF		10	Masago	2,508 SF		18	M&T Bank	5,830 SF
Total of 3&4		11,697 SF		11	AVAILABLE - divisible	4,609 SF		19	Mezzanine Space	1,470 SF
5	Play it Again Sports	2,440 SF		12	Jersey Mike's	1,712 SF		*most available spaces have basements		
6	Toy Store	1,661 SF		13/14	Five Guys	2,742 SF				

PROPOSED NEW PYLON SIGN



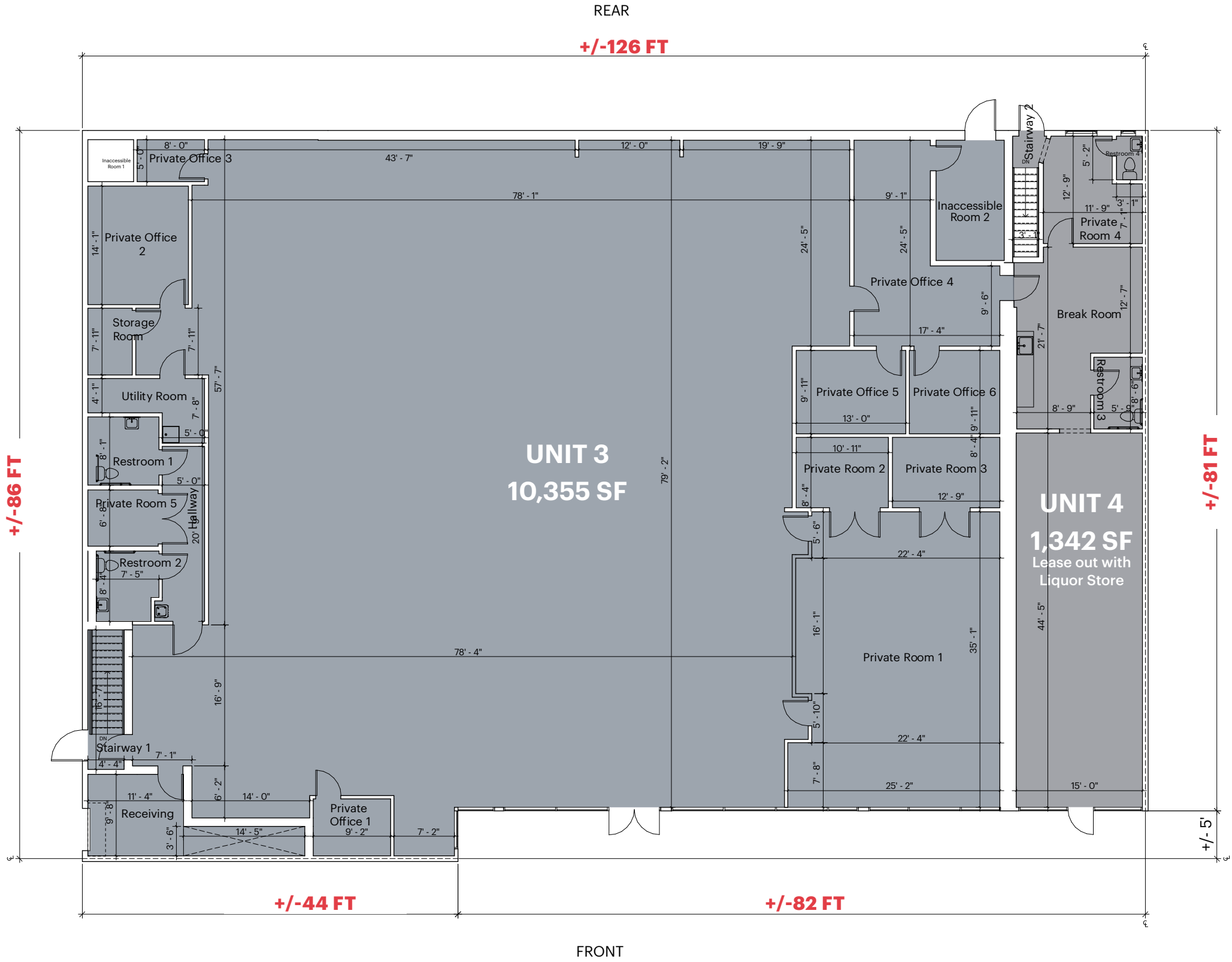
FLOOR PLAN

VIRTUAL TOUR 



FLOOR PLAN UNITS 3 & 4

VIRTUAL TOUR 



MARKET AERIAL



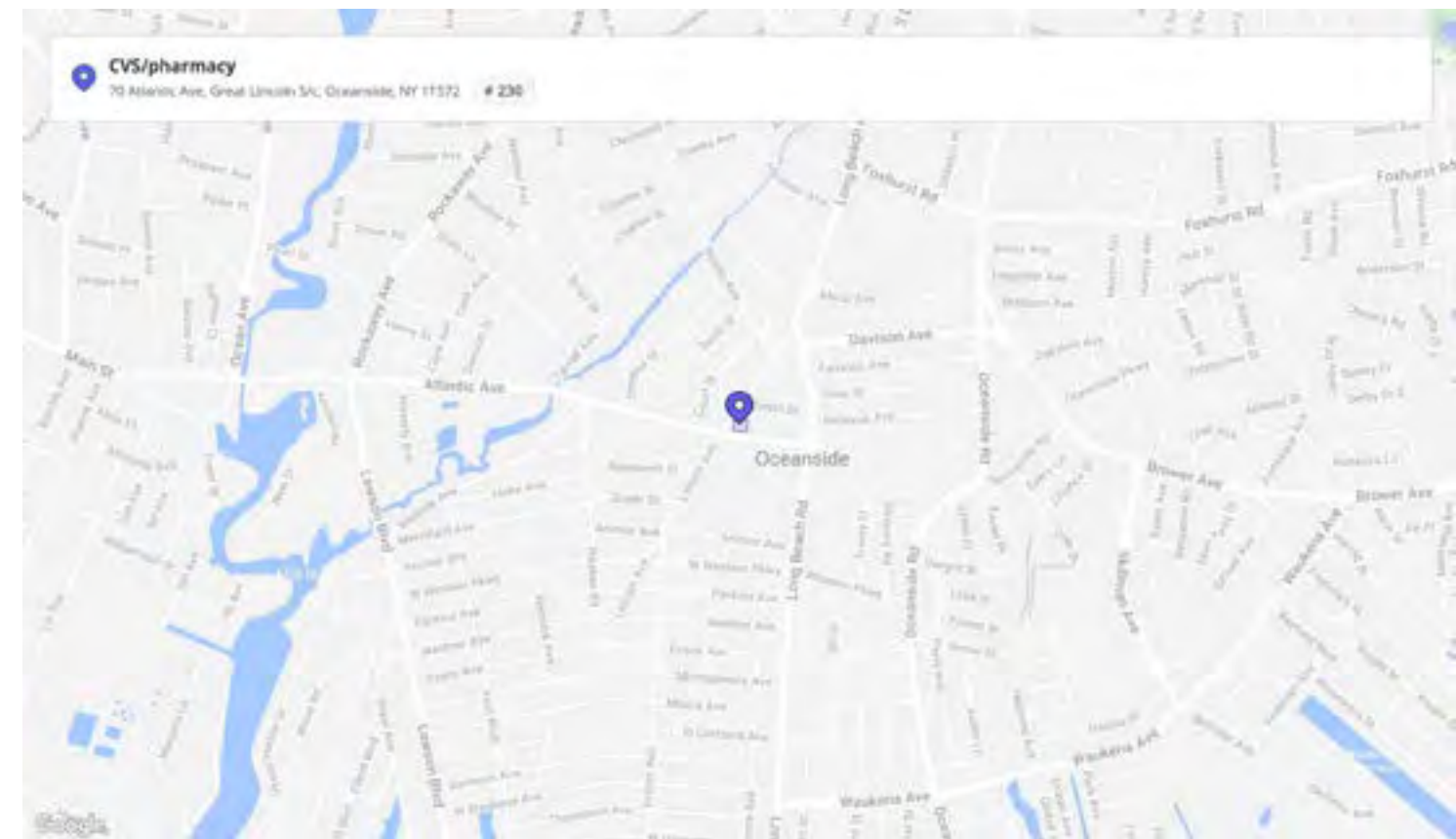
GREAT LINCOLN SHOPPING CENTER OCEANSIDE, NEW YORK



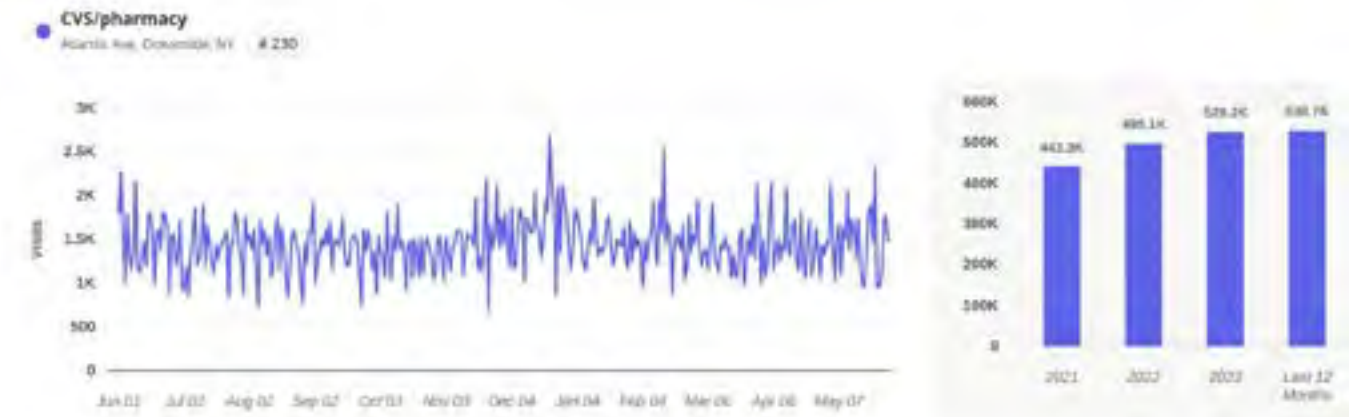
PLACER AI PROPERTY OVERVIEW

Property Overview

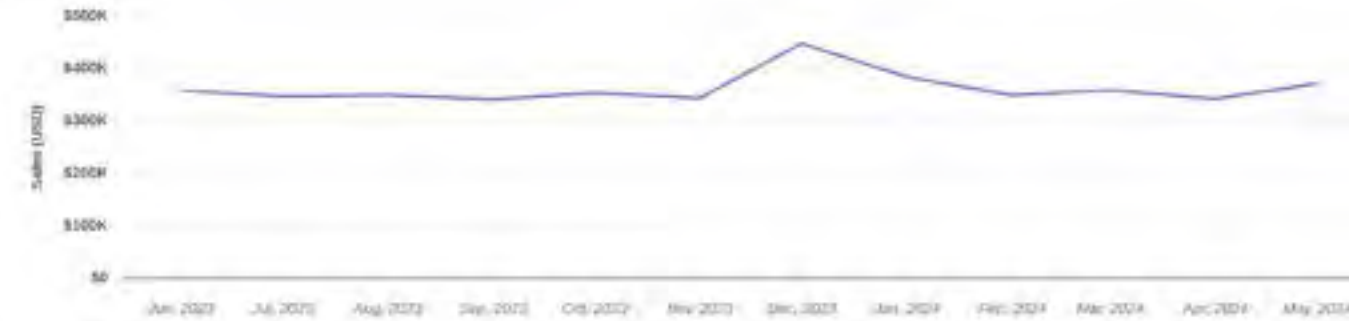
Jun 1, 2023 - May 31, 2024



Visits Trend



Sales Trend



* Sales estimations for pharmacies cover retail and non-prescription medication sales only, and exclude prescription sales and 3rd party reimbursement.

Audience Overview

Summary

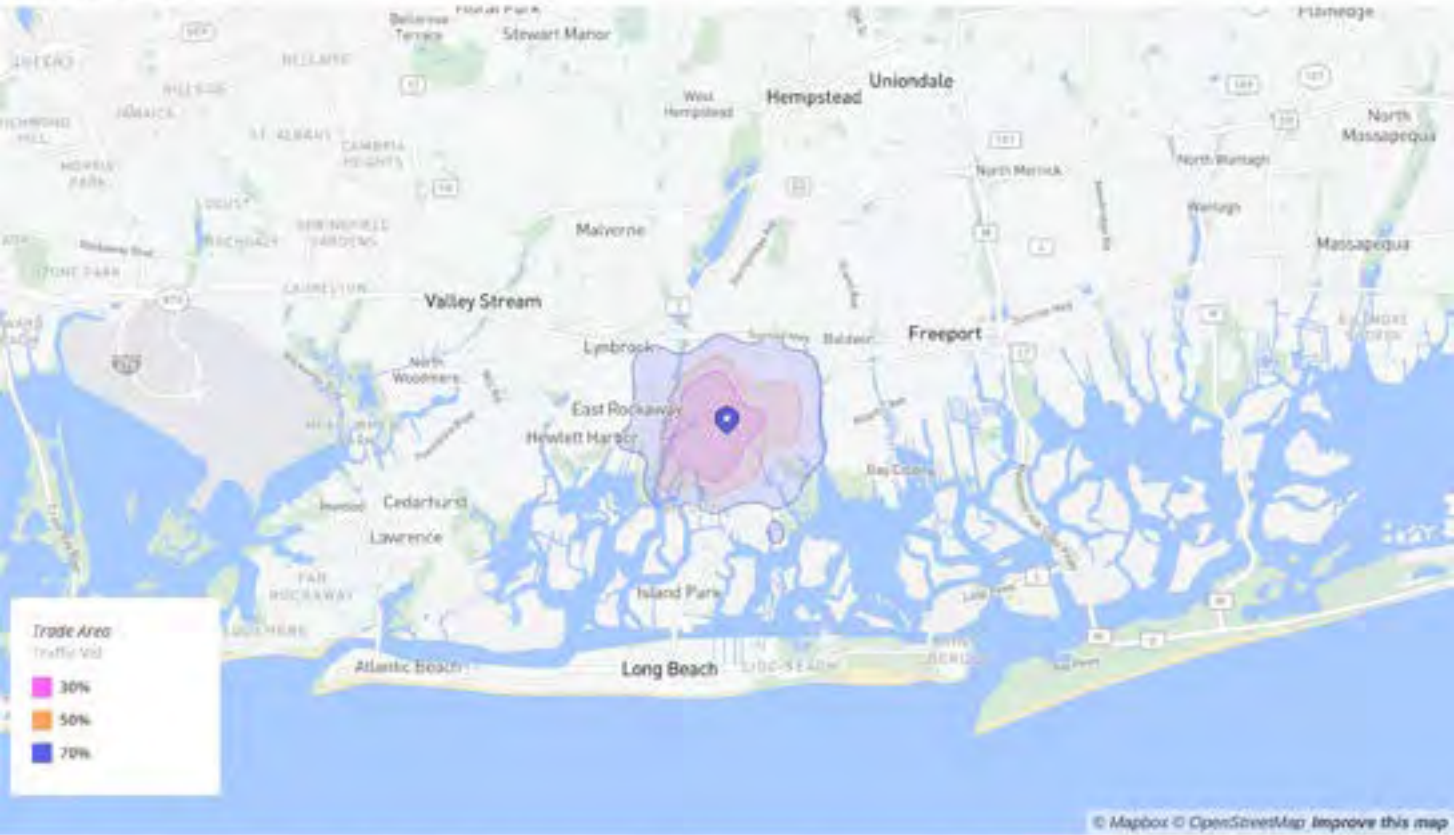
Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
CVS/pharmacy 70 Atlantic Ave, Oceanside, NY	\$114.6K	46.9%	43.8	White (75.4%)	2.76
New York	\$75.2K	38.1%	38.4	White (54.7%)	2.67

Metrics

CVS/pharmacy 70 Atlantic Ave, Great Lengths, NY # 230			
Visits	530.7K	Sales	\$4.4M
Visits / sq ft	33.44	Sales / sq ft	\$274.1
Size - sq ft	15.9K	Transactions	135.2K
Visitors	98.2K	Average Ticket Size	\$32.2
Visit Frequency	5.4	Visits YoY	+2.1%
Avg. Dwell Time	16 min	Visits Yo2Y	+11.4%
Panel Visits	29.4K	Visits Yo3Y	+28.9%

PLACER AI PROPERTY OVERVIEW

Market Landscape

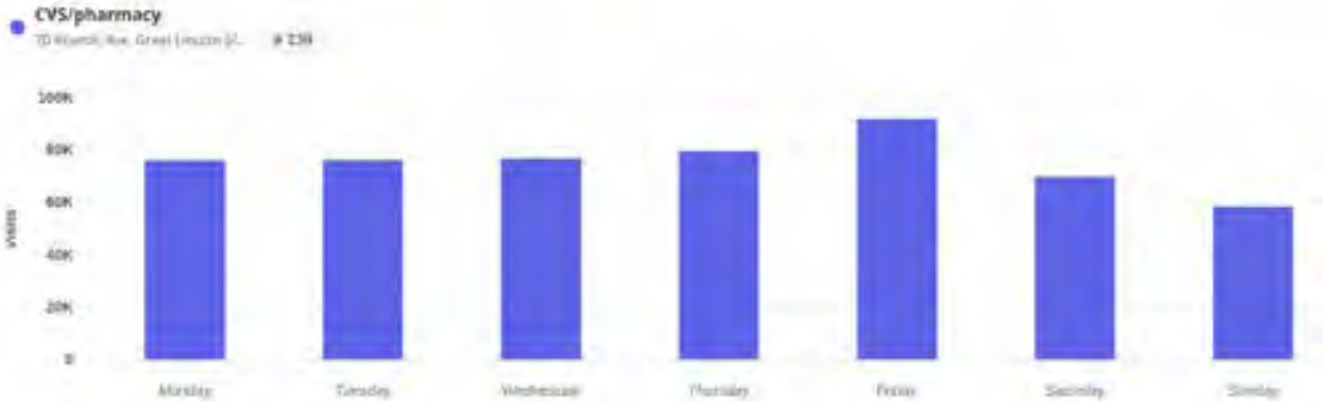


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

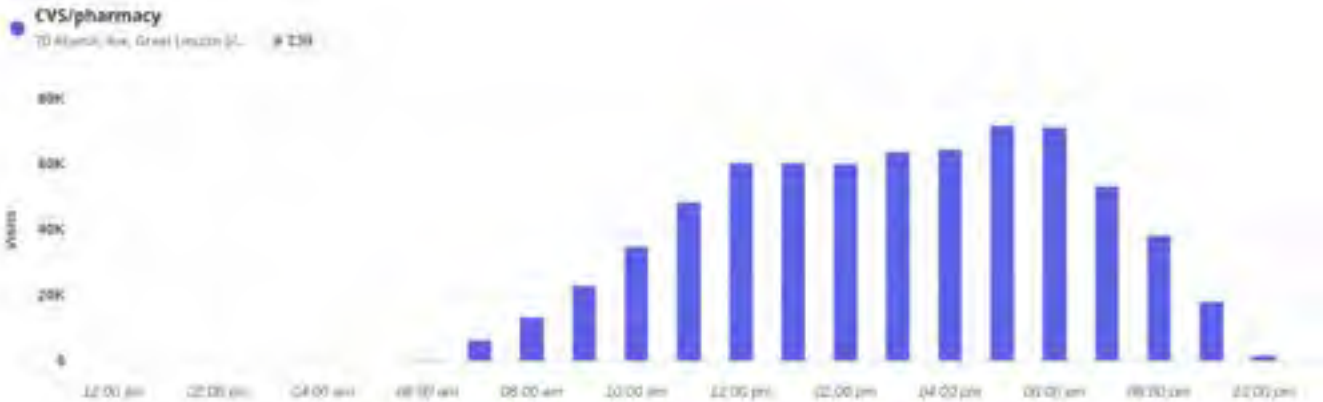
Visitor Journey



Daily Visits



Hourly Visits



Ranking Overview



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

25,153

HOUSEHOLDS

8,637

AVERAGE HOUSEHOLD INCOME

\$190,984

MEDIAN HOUSEHOLD INCOME

\$157,724

COLLEGE GRADUATES (Bachelor's +)

9,415 - 52%

TOTAL BUSINESSES

932

TOTAL EMPLOYEES

10,291

DAYTIME POPULATION (w/ 16 yr +)

22,599

3 MILE RADIUS

POPULATION

163,795

HOUSEHOLDS

57,304

AVERAGE HOUSEHOLD INCOME

\$150,366

MEDIAN HOUSEHOLD INCOME

\$172,168

COLLEGE GRADUATES (Bachelor's +)

56,817 - 47%

TOTAL BUSINESSES

6,321

TOTAL EMPLOYEES

57,259

DAYTIME POPULATION (w/ 16 yr +)

137,630

5 MILE RADIUS

POPULATION

454,566

HOUSEHOLDS

150,366

AVERAGE HOUSEHOLD INCOME

\$172,168

MEDIAN HOUSEHOLD INCOME

\$138,081

COLLEGE GRADUATES (Bachelor's +)

145,658 - 44%

TOTAL BUSINESSES

16,452

TOTAL EMPLOYEES

149,895

DAYTIME POPULATION (w/ 16 yr +)

371,550

*2025 estimates

AREA DEMOGRAPHICS

