



RETAIL SPACE

N. BABYLON, NY

DEER PARK PLAZA

20-74 DEER SHORE SQUARE

SIZE

Space 1	±10,812 SF
Space 6	±1,633 SF
Space 7	±1,440 SF (Lease Out)
Space 12	±4,240 SF

ASKING RENT

Upon Request

NNN

Approximately \$8.22 PSF

CO-TENANTS

Harbor Freight, Mama Sbarro's Pizzeria, Salpino Italian Food Market, Dollar Tree, Ching Lai Chinese Restaurant, Crown Pharmacy, Ideal Dental Services, Barber

NEIGHBORS

Flagstar Bank, Ocean State Job Lot, Verizon, UPS Store, McDonalds, KFC, 7-Eleven, Bethpage Federal Credit Union, TD Bank, Auto Zone, Burger King, CVS, Sonic, Walgreens, T-Mobile, Jiffy Lube, Popeye's Louisiana Kitchen, White Castle

COMMENTS

Located at the signalized intersection of Deer Park Avenue and Bay Shore Road

Anchor opportunity available

Over 45,700 vehicles passing this site daily

Tremendous visibility and 6 easy access points to the center

Two pylons — one on Deer Park Avenue and Bay Shore Road



CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

jargenti@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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.

OBLIQUE AERIAL

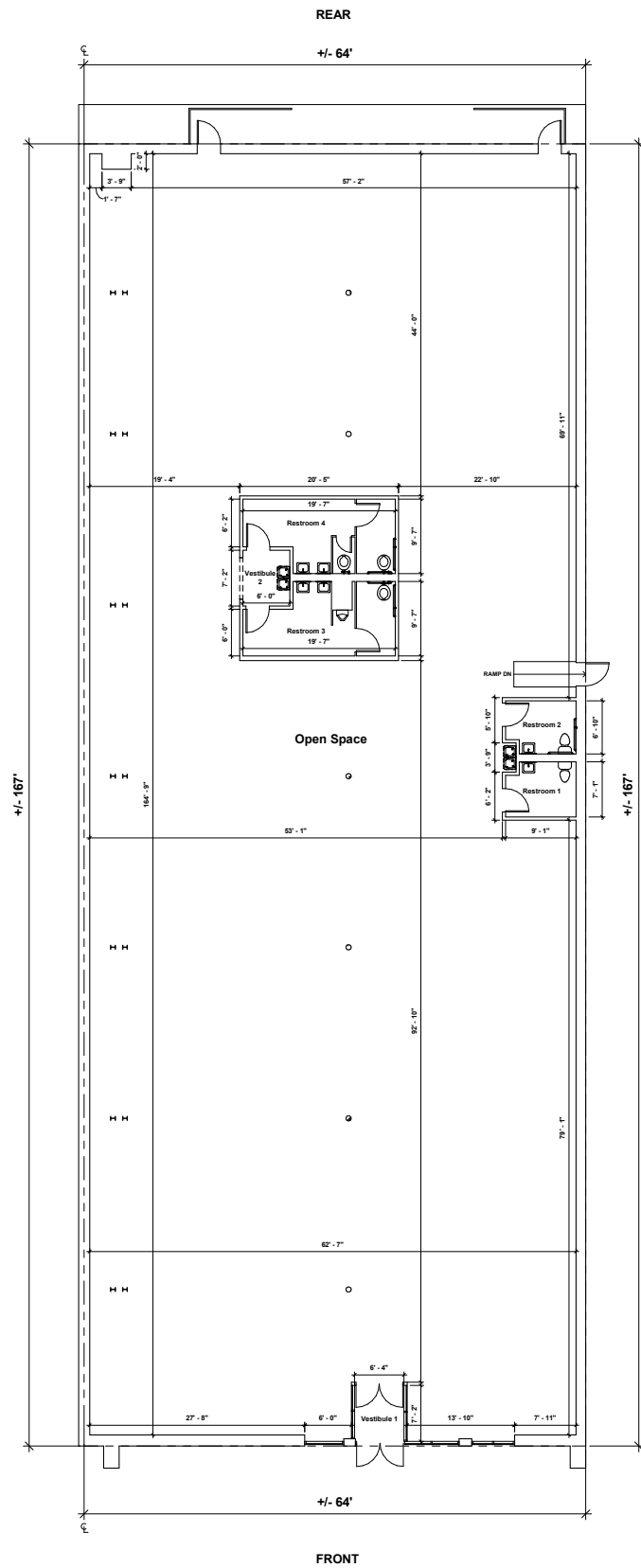


SITE PLAN

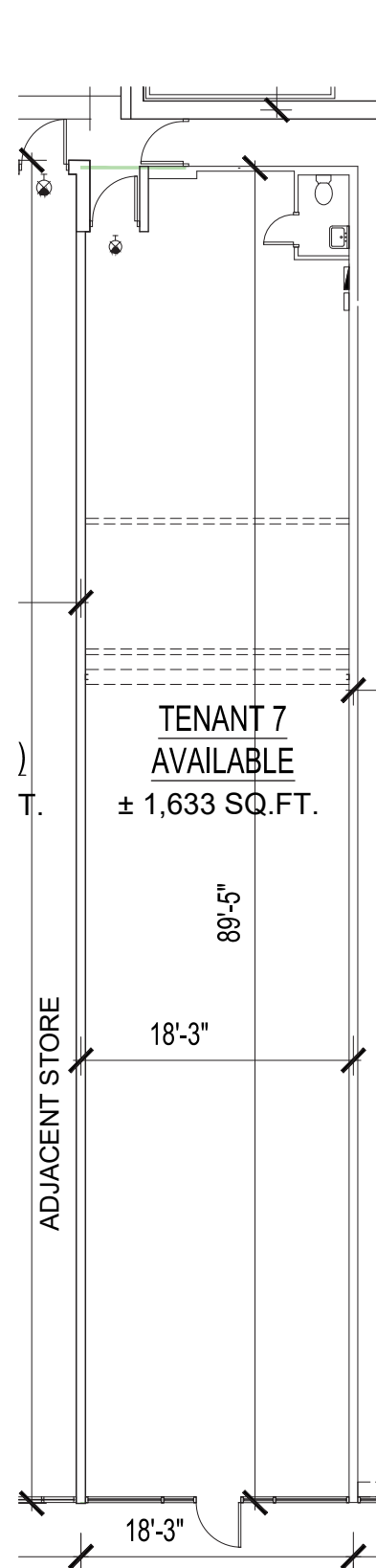


FLOOR PLANS

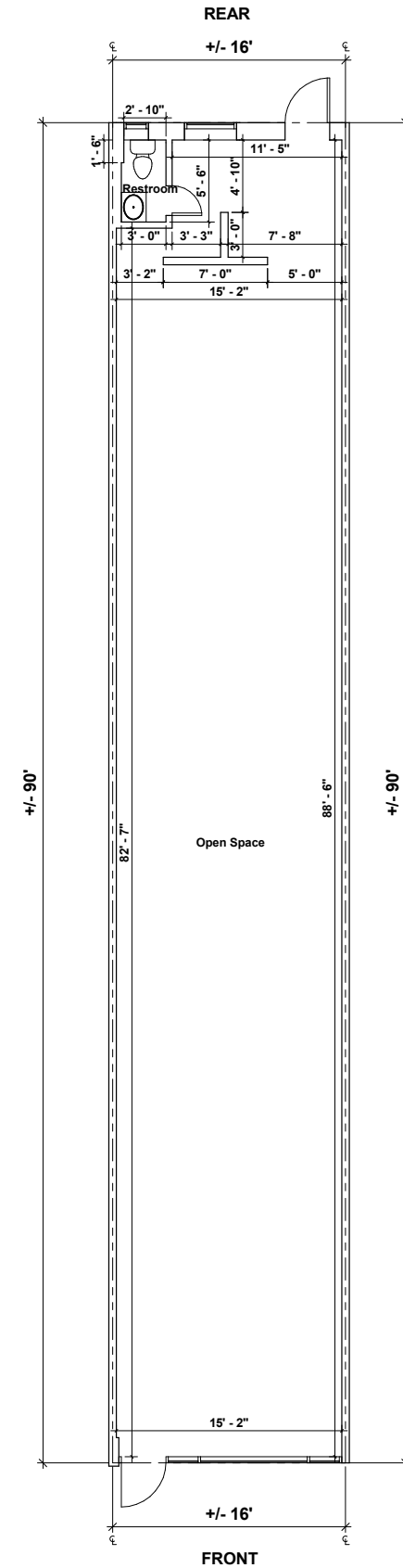
SPACE 1 - ±10,812 SF



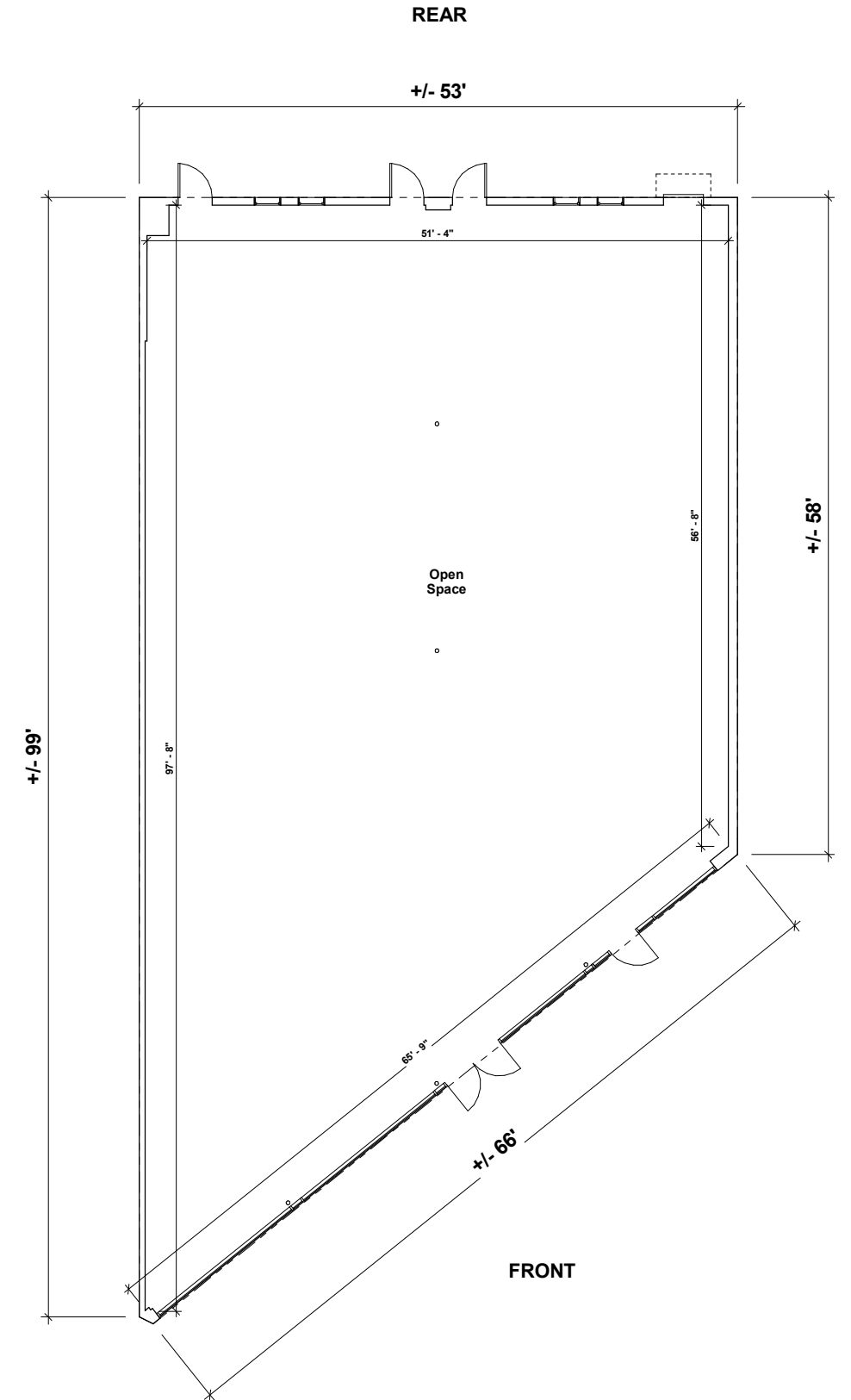
SPACE 6 - ±1,633 SF



SPACE 7 - ±1,440 SF
(LEASE OUT)



SPACE 12 - ±4,420 SF



AREA DEMOGRAPHICS



20-74 DEER SHORE SQUARE NORTH BABYLON, NY

1 MILE RADIUS

POPULATION
20,915

HOUSEHOLDS
6,965

AVERAGE HOUSEHOLD INCOME
\$145,544

MEDIAN HOUSEHOLD INCOME
\$113,437

POPULATION DENSITY
6,662 PSM

COLLEGE GRADUATES (BACHELOR'S +)
4,803 - 32.0%

TOTAL BUSINESSES
1,013

TOTAL EMPLOYEES
5,856

DAYTIME POPULATION (W/ 16 YR +)
15,988

3 MILE RADIUS

POPULATION
127,757

HOUSEHOLDS
39,841

AVERAGE HOUSEHOLD INCOME
\$160,307

MEDIAN HOUSEHOLD INCOME
\$125,129

POPULATION DENSITY
4,519 PSM

COLLEGE GRADUATES (BACHELOR'S +)
31,681 - 35.0%

TOTAL BUSINESSES
4,304

TOTAL EMPLOYEES
33,978

DAYTIME POPULATION (W/ 16 YR +)
95,457

5 MILE RADIUS

POPULATION
295,720

HOUSEHOLDS
91,056

AVERAGE HOUSEHOLD INCOME
\$165,827

MEDIAN HOUSEHOLD INCOME
\$124,984

POPULATION DENSITY
3,765 PSM

COLLEGE GRADUATES (BACHELOR'S +)
76,642 - 36.0%

TOTAL BUSINESSES
10,941

TOTAL EMPLOYEES
116,055

DAYTIME POPULATION (W/ 16 YR +)
259,567

AREA DEMOGRAPHICS

