

Babylon, NY

135 Deer Park Avenue

RIPCO
RETAIL LEASING

For Lease



740 SF Ground Floor

Recently renovated storefront available in Babylon Village

Space Details



Size	740 SF
Rent	Upon request
Co-Tenants	Swell Taco, The Shuga Pie Shop, Village Vanity Salon
Neighbors	The Villager, Salon HUE, The UPS Store, Lily's Babylon, Redefine Meals, Jack Jack's Coffee House, Swell Taco, Mary Carroll's, The Brixton, Babylon Social, Kilwins Ice Cream, Roast Sandwich House, Argyle Grill & Tavern, Barrique Kitchen & Wine Bar, Insomnia Cookies, Kotobuki, Ninja Ramen & Poke Bowl, Torta Fina Bakeshoppe & Patisserie, Babylon Burger Bar, Chase Bank, The Crushed Olive, Plesser's Appliances, Lacrosse Unlimited, The Argyle Theatre, The James, Babylon Bean, Mulberry Street, Doughology, La Famiglia, Post Office Cafe, Hand & Stone Massage, and more
Comments	High foot traffic, location in close proximity to Babylon LIRR and Babylon Junior-Senior High School. Street parking in front of space and a large municipal parking lot in the rear of the building.

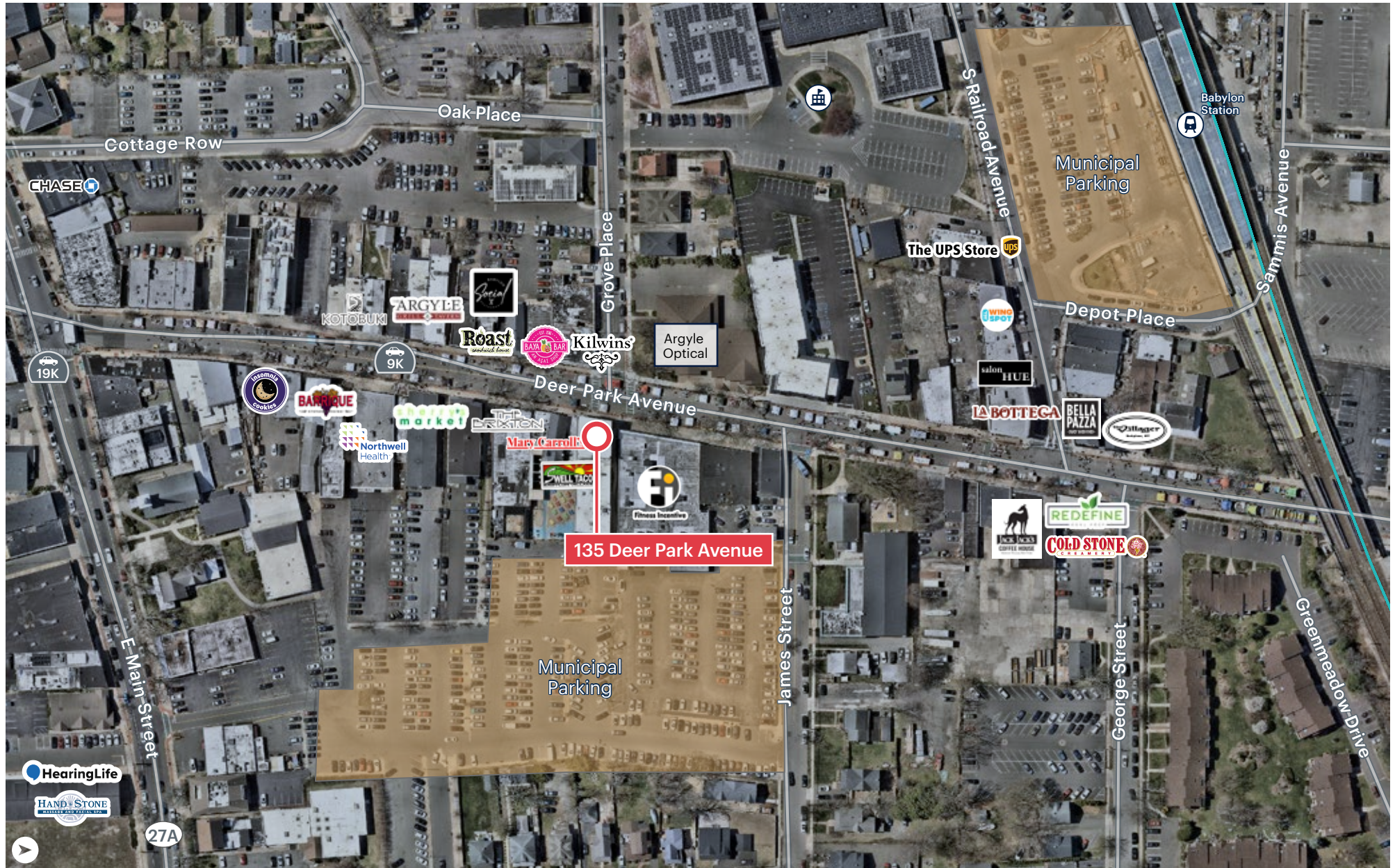
Market Aerial



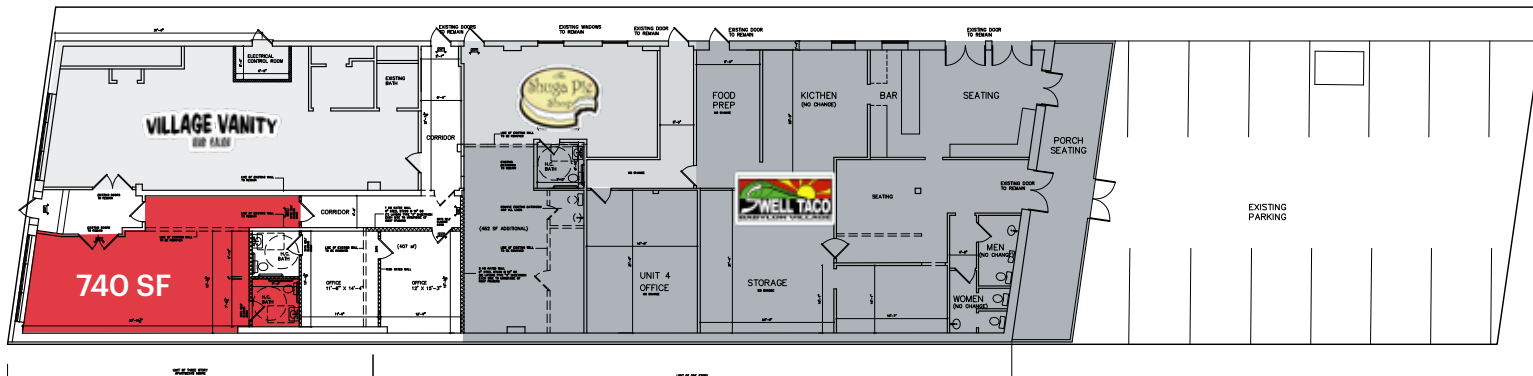
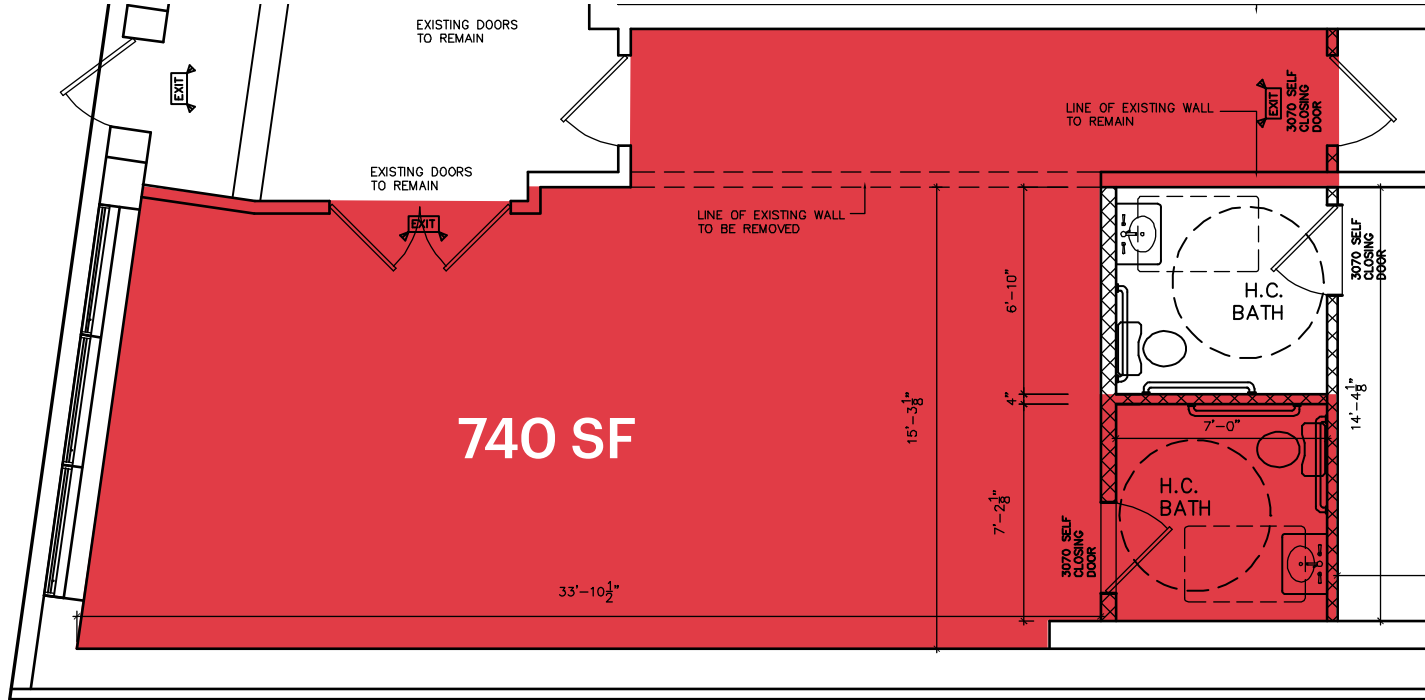
Mid Level Aerial



Close Up Aerial

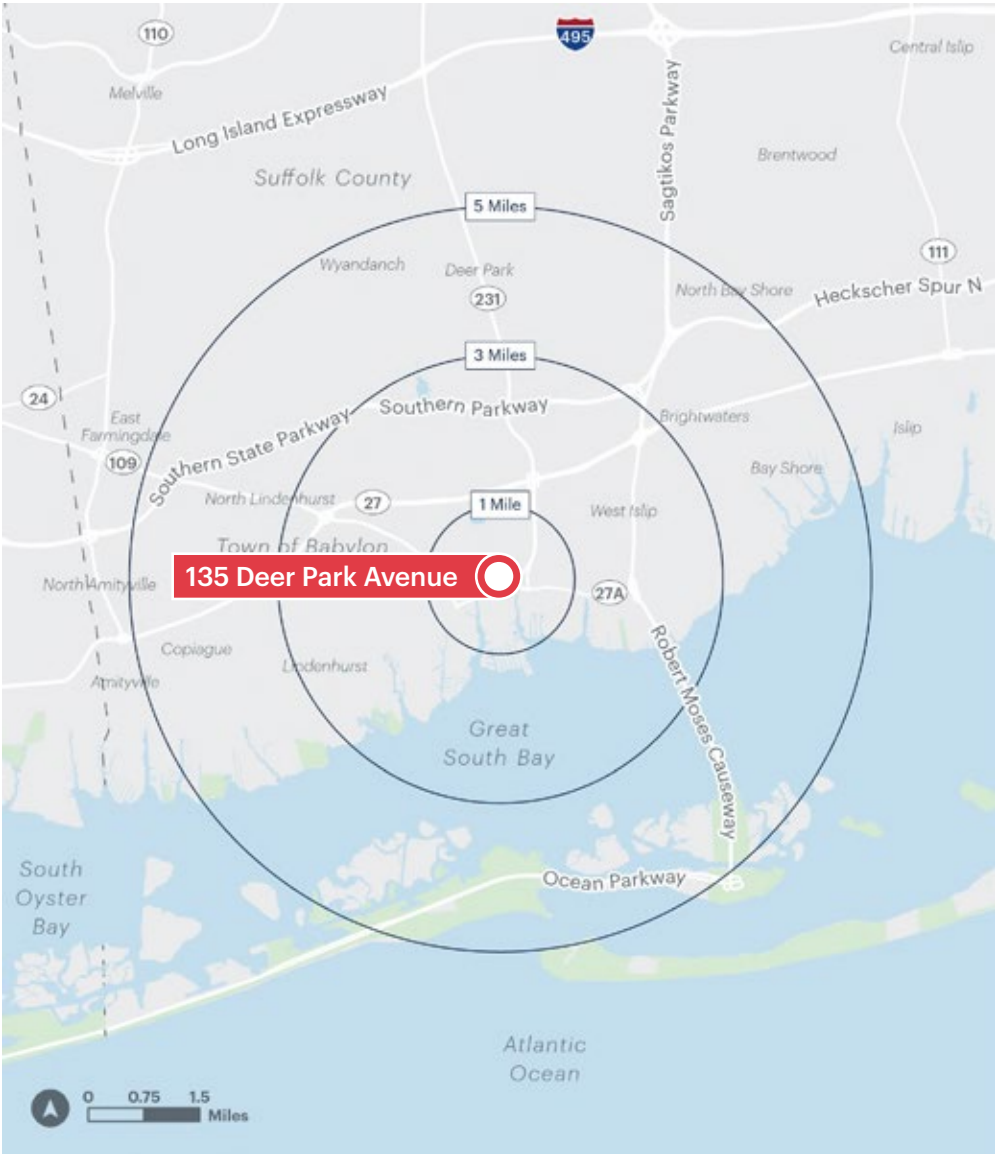


First Floor Plan



Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	12,564	105,990	256,217
Total Households	4,680	37,714	85,486
Average Household Income	\$189,874	\$171,444	\$158,617
Median Household Income	\$152,031	\$141,580	\$130,845
% Population with Bachelors +	55.31%	42.20%	36.17%
Daytime Population	12,378	80,591	203,391
Total Daytime Employees	6,731	32,456	86,696
Total Businesses	800	3,203	9,044