

2 REMAINING SPACES FOR LEASE

6,500 SF AVAILABLE

3939-3965 Long Beach Road | Island Park, NY 11558

REASONABLE
DIVISIONS CONSIDERED



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

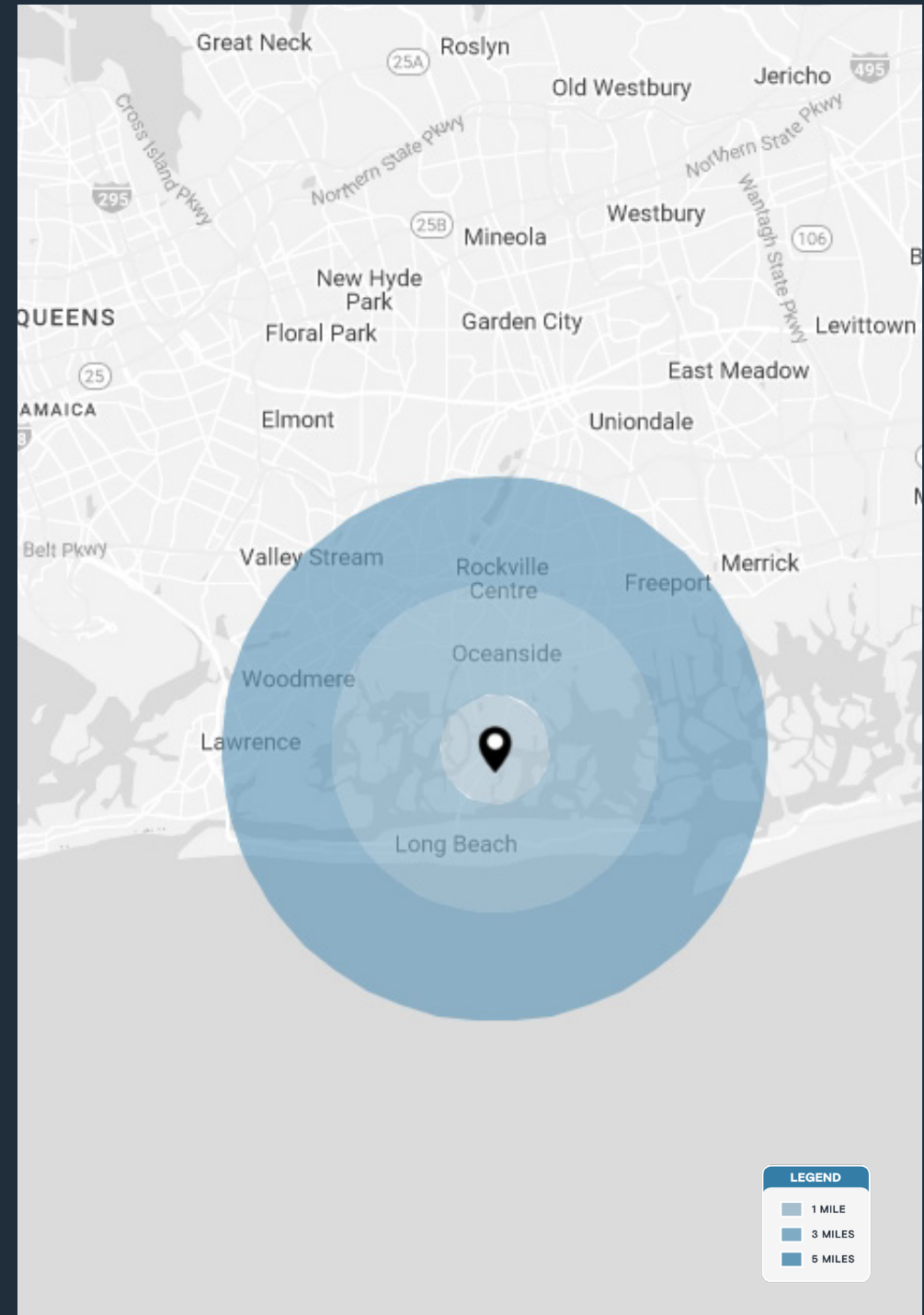
- Center is anchored by long-term tenant, Ace Hardware, driving consistent traffic
- 6,500 SF Available; reasonable divisions considered
- Located in the first major shopping center northbound on Long Beach Road
- NNN Costs: \$12.59
- High traffic and exceptional visibility on Long Beach Road and Austin Boulevard

DEMOGRAPHICS

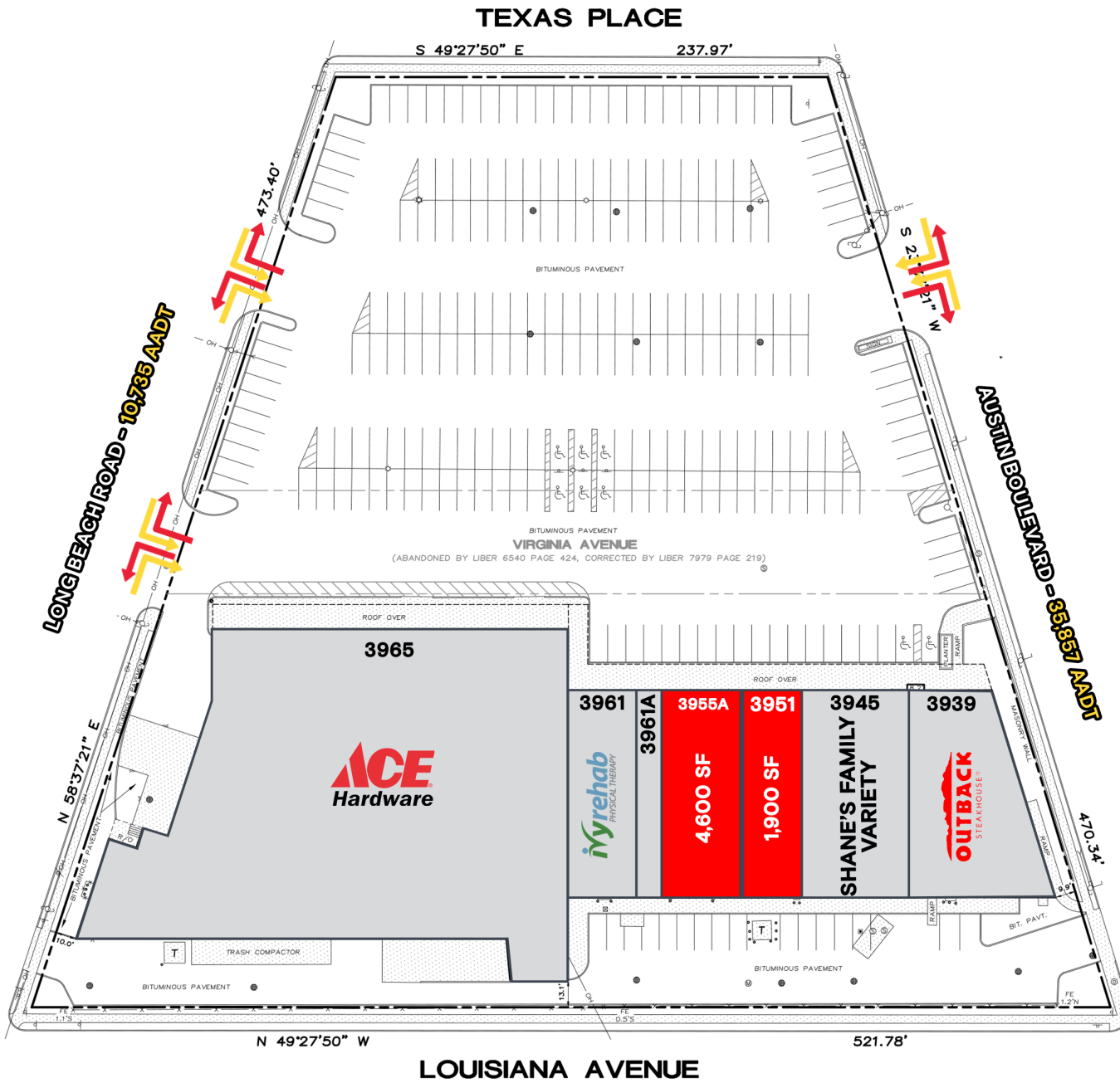
	1 MILE	3 MILES	5 MILES
POPULATION	9,436	112,937	312,777
HOUSEHOLDS	3,602	42,904	107,693
EMPLOYEES	3,234	29,317	90,540
AVERAGE HH INCOME	\$132,816	\$157,979	\$165,223

TRAFFIC COUNTS

AUSTIN BOULEVARD	35,857 AADT
LONG BEACH ROAD	10,735 AADT



Tenant Roster



3939	Outback Steakhouse
3945	Shane's Family Variety
3951	1,900 SF Available <i>Spaces can be combined</i>
3955A	4,600 SF Available <i>Spaces can be combined/divided</i>
3961	Ivy Rehab
3961	Lease Out
3965	Ace Hardware



LYNBROOK HIGH SCHOOL
1,781 STUDENTS

LYNBROOK SOUTH MIDDLE SCHOOL
367 STUDENTS

EAST ROCKAWAY HIGH SCHOOL
567 STUDENTS

OCEANSIDE SCHOOL 5
466 STUDENTS

MOUNT SINAI SOUTH NASSAU
455 BEDS

BALDWIN SQUARE
BEST BUY
AMERICAN
THRIFT STORES

FREEPORT HIGH SCHOOL
2,177 STUDENTS

LAWSON BOULEVARD - 27,121 AADT

LONG BEACH ROAD - 39,791 AADT

ATLANTIC AVENUE - 28,416 AADT

amazon fresh
KOHL'S
Marshall's
STAPLES
MATTRESS FIRM
PET SUPPLIES PLUS
Michael's
carter's

COSTCO
WHOLESALE

ACE
Hardware

LINCOLN ORENS MIDDLE SCHOOL
272 STUDENTS

SANDS SHOPPING CENTER
STOP&SHOP OLD NAVY SEPHORA
GAP NikeFactoryStore VICTORIA'S SECRET
Bath & Body Works LOFT BANANA REPUBLIC
EXPRESS ATHLETA

OCEANSIDE HIGH SCHOOL
2,044 STUDENTS

OCEANSIDE PLAZA
TJ-maxx AspenDental
GameStop AT&T ME

OCEANSIDE MIDDLE SCHOOL
837 STUDENTS

BALDWIN MIDDLE SCHOOL
1,071 STUDENTS

MEADOW ELEMENTARY SCHOOL
597 STUDENTS



Contact Brokers

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