# SUITE 900

**DEER PARK, NEW YORK | TANGER** 

±32,500 SF - FORMERLY NEW YORK SPORTS CLUB



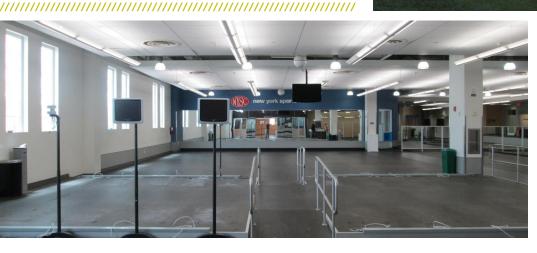
## 

Suite 900 | Tanger Deer Park, New York

Cushman & Wakefield is pleased to present, on an exclusive basis, a prime leasing opportunity within the highly sought-after Tanger center located in Deer Park, Long Island. Suite 900 offers approximately 32,500 square feet of prime real estate, formerly operated by New York Sports Club. Situated amidst a vibrant retail environment. this property benefits from its strategic location, abundant parking, and proximity to prominent retailers including American Eagle, Skechers, and Forever 21. With its size, location, and adjacency to major brands, this space presents an exciting opportunity for retailers and medical users seeking a high-traffic, high-visibility location in the heart of Long Island's premier shopping destination.







### **Property Summary**



Open Fitness, Pool, Half Court Basketball Gym, 3 Fitness Class Rooms



Men, Women, & Family Changing Room



First Floor Entrance with Stair and Elevator



Manager, Staff, Child Care Offices

### SECOND FLOOR PLAN

### Suite 900 | Tanger

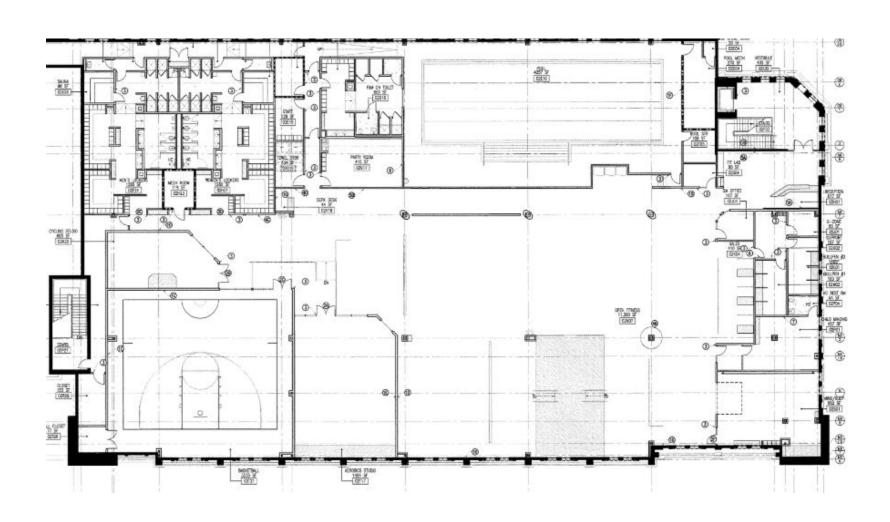
Deer Park, New York

 Ground Floor:
 1,000 SF

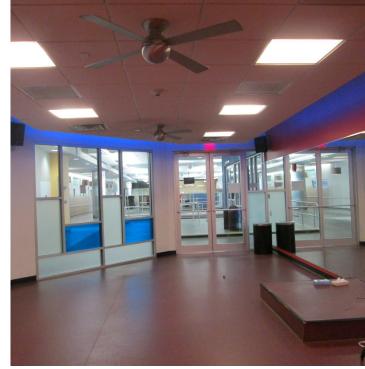
 Second Floor:
 32,500 SF

 Total:
 33,500 SF

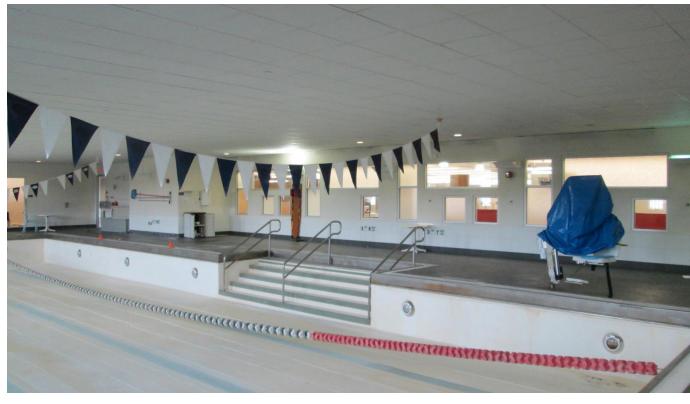
Ceiling Heights: 16'-18'











# **ABOUT** TANGER

#### Deer Park, New York

#### **POPULATION**

MSA Population 20,224,976 - New York-Newark-New Jersey City, NY-NJ-PA MSA

#### DAILY TRAFFIC COUNT

Commack Road - 24.062 Grand Ave - 18,468 Interstate 495 - 165,145

#### **MAJOR CITIES**

New York City, NY - 30 miles

#### **ADDRESS**

152 The Arches Circle Deer Park, NY 11729

#### **GROSS LEASABLE AREA**

739,100 SF

#### **ANNUAL TOURISTS**

9 Million (Long Island)

NEA	REST	RET	AIL

Distance	Destination	
4 Miles	Westfield South Shore Mall	
5 Miles	Walt Whitman Mall	
9 Miles	Huntington Station	
12 Miles	Broadway Commons	
16 Miles	Roosevelt Field Mall	
33 Miles	Tanger Riverhead	

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Distance	Population	Avg. HH Income
5 Miles	302,138	\$149,018
10 Miles	886,498	\$159,761
15 Miles	1,498,572	\$127,665

























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