

FOR LEASE

SI



**85 E Park Avenue
Long Beach, NY**

911- 4,087 SF INLINE

3,035 SF PAD OPPORTUNITY | FOR LEASE

William Diakakis
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SABRE

FOR LEASE

385 Route 25A,
Miller Place, NY



Only Grocery Anchored Center in Long Beach | **FOR LEASE**

ADDRESS: 85 E Park Avenue, Long Beach, NY

SPACE AVAILABLE: 911- 4,087 square feet inline
3,035 square foot pad opportunity

ASKING RENT: Negotiable

EXTRAS: \$11.85

CO-TENANTS: Stop & Shop, Cold Stone Creamery, Subway, Dunkin' Donuts

AREA RETAIL:

Starbucks, La Bottega, Bank of America, US Post Office, Citibank, AT&T, Verizon Wireless, Ralph's Italian Ices and many more...

Demographics	1 mile	3 miles	5 miles
Population	24,461	42,550	55,900
Median HHI	\$81,590	\$87,167	\$94,428
Daytime Population	7,624	11,811	17,086

- Stop and Shop - the only large grocery anchor in Long Beach
- Located next to the LIRR Long Beach train station, with 8,721 riders daily
- Ample parking

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SITE PLAN

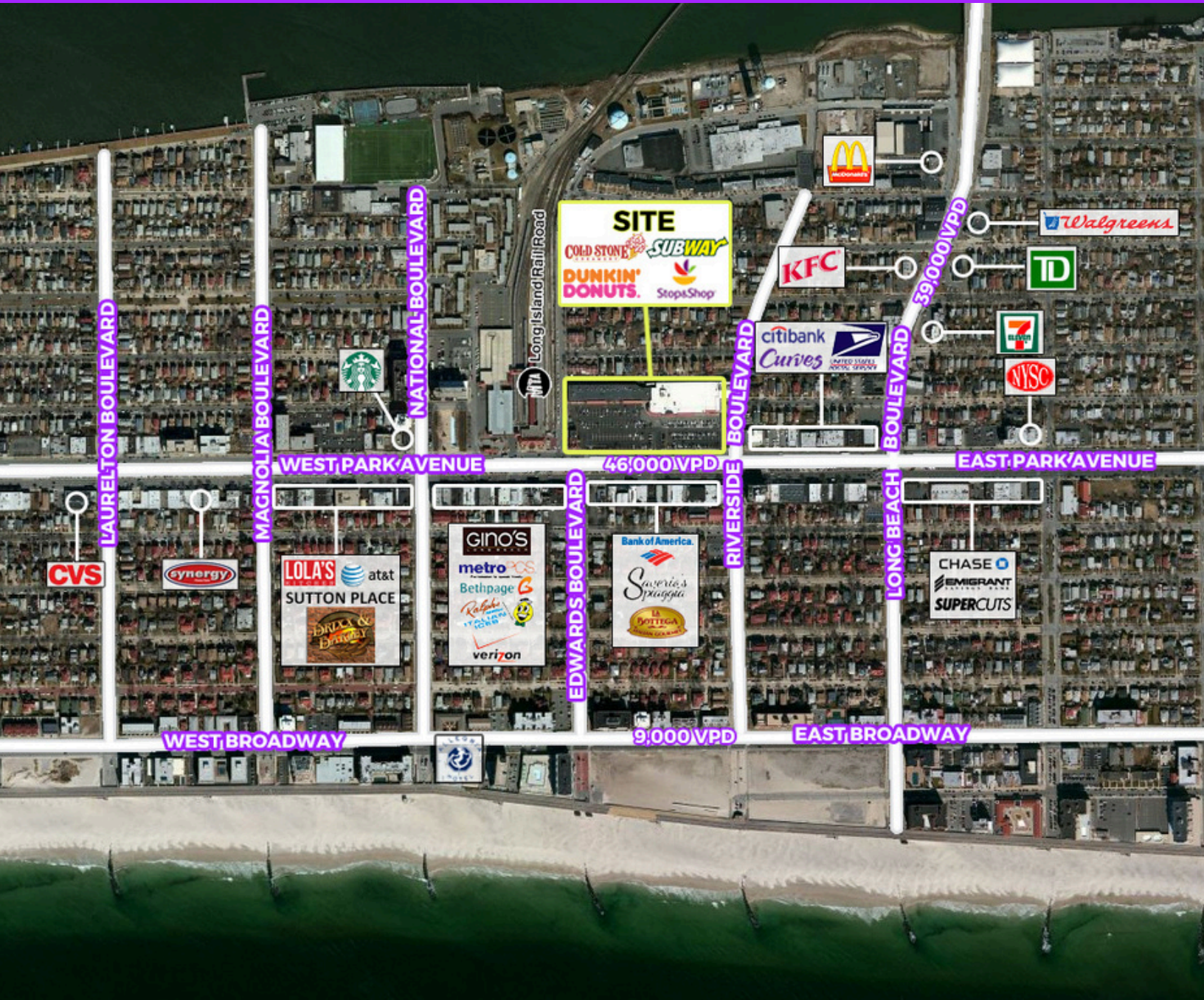


#	TENANT	AREA
23	AVAILABLE	12,377 SQ. FT.
29	CHINESE RESTAURANT	1,228 SQ. FT.
31A	AVAILABLE	1,149 SQ. FT.
31	ANGEL TIPS	1,496 SQ. FT.
33A	AVAILABLE	911 SQ. FT.
33B	AVAILABLE	911 SQ. FT.
35	SUBWAY	1,424 SQ. FT.
37	AVAILABLE	2,396 SQ. FT.
39	AVAILABLE - FORMER RESTAURANT	1,691 SQ. FT.
41	DELTA CLEANERS	2,100 SQ. FT.
43	PLAZA WINE & LIQUOR	1,394 SQ. FT.
45	PLAZA WINE & LIQUOR	2,118 SQ. FT.
47	COLD STONE CREAMERY	1,135 SQ. FT.
51	DUNKIN DONUTS	1,344 SQ. FT.
	LANDLORD'S UTILITY SPACE	326 SQ. FT.
TOTAL STRIP CENTER		32,000 SQ. FT.
	AVAILABLE - FORMER CAPITAL ONE	3,035 SQ. FT.

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AERIAL



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