



For Lease

**RIPCO**  
RETAIL LEASING

# Babylon, NY

180 Deer Park Avenue

Suffolk County

Multiple Spaces Available: 921 SF - 1,000 SF

New development in the heart of Babylon Village

Contact  
Exclusive Agents

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# Space Details



<b>Size</b>	Retail 3	921 SF
	Retail 4	925 SF
	Retail 6	1,000 SF
	*Retail 7	1,000 SF
	*Ideal for food use - Grease trap existing	
<b>Rent</b>	Upon request	
<b>Co-Tenants</b>	Dental Office, Jewelry Store	
<b>Neighbors</b>	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	

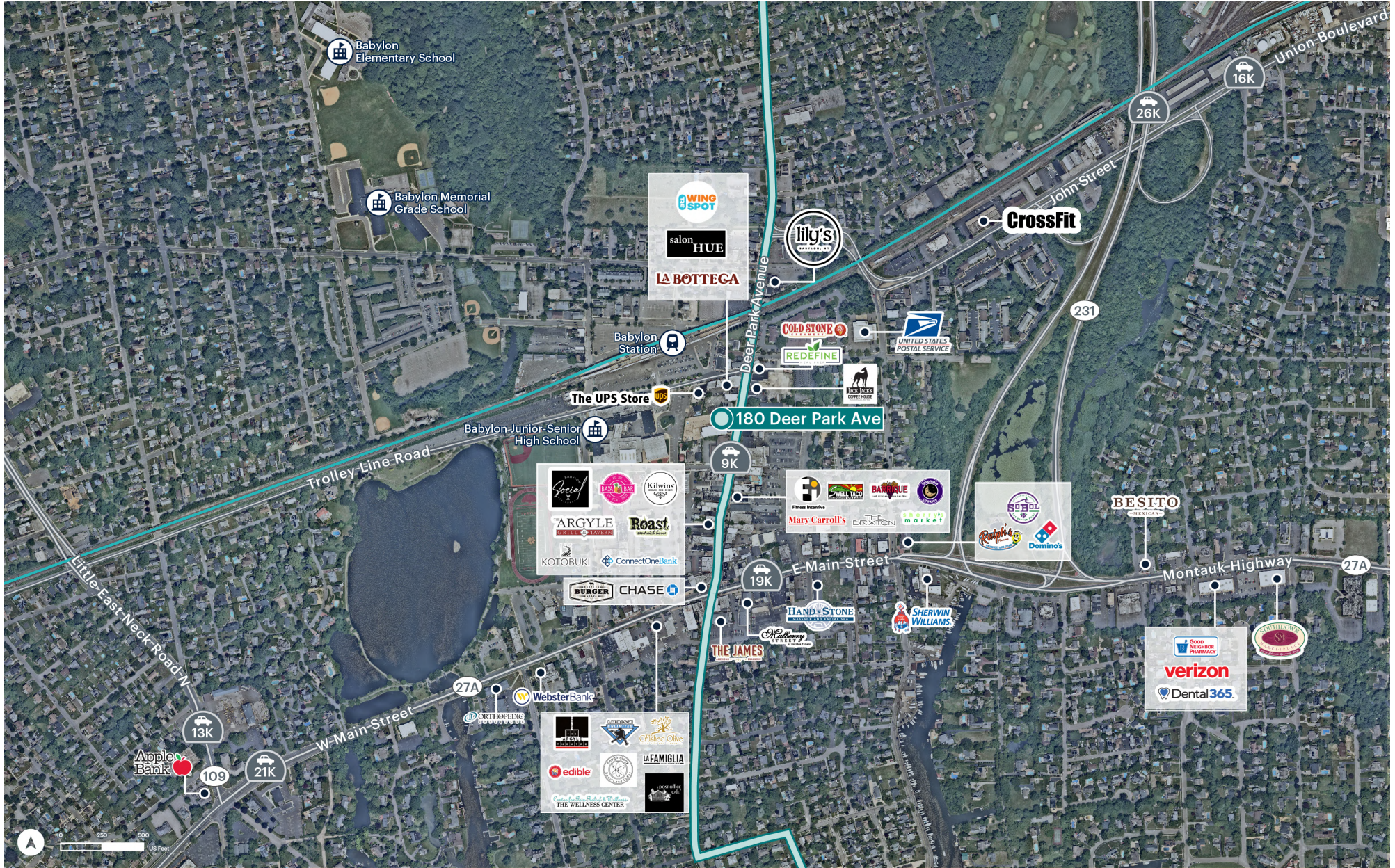
**Comments**

Located one block from the Babylon LIRR train station and adjacent to Babylon Junior/Senior High School

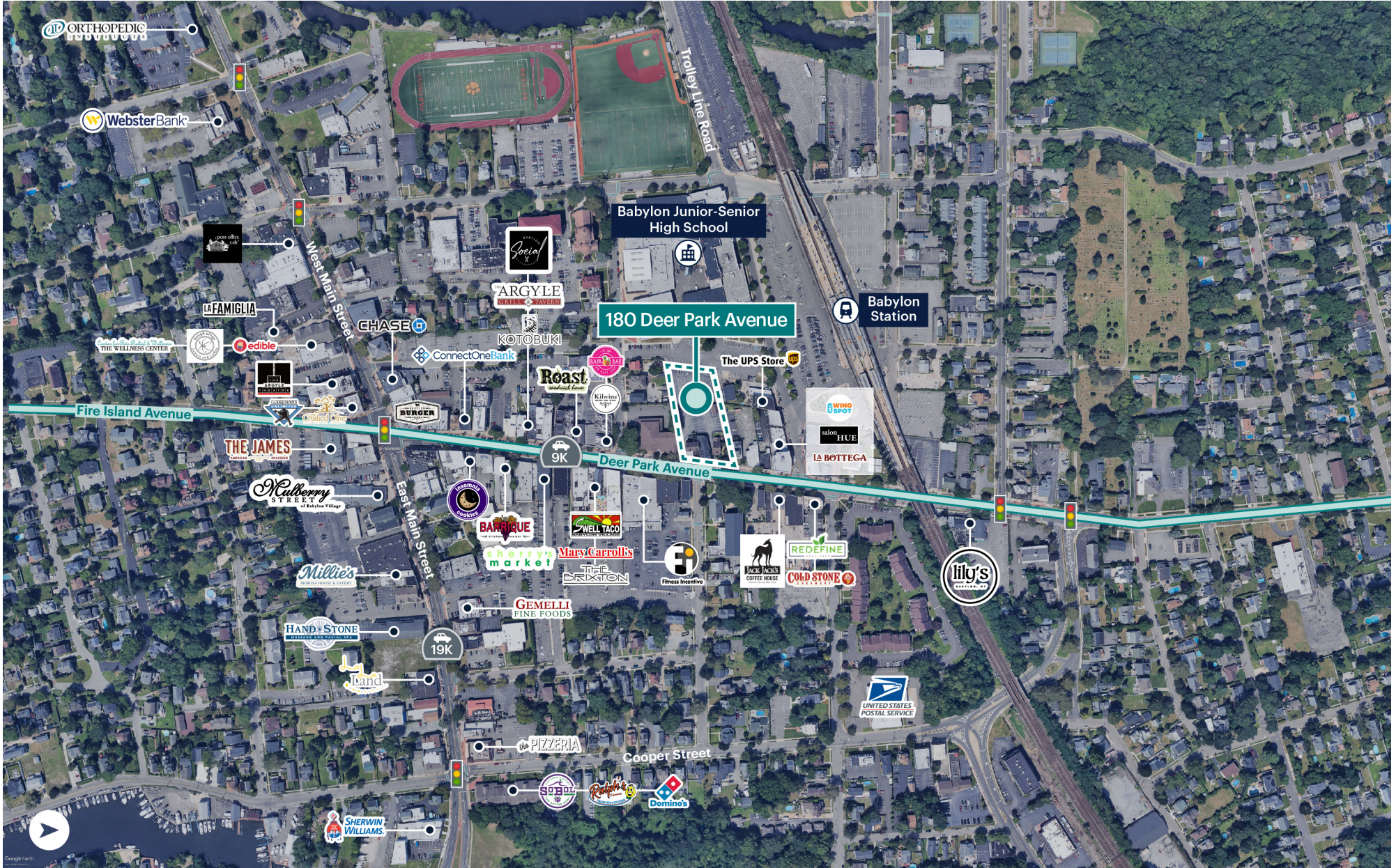
Brand New Construction including approximately 7,000 SF of ground floor retail and 27 - one and two bedroom luxury apartments above on two levels

Convenient, nearby municipal and street parking

# Area Retail



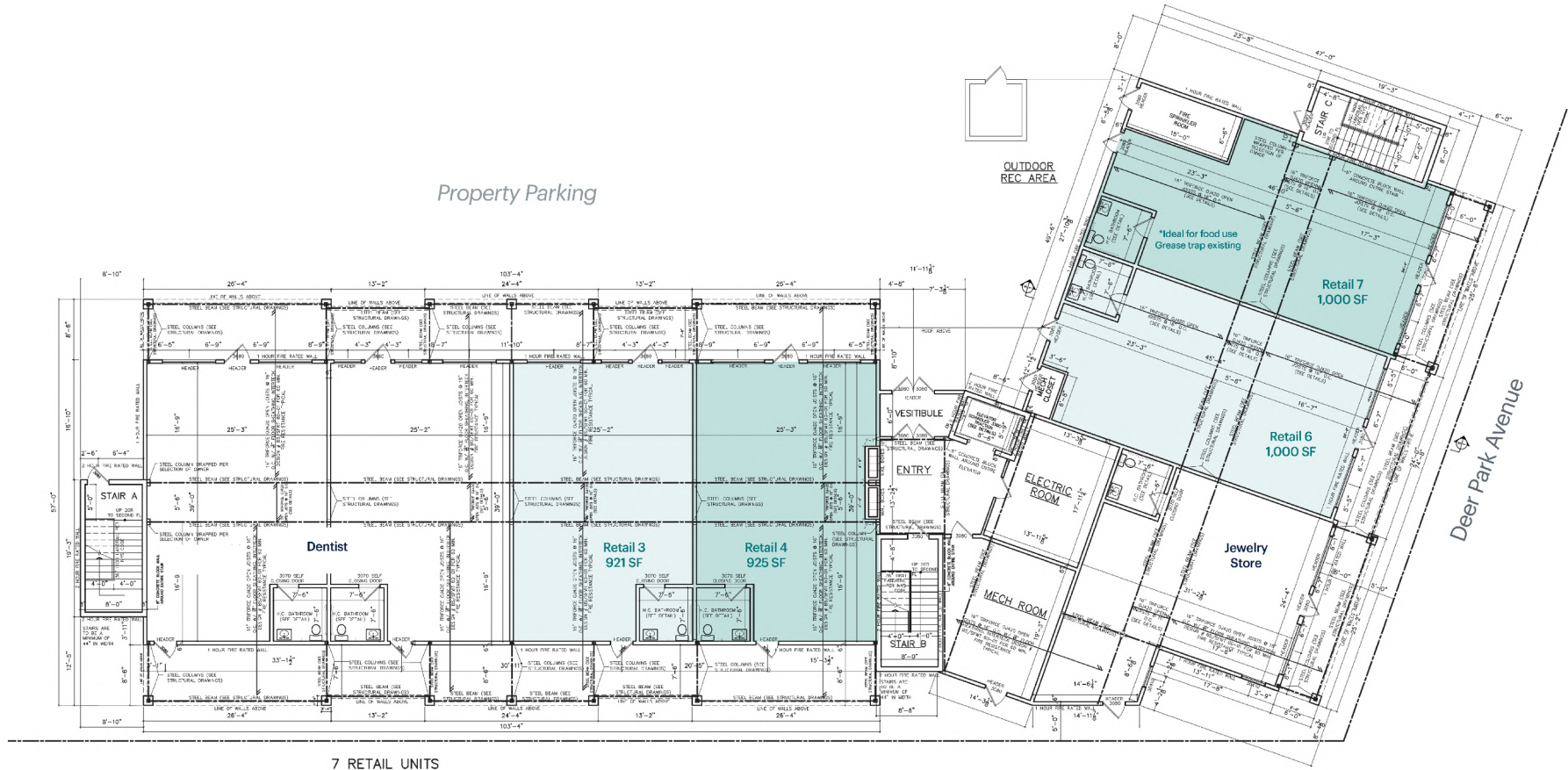
# Area Retail



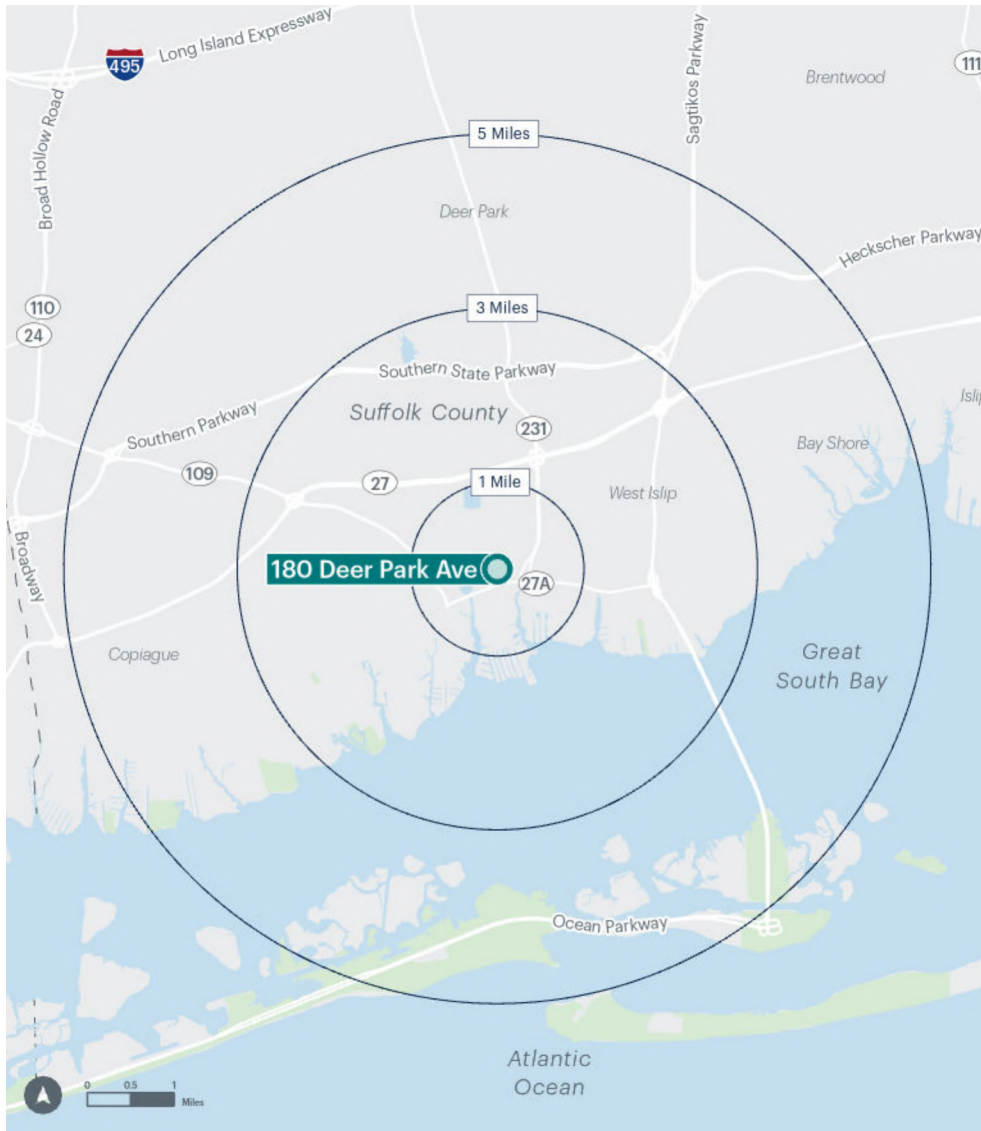
# Area Retail



# Site Plan



7 RETAIL UNITS



# Area Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	14,153	107,963	259,488
<b>Total Households</b>	5,192	37,801	85,174
<b>Average Household Income</b>	\$176,590	\$163,783	\$151,907
<b>Median Household Income</b>	\$150,226	\$137,715	\$127,626
<b>% Population with Bachelors +</b>	53.51%	41.08%	35.35%
<b>Daytime Population</b>	14,119	84,599	209,845
<b>Total Daytime Employees</b>	7,803	33,498	84,188
<b>Total Businesses</b>	905	3,267	9,257