

# FOR LEASE

SI



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

**3,035 SF PAD OPPORTUNITY | FOR LEASE**

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**SABRE**

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## Exciting Pad Opportunity at Only Grocery Anchored Shopping Center In Long Beach Available | **FOR LEASE**

**ADDRESS:** 11 E Park Avenue, Long Beach, NY

**SPACE AVAILABLE:**

3,035 square foot pad opportunity

**ASKING RENT:** Negotiable

**EXTRAS:** \$11.85 per square foot

**CO-TENANTS:** Stop & Shop, Cold Stone Creamery, Dunkin Donuts, The UPS Store, Subway, Nail & Spa, and more....

**AREA RETAIL:**

Starbucks, Taste of Italy, Bank of America, US Post Office, Margaritas Cafe, Citibank, Walgreens, Brixx & Barley, Ralph's Italian Ices and many more...

Demographics	1 mile	3 miles	5 miles
Population	26,388	58,907	233,989
Median HHI	\$137,440	\$139,599	\$132,679
Daytime Population	14,975	35,247	154,989

- Stop and Shop - the only large grocery anchor in Long Beach
- Located next to the LIRR Long Beach train station, with 3.1 million riders annually
- Ample parking

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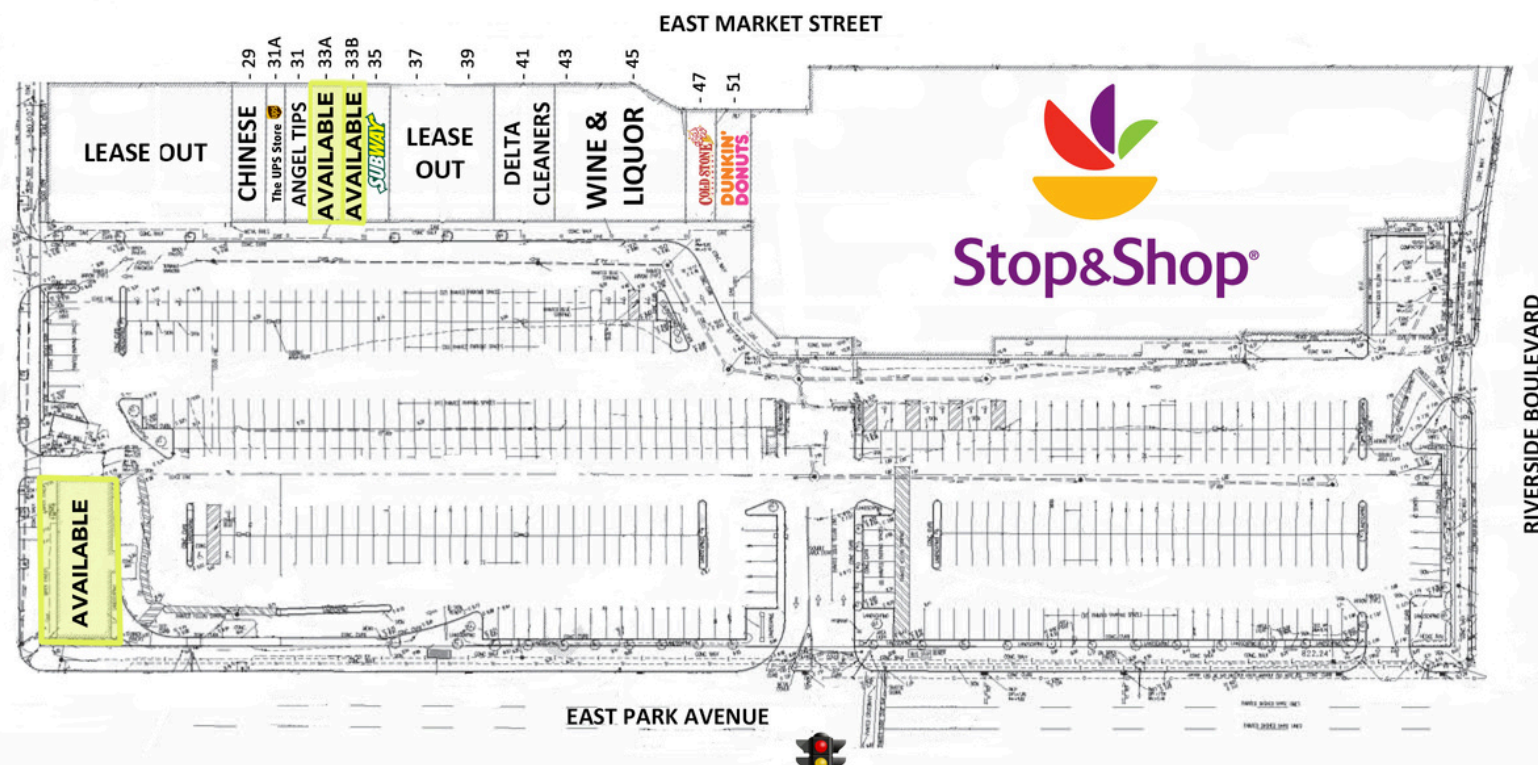
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## SITE PLAN



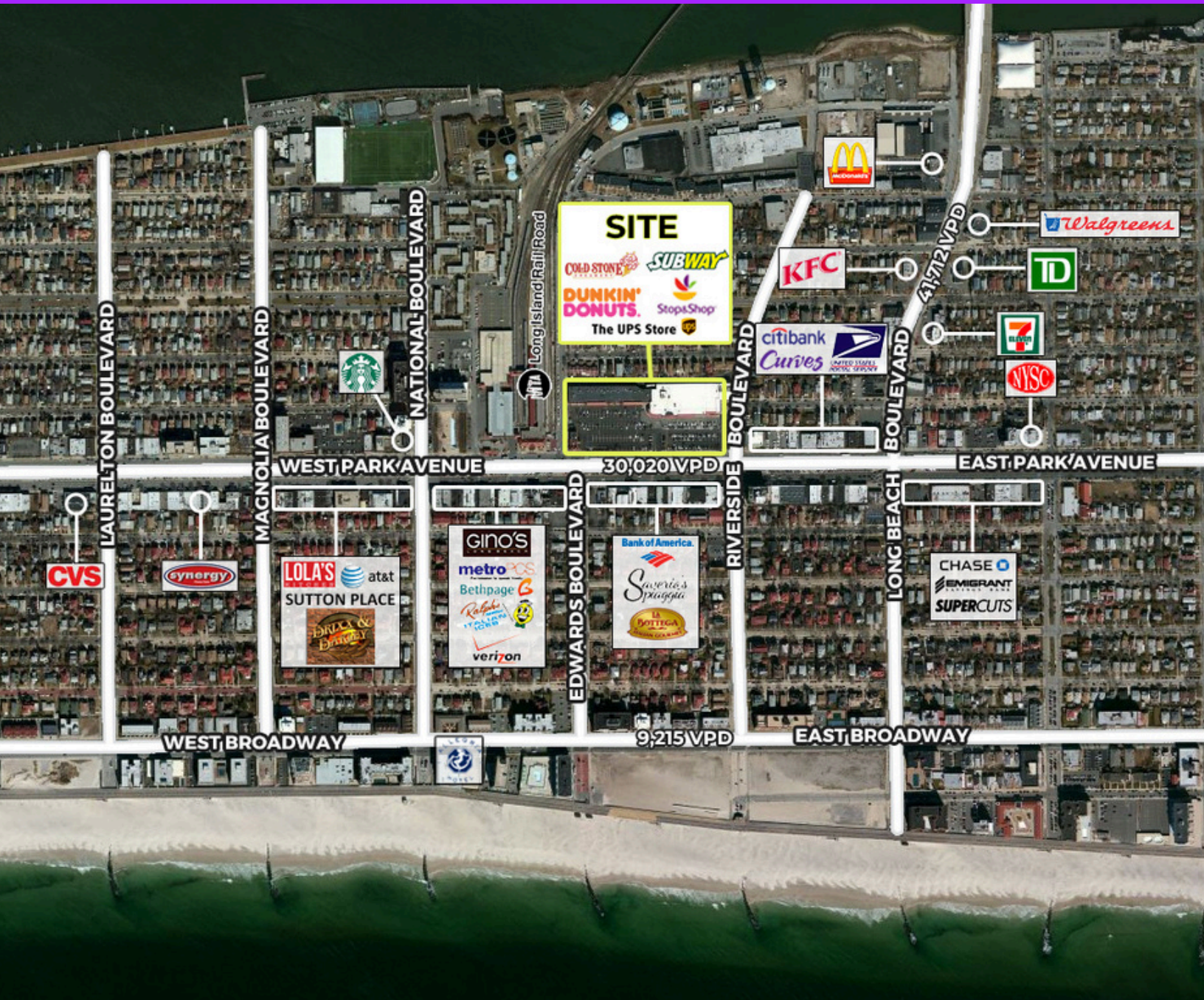
#	TENANT	AREA
23	LEASE OUT	12,377 SQ. FT.
29	CHINESE RESTAURANT	1,228 SQ. FT.
31A	THE UPS STORE	1,149 SQ. FT.
31	ANGEL TIPS	1,496 SQ. FT.
33A	<b>AVAILABLE</b>	911 SQ. FT.
33B	<b>AVAILABLE</b>	911 SQ. FT.
35	SUBWAY	1,424 SQ. FT.
37	LEASE OUT	2,396 SQ. FT.
39	LEASE OUT	1,691 SQ. FT.
41	DELTA CLEANERS	2,100 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.
<b>AVAILABLE - FORMER CAPITAL ONE</b>		3,035 SQ. FT.



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AERIAL



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