



RETAIL SPACE

OYSTER BAY, NY

PINE HOLLOW SHOPPING CENTER

249-273 PINE HOLLOW ROAD

SIZE

2,250 SF - Approximately 25' x 90' + Full Basement

ASKING RENT

Upon Request

CO-TENANTS

Rite Aid, Aboff's Hardware, Party Store, Nail Salon, Mario's Pizza, Verizon, Liquor Store

NEIGHBORS

Stop & Shop, Bank of America, CVS, PetValu, Dunkin Donuts

COMMENTS

Easement with the adjacent Stop and Shop

Tremendous Visibility

Easy access on Pine Hollow Road with three access points

Adequate Parking

Over 20,000 vehicles passing this site daily

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

jargenti@ripcony.com

516.933.8880

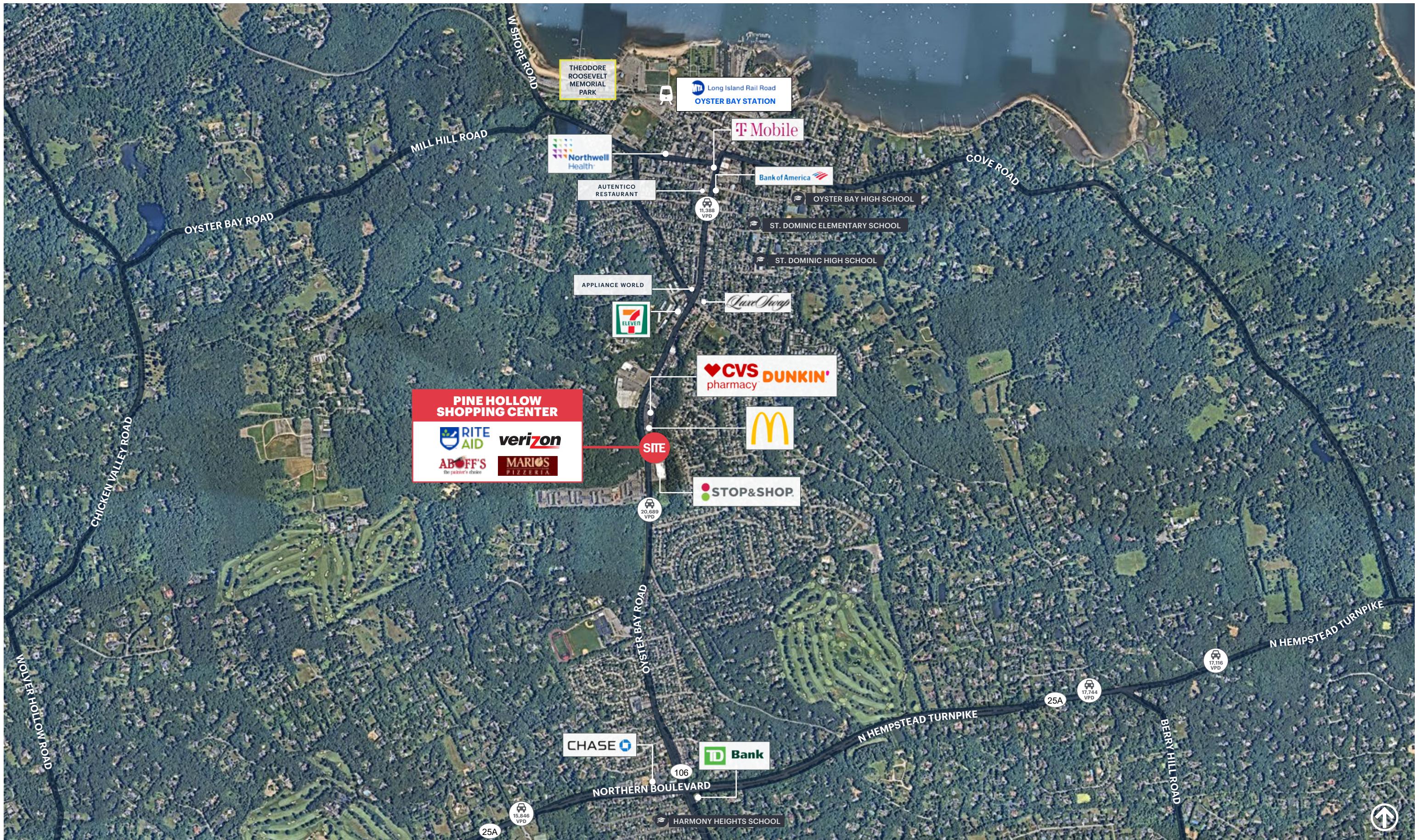
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



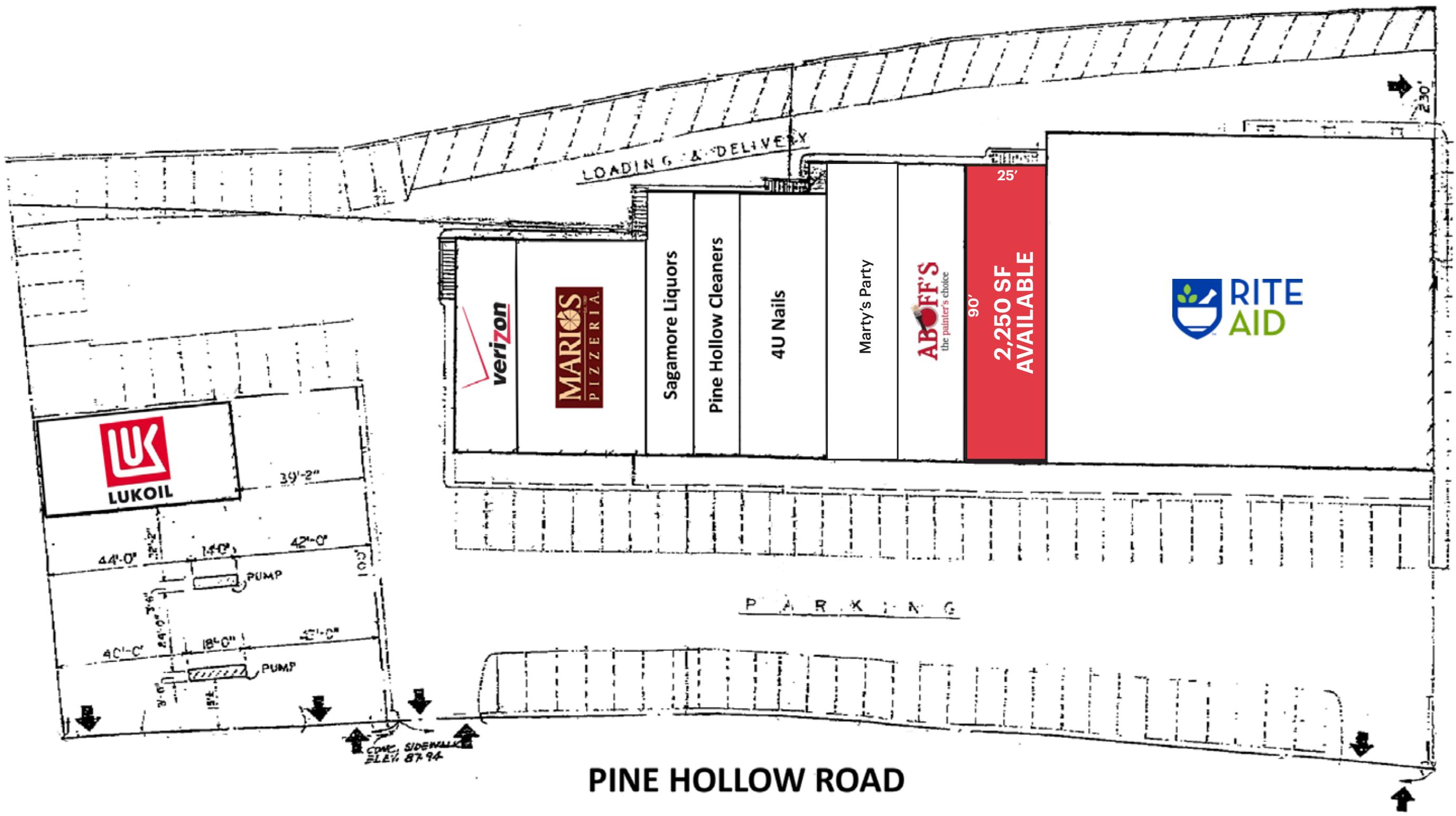
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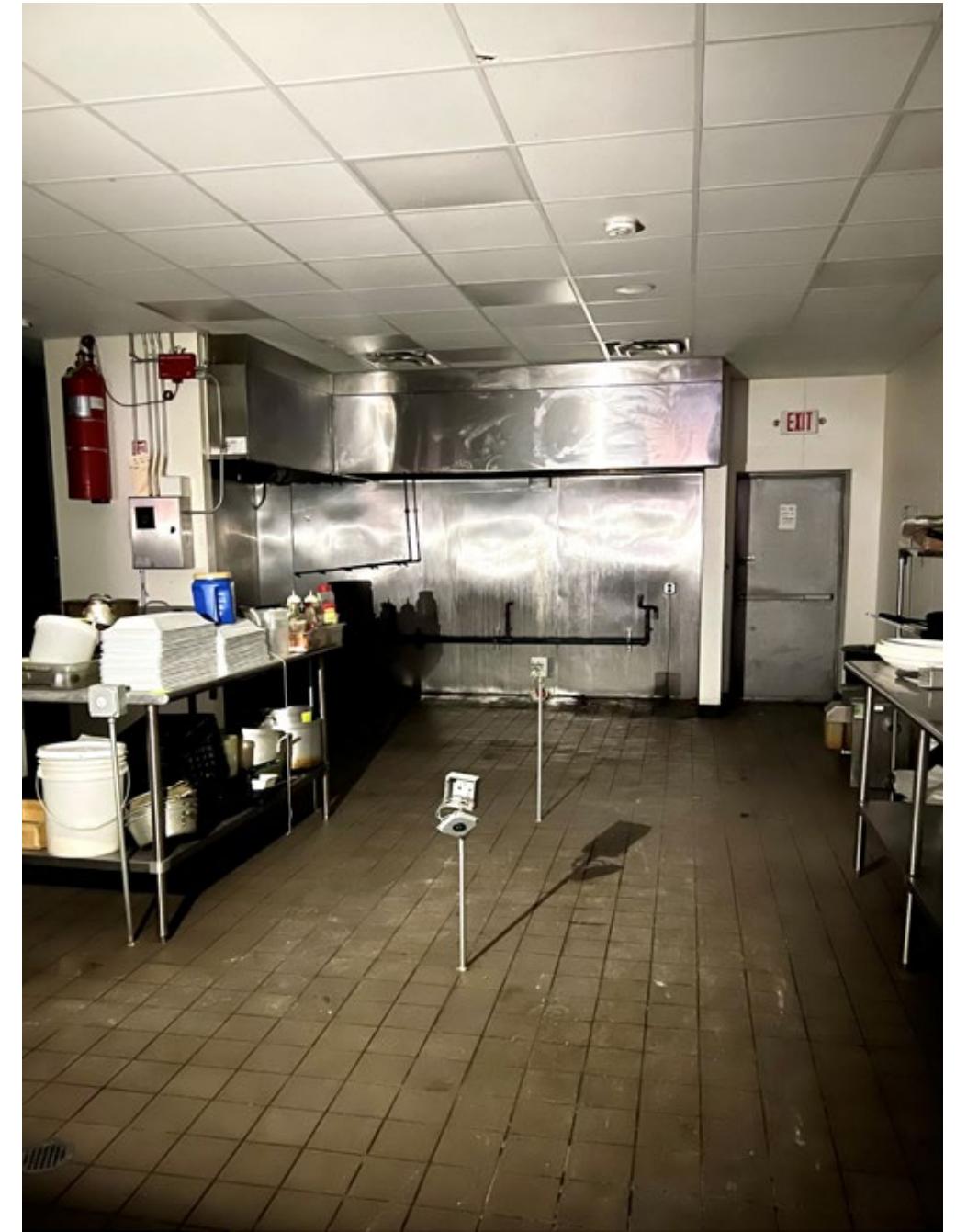
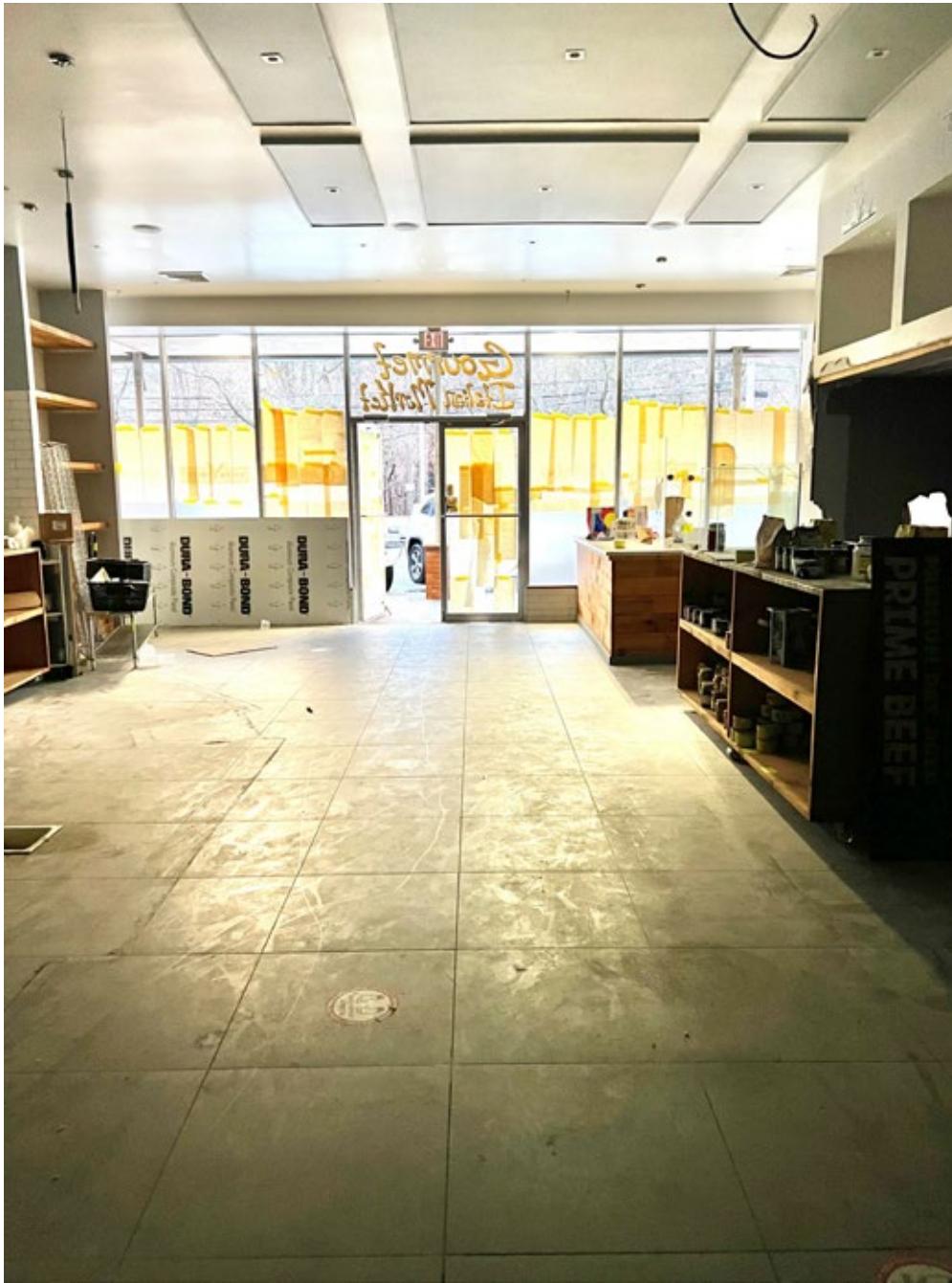
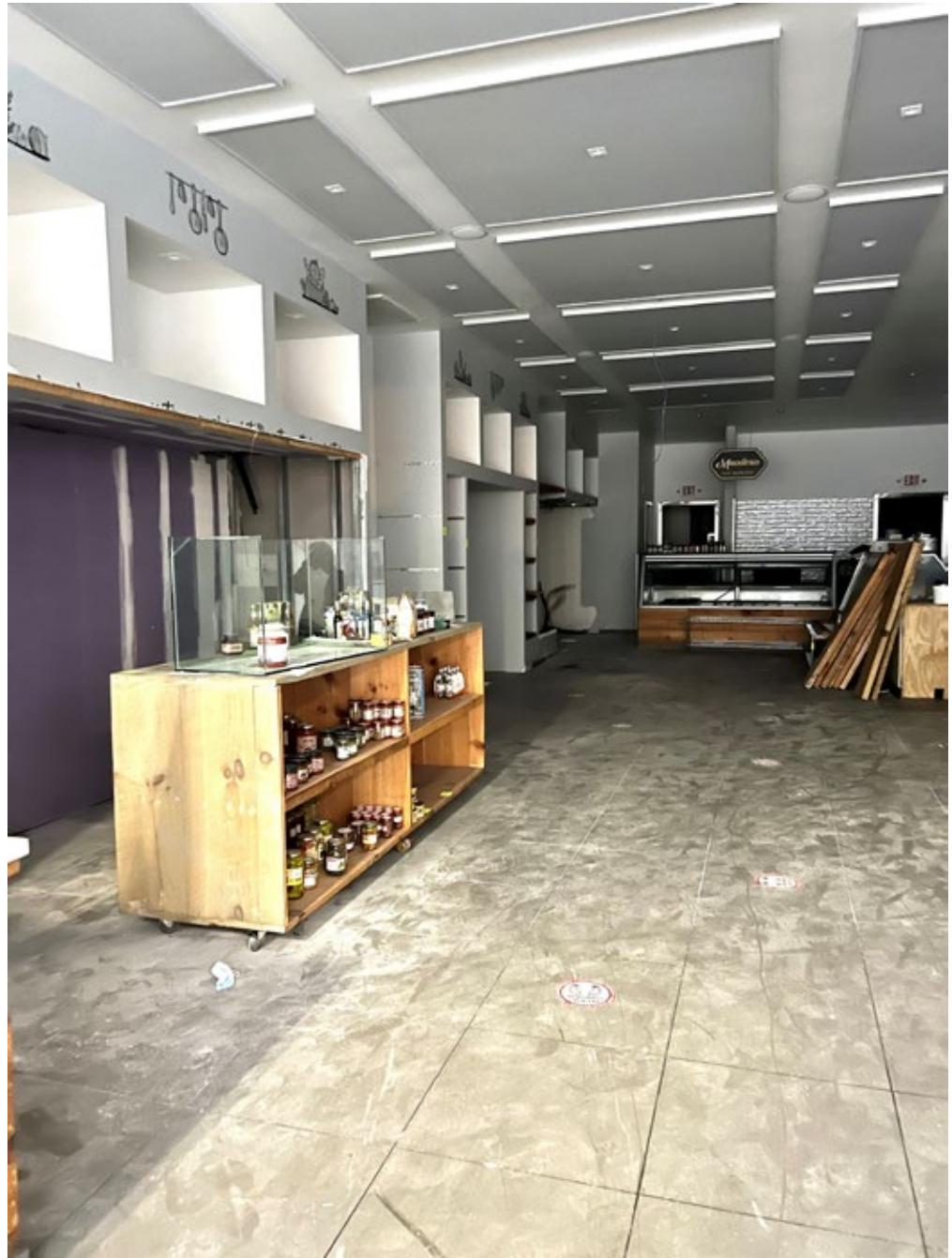
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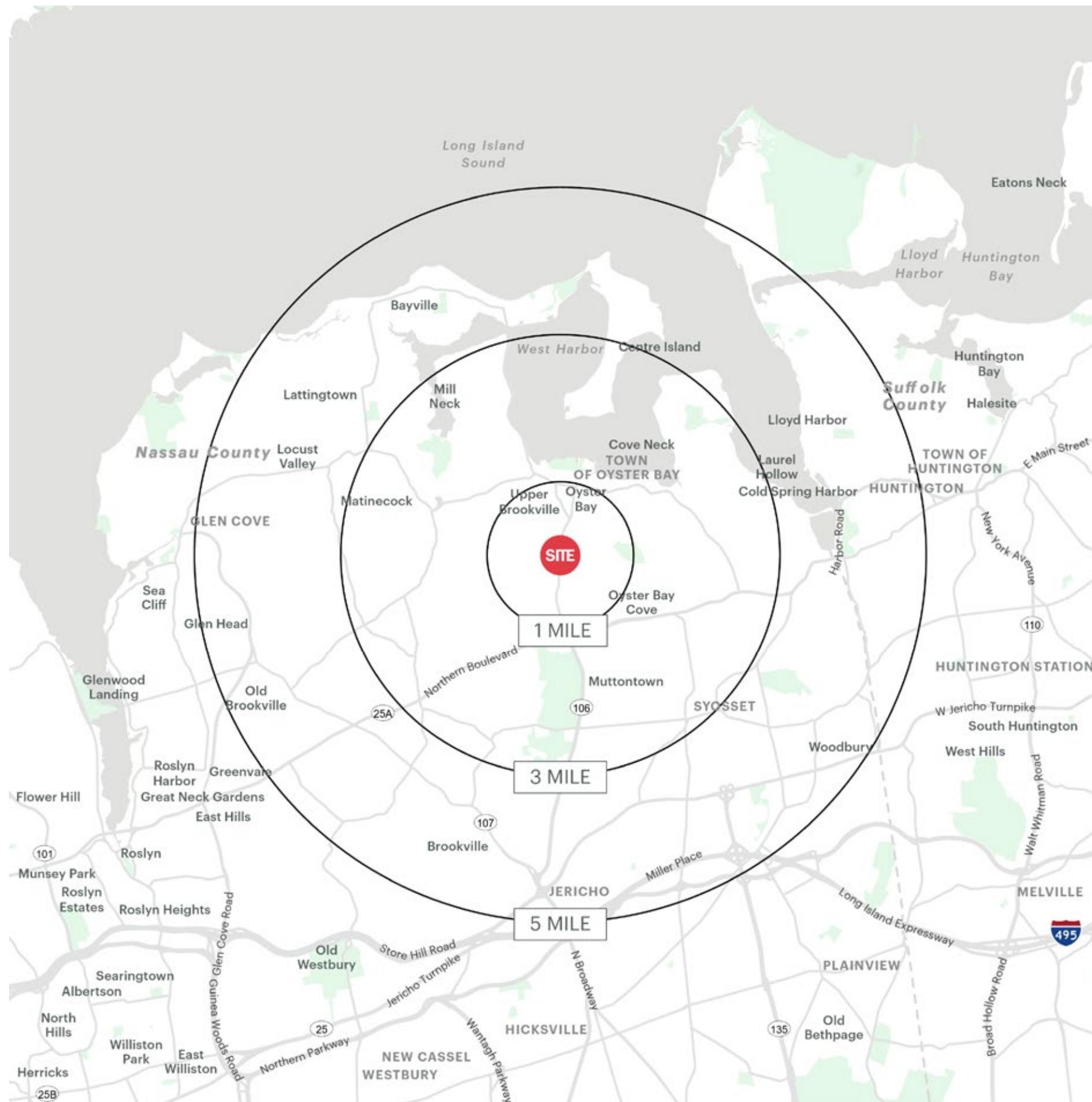
SITE PLAN



INTERIOR PHOTOS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

8,628

HOUSEHOLDS

3,333

AVERAGE HOUSEHOLD INCOME

\$178,2178

MEDIAN HOUSEHOLD INCOME

\$123,511

COLLEGE GRADUATES (BACHELOR'S +)

3,221 - 50.0%

TOTAL BUSINESSES

401

TOTAL EMPLOYEES

3,410

DAYTIME POPULATION (W/ 16 YR +)

7,942

3 MILE RADIUS

POPULATION

23,869

HOUSEHOLDS

8,233

AVERAGE HOUSEHOLD INCOME

\$244,152

MEDIAN HOUSEHOLD INCOME

\$171,580

COLLEGE GRADUATES (BACHELOR'S +)

11,069 - 64.0%

TOTAL BUSINESSES

1,069

TOTAL EMPLOYEES

9,539

DAYTIME POPULATION (W/ 16 YR +)

22,134

5 MILE RADIUS

POPULATION

96,315

HOUSEHOLDS

32,079

AVERAGE HOUSEHOLD INCOME

\$231,652

MEDIAN HOUSEHOLD INCOME

\$162,582

COLLEGE GRADUATES (BACHELOR'S +)

43,050 - 62.0%

TOTAL BUSINESSES

5,363

TOTAL EMPLOYEES

60,518

DAYTIME POPULATION (W/ 16 YR +)

111,507

AREA DEMOGRAPHICS

