

# FOR LEASE

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11 E Park Avenue  
Long Beach, NY

Available for Lease: 3,035 square foot pad opportunity

William Diakakis  
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SABRE

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Long Beach, NY



## EXCITING PAD OPPORTUNITY AT ONLY GROCERY ANCHORED SHOPPING CENTER IN LONG BEACH AVAILABLE | **FOR LEASE**

**ADDRESS:** 11 E Park Avenue

**SPACE AVAILABLE:**

3,035 square foot pad opportunity

**ASKING RENT:** Negotiable

**CO-TENANTS:**

Stop & Shop, Cold Stone Creamery, Subway, Dunkin' Donuts and more

**AREA RETAIL:**

Starbucks, La Bottega, Bank of America, USPS, Citibank, AT&T and 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

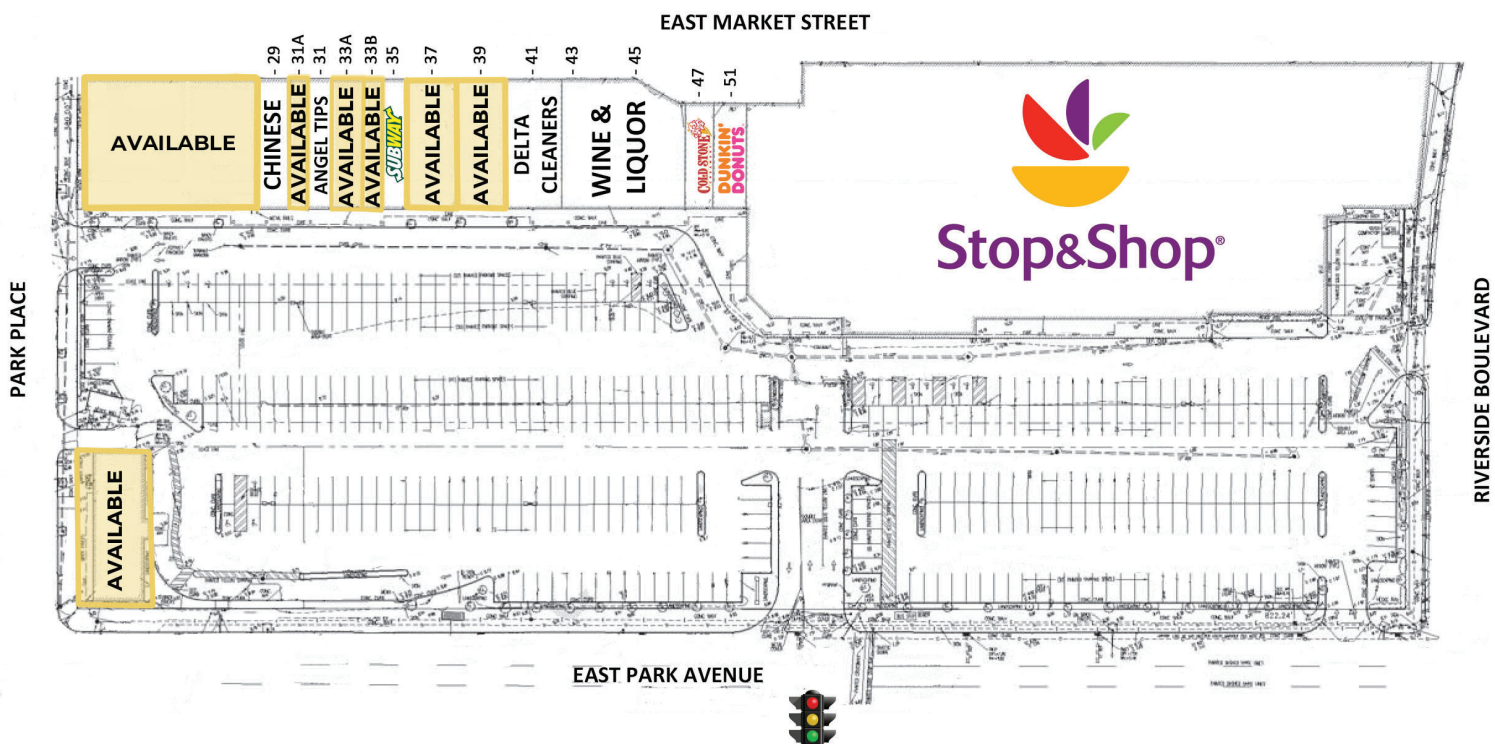
- Stop and Shop - only large grocery anchor in Long Beach
- Located next to the LIRR Long Beach train station with 8,721 riders daily
- Ample parking



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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.
<b>TOTAL STRIP CENTER</b>		<b>32,000 SQ. FT.</b>
	<b>AVAILABLE - FORMER CAPITAL ONE</b>	<b>3,035 SQ. FT.</b>

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WELCOME TO LONG BEACH



Surfing, volleyball, free concerts, and food trucks are just some of the entertainment you'll find on Long Beach's iconic boardwalk



Long Beach also boasts an impressive nightlife and features a wide array of restaurants, bars and coffee shops.



Long Beach Train Station 253,800 ridership

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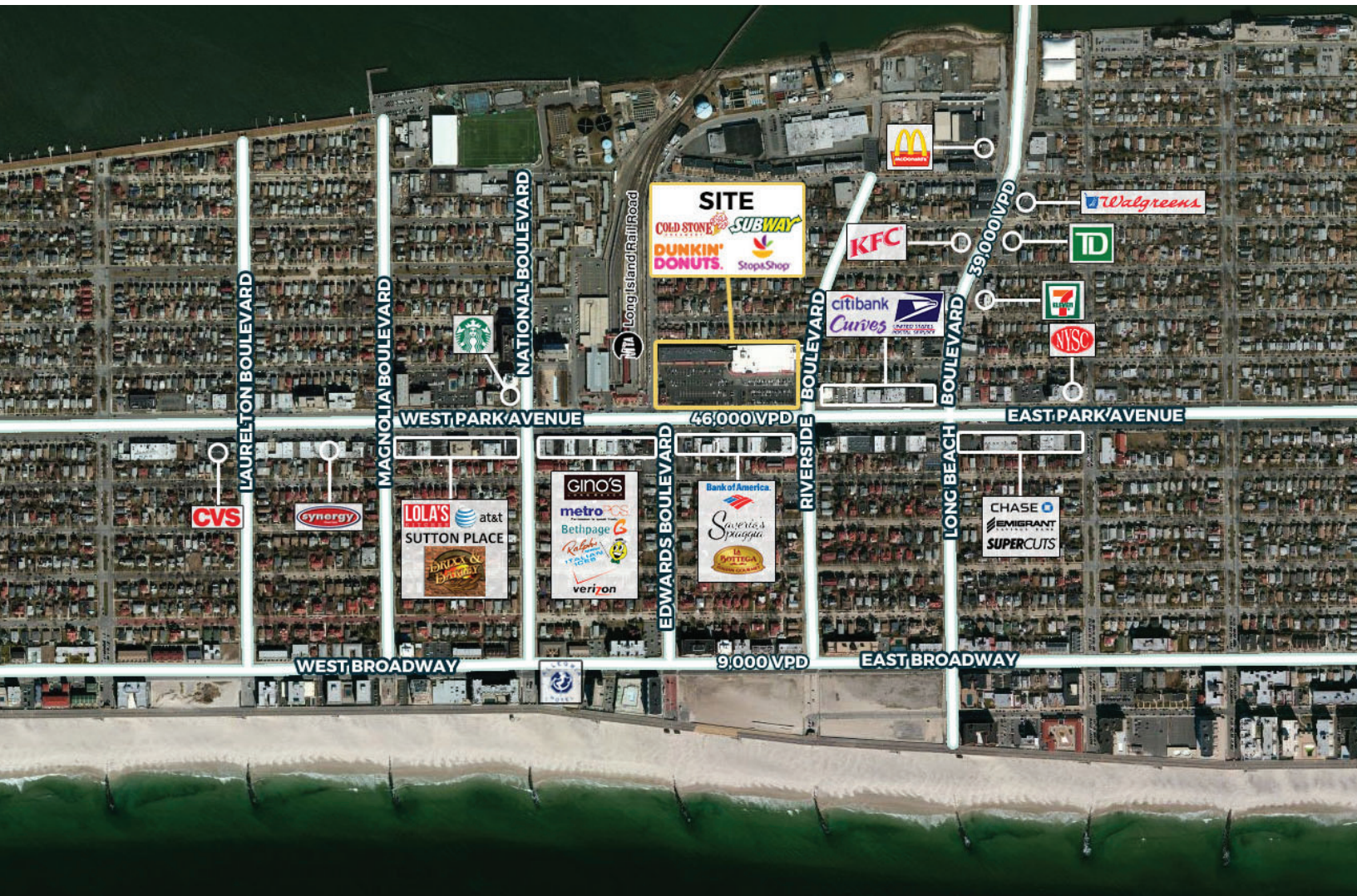
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## AREA GENERATORS



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