

JOIN DEER PARK'S
OPEN-AIR
SHOPPING & ENTERTAINMENT
DESTINATION

Tanger[®]

152 THE ARCHES CIRCLE



WELCOME TO LONG ISLAND'S OPEN-AIR SHOPPING & ENTERTAINMENT DESTINATION

Cushman & Wakefield is pleased to present, a prime leasing opportunity within the highly sought-after Tanger center located in Deer Park, Long Island. Offering multiple opportunities of prime real estate, totaling over 67,000 SF. Situated amidst a vibrant retail environment, this property benefits from its strategic location, abundant parking, and proximity to prominent retailers. This space presents an exciting opportunity for retailers and medical users seeking a high-traffic, high-visibility location in the heart of Long Island.



AREA RANKINGS

- #1 Most Populated MSA in the U.S. (New York) ESRI
- #1 Best Places to Retire (New York) U.S. News & World Report
- #3 Most Affluent County in New York (Suffolk) ESRI



LONG ISLAND HAVEN OF MODERN LUXURY

- 8M Residents
- 41.8M Annual Visitors
- 140+ Golf Courses & Country Clubs



LOCATED IN ONE OF THE MOST AFFLUENT COUNTIES IN NEW YORK

Located on Long Island, Tanger Deer Park sits conveniently between one of the busiest cities in the world and one of the most luxurious beach locations in the northeast. The region boasts a critical mass of the country's most expensive mansions and private residences.

ACCUMULATED WEALTH

- \$2.7M Average net worth within the market
- 2.1x The national average
- \$744K Average home value
- 1.6x The national average
- 49K Seasonal homes, largely owned by wealthy residents of New York City



A GROWING COMMUNITY

Proposed/planned/under construction within 10 miles:

- +2.8K Multi-Family Units
- +5 Hotels
- +767 Hotel Rooms

Source: CoStar





TANGER DEER PARK
RETAILERS INCLUDE:

100+
Top Fashion And Lifestyle Retailers

737 SF
Open-Air Shopping Destination

Abercrombie & Fitch



MICHAEL KORS

VICTORIA'S
SECRET

BIRKENSTOCK®



BANANA REPUBLIC

SWAROVSKI

LOFT

kate spade
NEW YORK

SEPHORA



CHIPOTLE

REGAL



DEMOGRAPHICS



90%+
Local Shoppers

WITHIN A 3 MILE RADIUS

112,959
Total population

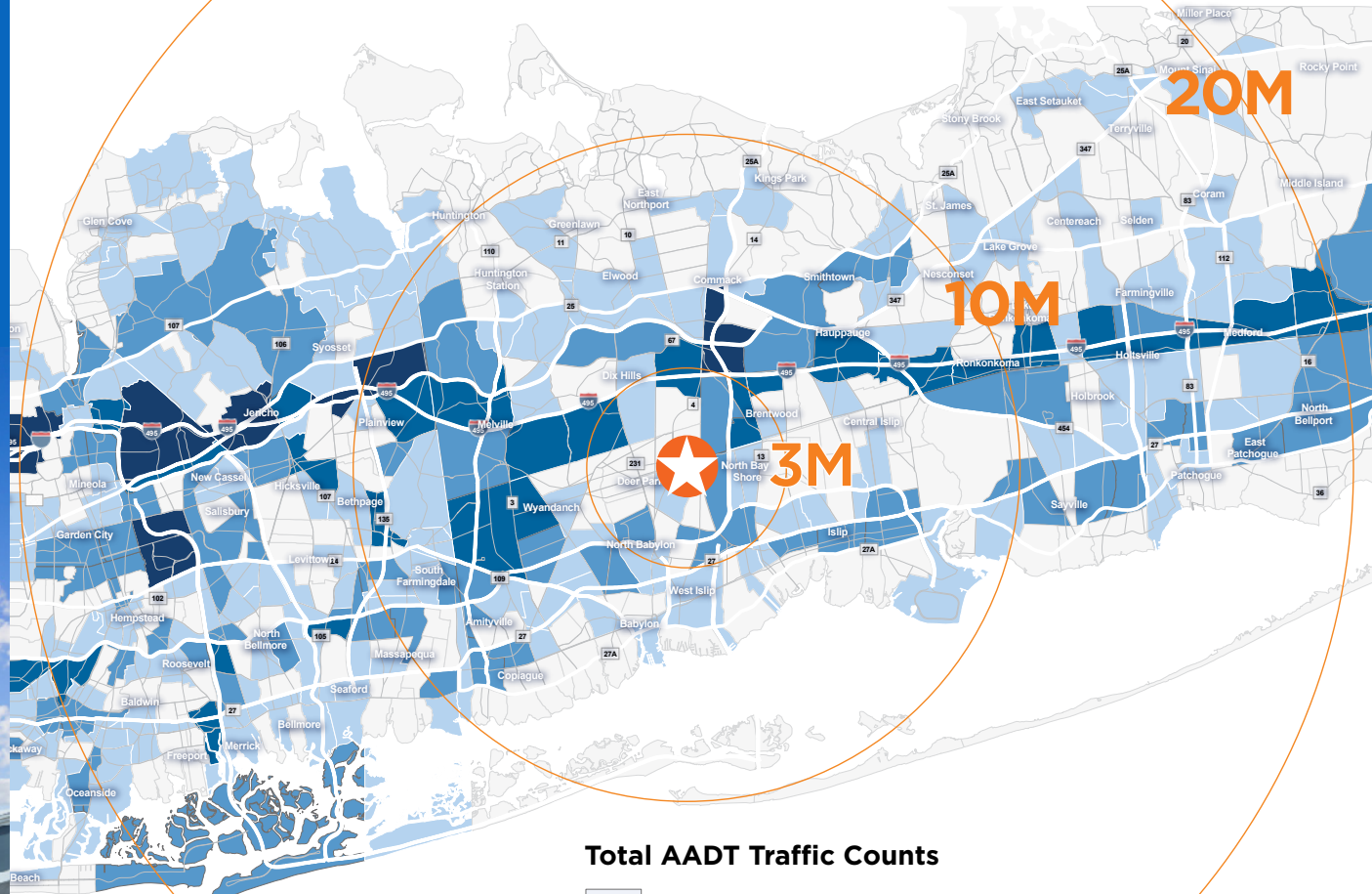
\$159,610
Average Household Income

94,747
Daytime Population

39
Median Age



TRAFFIC HEAT MAP



Total AADT Traffic Counts

- < 112,752
- 112,753 - 327,719
- 327,720 - 737,786
- 737,787 - 1,783,917
- > 1,783,918

AVAILABILITIES



SUITE 900
32,500 SF

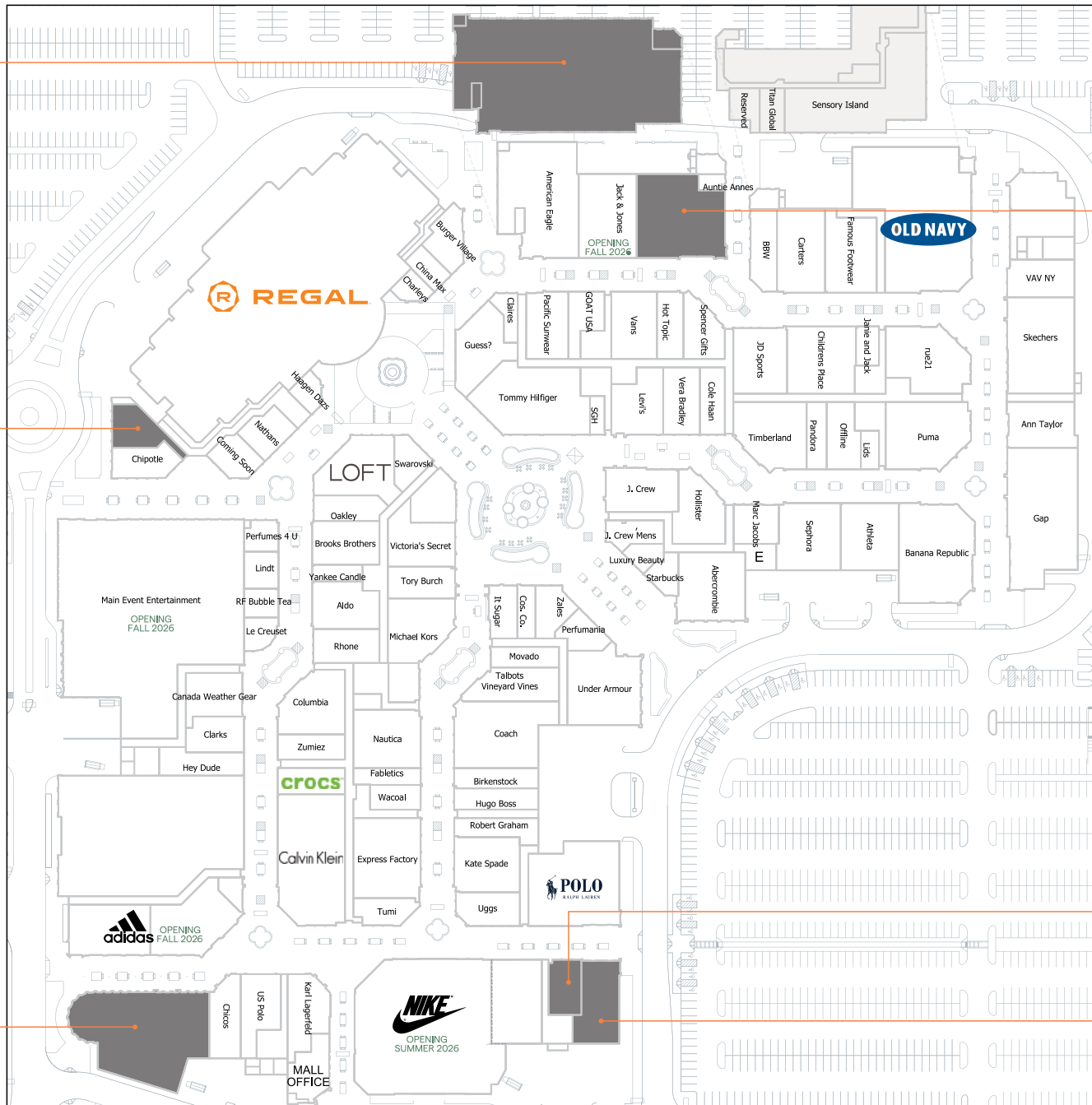
SUITE 1092
2,928 SF

SUITE 102
15,042 SF

SUITE 924
9,860 SF

SUITE 225
2,561 SF

SUITE 255
4,839 SF



SUITE
102
15,024 SF

Frontage ~ 36'+137'

Dressing Rooms **Yes**

Fixtures **Current tenant**

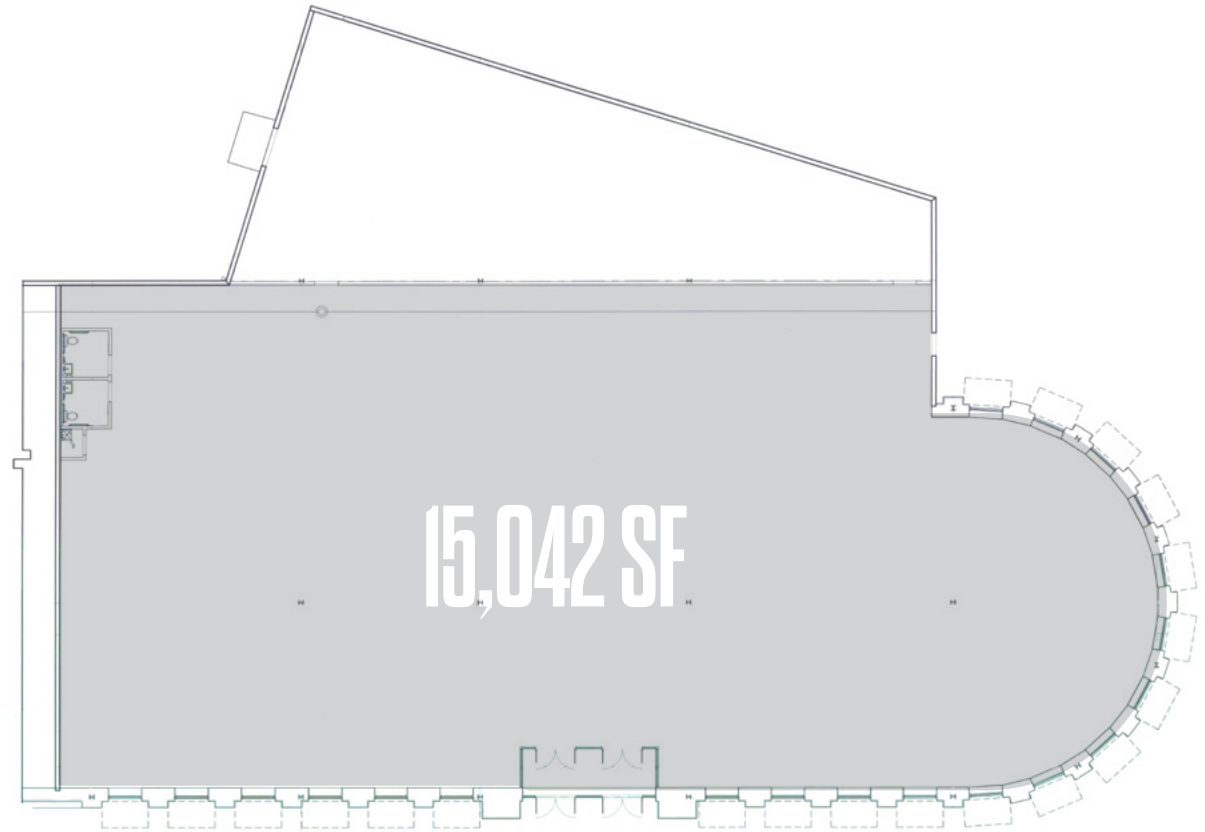
Cashwrap **Current tenant**

Ceiling **Open**

Stockroom **Yes**

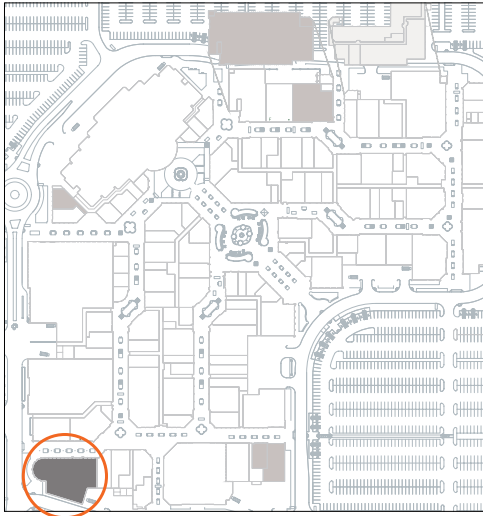
Restroom **Yes**

CoTenants **Chico's, Adidas
Reebok**



[CLICK HERE FOR LOD/TENANT PLANS](#)

SUITE
102
15,042 SF



SUITE

225
2,561 SF

Frontage ~ 39'

Dressing Rooms **No**

Fixtures **Current tenant**

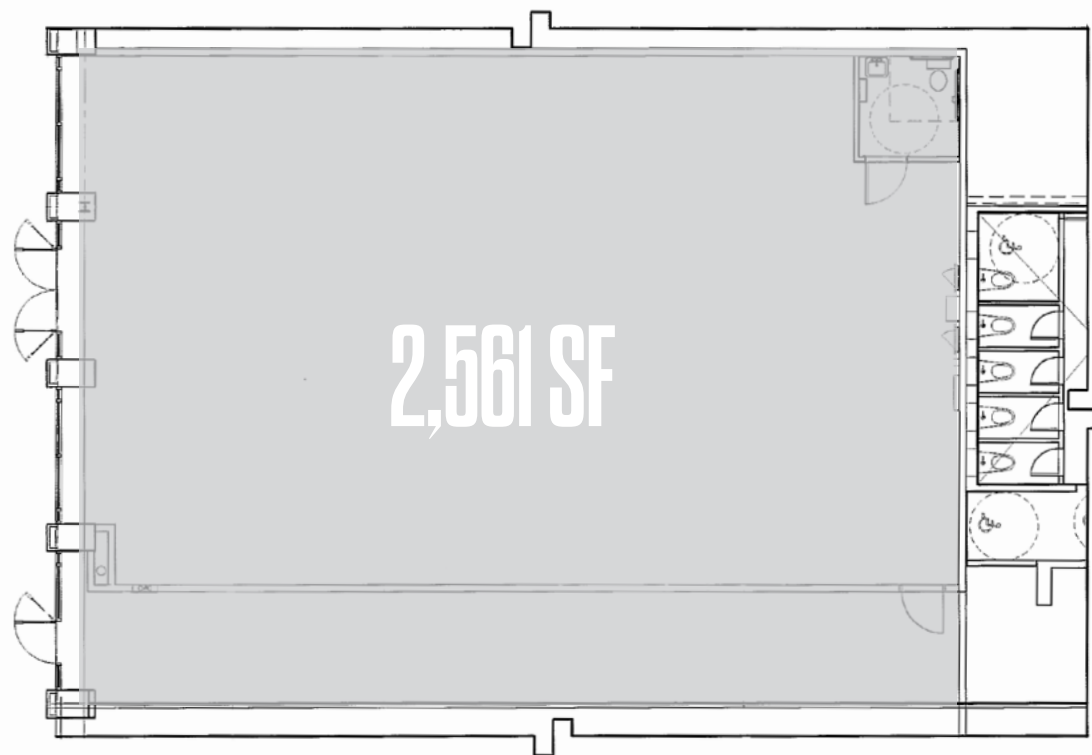
Cashwrap **Yes**

Ceiling **Open**

Stockroom **Yes**

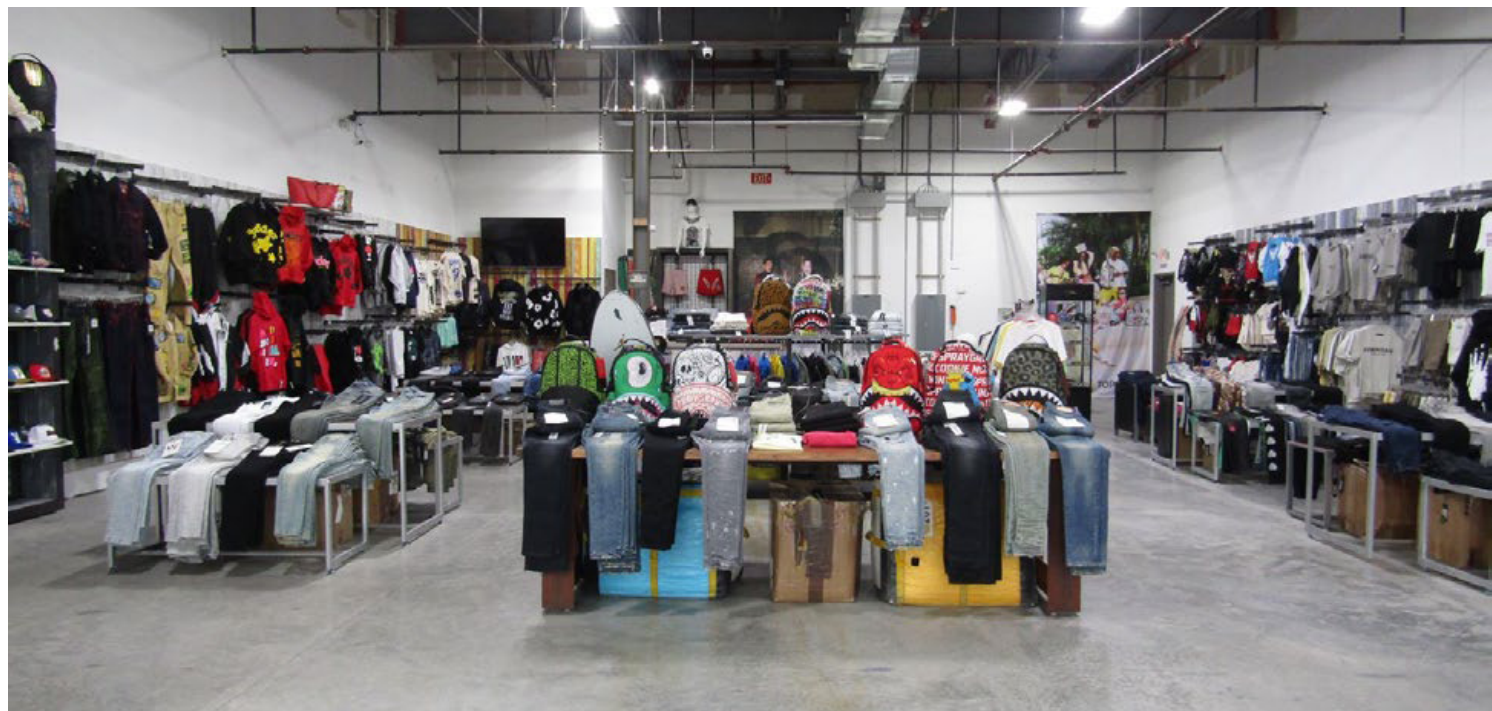
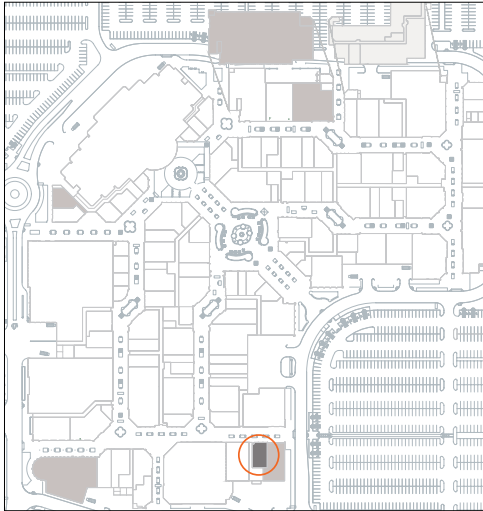
Restroom **Yes**

CoTenants **Nike, Polo Ralph Lauren, Uggs**



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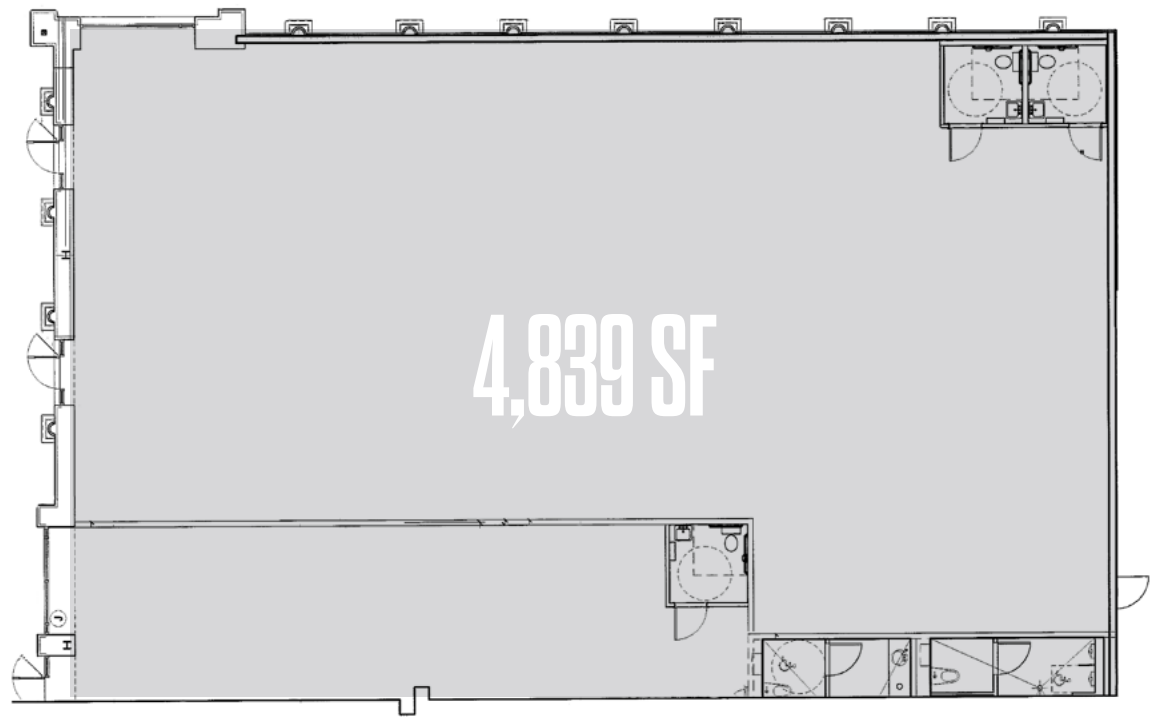
SUITE
225
2,561 SF



SUITE

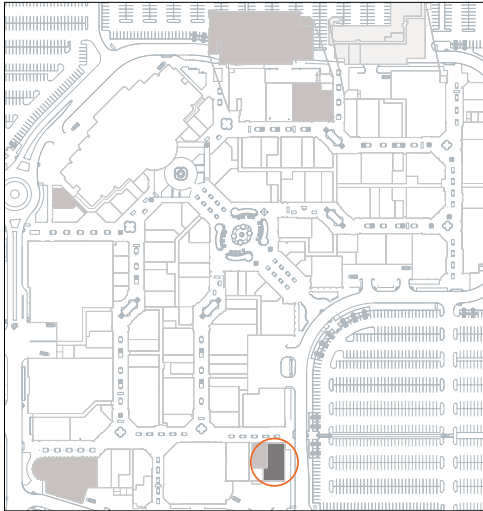
255
4,839 SF

Frontage	~ 45'
Dressing Rooms	No
Fixtures	Current tenant
Cashwrap	Current tenant
Ceiling	Open
Stockroom	Yes
Restroom	Yes
CoTenants	Polo Ralph Lauren, Ugg, Nike



[CLICK HERE FOR LOD/TENANT PLANS](#)

SUITE
255
4,839 SF



SUITE

900
32,500 SF

Entry **First Floor Entrance with Stair and Elevator**

Lobby **On 2nd Floor**

Fitness Areas **Open Fitness, Pool, Half Court Basketball Gym, 3 Fitness Classrooms**

Offices **Management, Staff, Child Care**

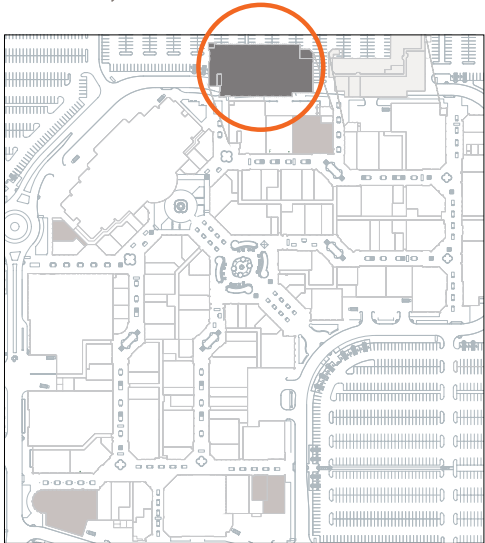
Restrooms **Men, Women, & Family Changing Room**

CoTenants **American Eagle, Bath & Body Works, Burger Village**



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SUITE
900
32,500 SF



SUITE

924
9,860

Frontage ~ 79'+ 94'

Dressing Rooms **No**

Fixtures **Current tenant**

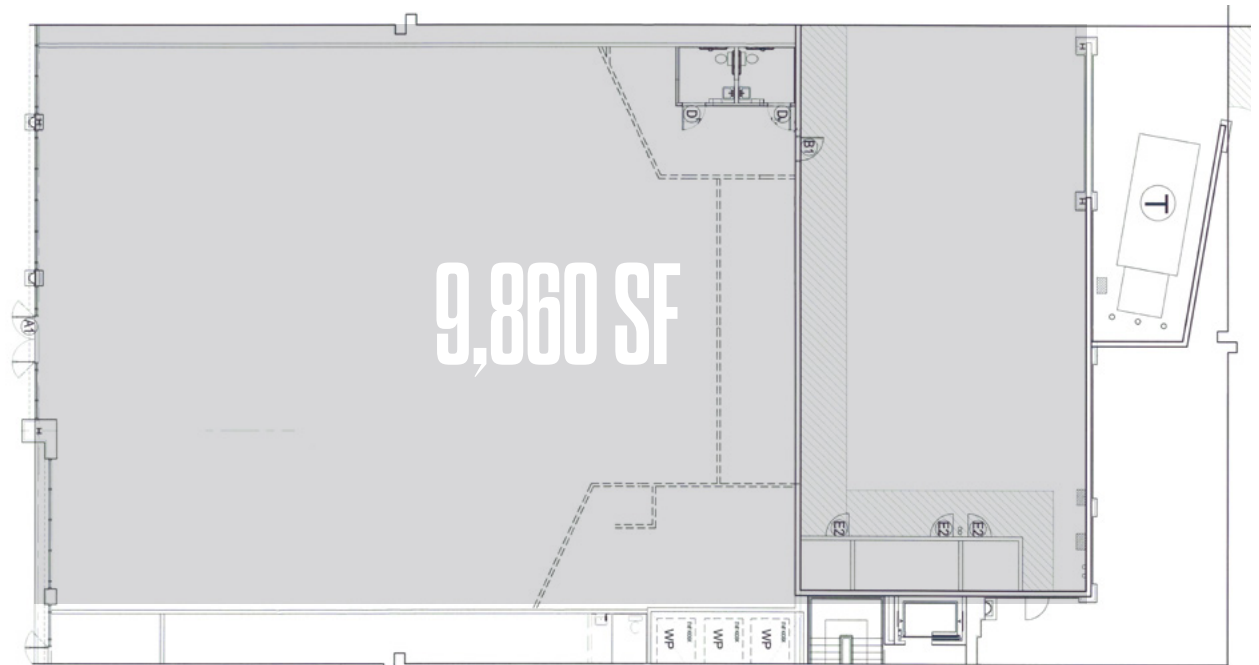
Cashwrap **Current tenant**

Ceiling **Open**

Stockroom **Yes**

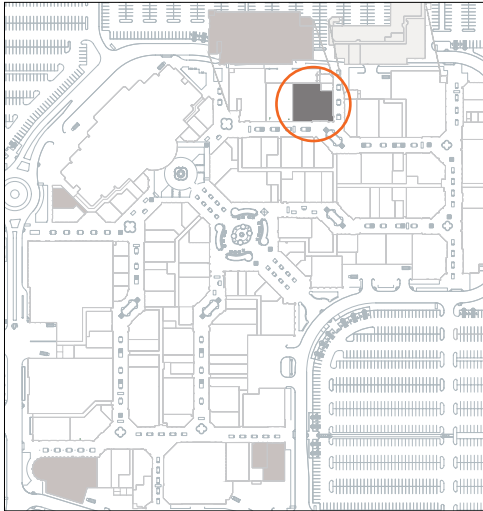
Restroom **Yes**

CoTenants **Bath & Body Works,
Vans, Hot Topic,
Spencer Gifts**



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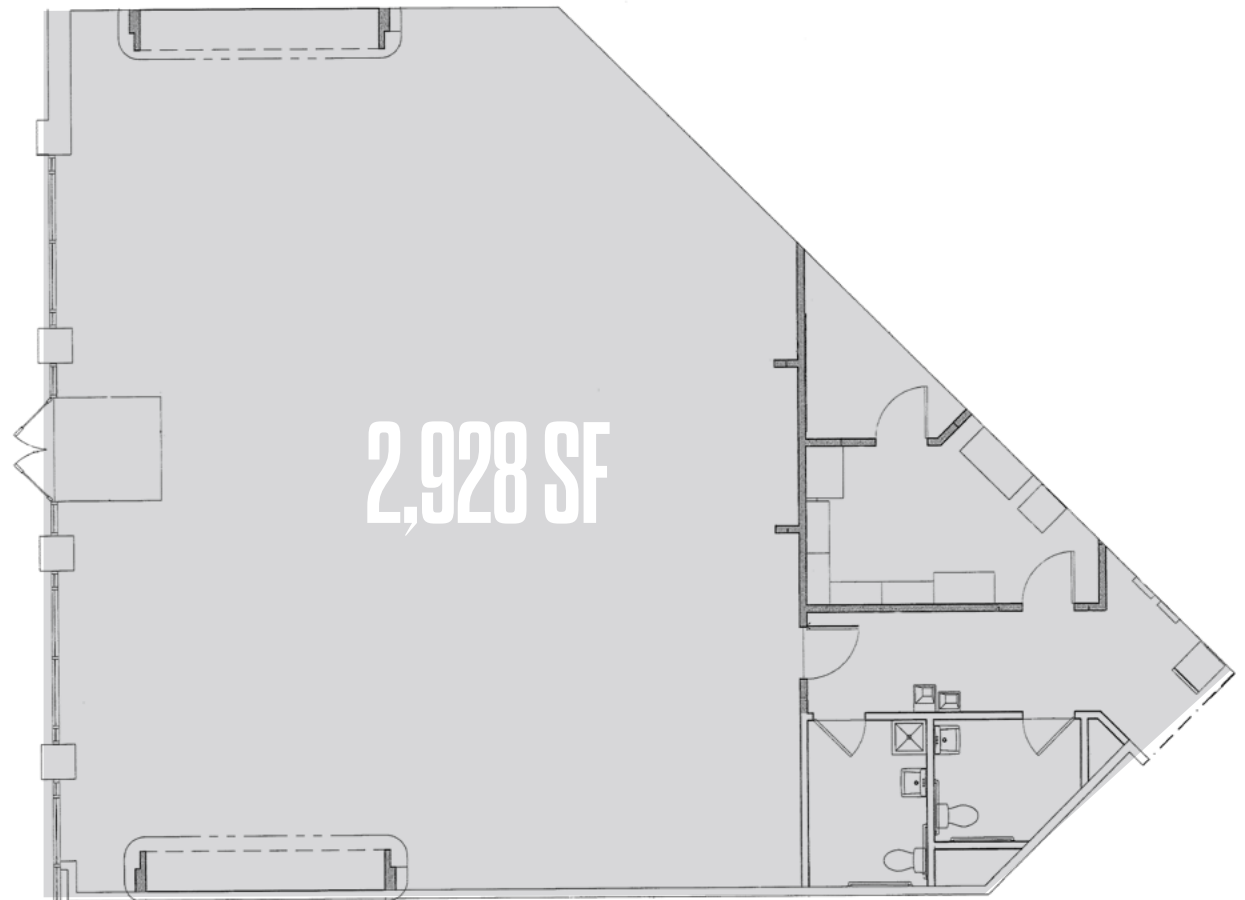
SUITE
924
9,860 SF



SUITE

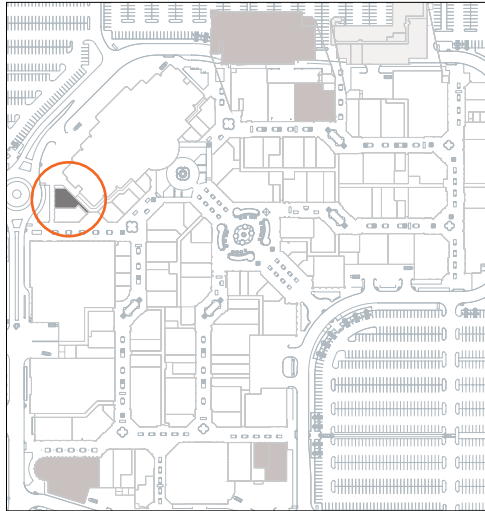
1092
2,928 SF

Frontage	~ 51'
Dressing Rooms	No
Fixtures	Current tenant
Cashwrap	Current tenant
Ceiling	Dropped
Stockroom	Yes
Restroom	Yes
CoTenants	Chipotle, Main Event Entertainment



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SUITE
1092
2,928 SF



Tanger®

DEER PARK

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