



RETAIL SPACE

SHIRLEY, NY

SOUTH PORT SHOPPING CENTER

999 Montauk Highway

AVAILABLE SIZES

3,774 SF

5,096 SF (Divisible)

Up To 15,000 SF (Proposed Building)

ASKING RENT

Upon Request

CO-TENANTS

Stop & Shop, Kohl's, HomeGoods (Coming Soon), Old Navy, Planet Fitness, Cohen's Fashion Optical, LabCorp, GameStop, Verizon Wireless, GNC, Pacific Tanning, Kay Jewelers, Bath & Body Works, Sally Beauty Supply, Marshalls, Tropical Smoothie Cafe, The UPS Store, Five Below, Ulta, Pets Warehouse, Island Empanada, Torrid, Famous Footwear, Buffalo Wild Wings GO, Mattress Warehouse, Cold Stone Creamery

NEIGHBORS

McDonalds, Tire City, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS Pharmacy, iFixScreens, T-Mobile, Friendly's

COMMENTS

301,778 SF Shopping Center

Located on Montauk Highway (Route 27A) with dedicated traffic signal

Situated within ¼ mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46)

CONTACT EXCLUSIVE AGENTS

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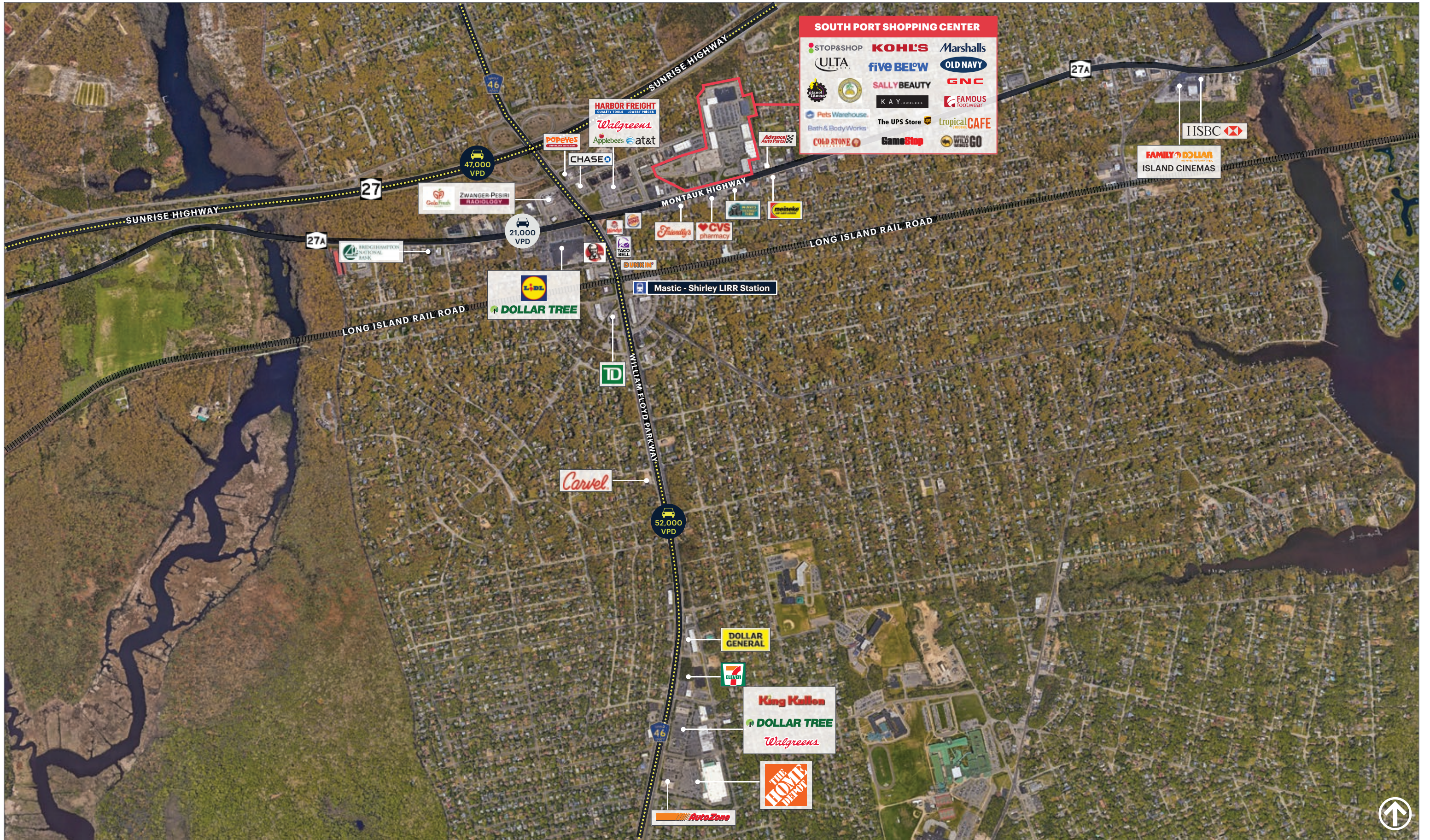
RIPCO
REAL ESTATE

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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



MID-LEVEL AERIAL



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

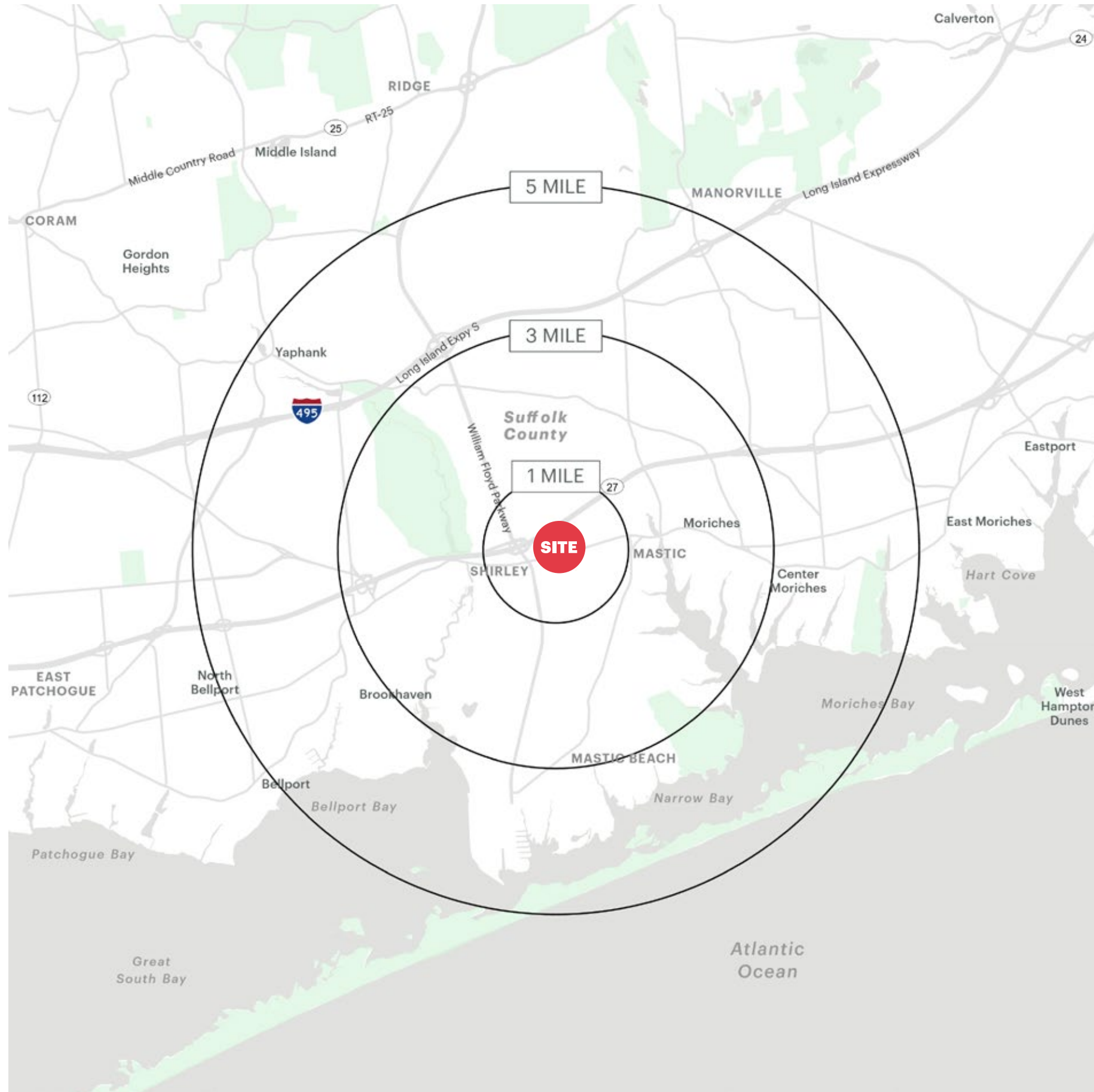
AERIAL



SITE PLAN



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

11,729

HOUSEHOLDS

3,418

AVERAGE HOUSEHOLD INCOME

\$136,558

MEDIAN HOUSEHOLD INCOME

\$106,245

COLLEGE GRADUATES (Bachelor's +)

1,437 - 18.0%

TOTAL BUSINESSES

469

TOTAL EMPLOYEES

2,700

DAYTIME POPULATION (w/ 16 yr +)

9,270

3 MILE RADIUS

POPULATION

53,564

HOUSEHOLDS

17,112

AVERAGE HOUSEHOLD INCOME

\$132,329

MEDIAN HOUSEHOLD INCOME

\$100,643

COLLEGE GRADUATES (Bachelor's +)

8,244 - 23.0%

TOTAL BUSINESSES

1,287

TOTAL EMPLOYEES

9,631

DAYTIME POPULATION (w/ 16 yr +)

38,748

5 MILE RADIUS

POPULATION

93,197

HOUSEHOLDS

31,485

AVERAGE HOUSEHOLD INCOME

\$131,848

MEDIAN HOUSEHOLD INCOME

\$99,350

COLLEGE GRADUATES (Bachelor's +)

16,727 - 26.0%

TOTAL BUSINESSES

2,539

TOTAL EMPLOYEES

29,552

DAYTIME POPULATION (w/ 16 yr +)

79,065

AREA DEMOGRAPHICS

