



# Retail Property For Lease

1369 Deer Park Ave North Babylon, NY 11703



## Offering Summary

Lease Rate:	Priced Upon Request
Building Size:	8,357 SF
Available SF:	1,450 SF
Lot Size:	1.45

## Property Overview

1,450 +- SF (23' W x 62' D) of retail space located in the center of a heavily trafficked neighborhood strip. Anchored by TD Bank and co-tenancy with Dutch Girl Cleaners and Super Star Beverage Center. Customer traffic is busy and consistent. There is parking for 40 cars with quick turnover rates for parking spaces. National tenant would thrive in this busy center.

## Property Highlights

- High Traffic Counts
- Traffic Light Intersection
- Maximum Exposure
- Great Tenant Mix

For More Information:

**Dennis Gandley**

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AVAILABLE



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Traffic Count. 18,000 +/- Cars Per Day

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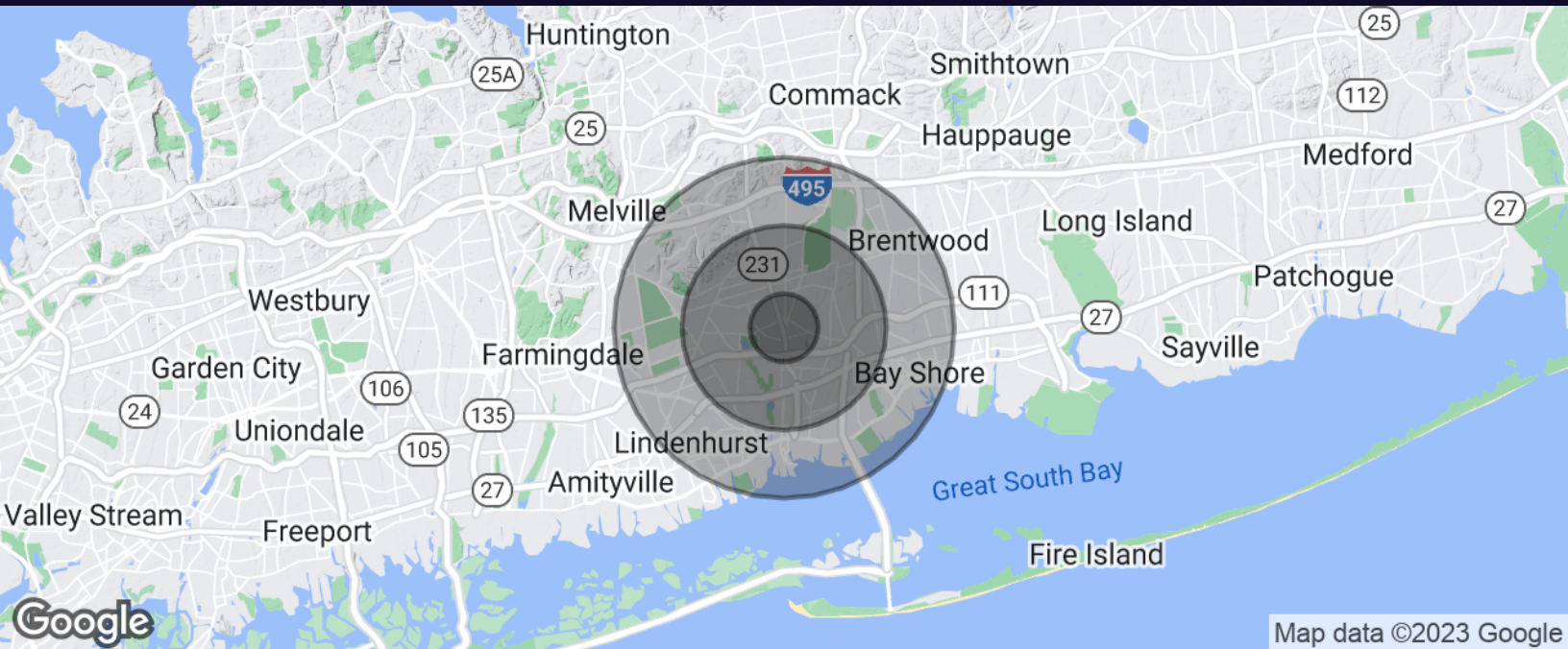
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## 1369 Deer Park Ave North Babylon, NY 11703



Population	1 Mile	3 Miles	5 Miles
Total Population	18,058	132,391	302,558
Average Age	38.7	38.0	38.3
Average Age (Male)	34.7	36.1	36.8
Average Age (Female)	40.7	39.4	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,149	42,895	95,373
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$86,598	\$92,386	\$101,121
Average House Value	\$373,076	\$418,111	\$459,612

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