



RETAIL SPACE

DEER PARK, NY

1858-1864 DEER PARK AVE

SIZE

1,200 SF + Basement

ASKING RENT

Upon Request

CO-TENANTS

Sun's Nail Salon, Liberty Jewelers, Marina Beauty Salon, Monster Music, Antrax, Healthy Meals Direct

NEIGHBORS

ShopRite, CVS Pharmacy, Five Guys, Gregory's Coffee, uBreakiFix, Dunkin', T-Mobile, Papa John's

COMMENTS

Great visibility on Deer Park Avenue

31,500 vehicles per day on Deer Park Avenue

22 - car parking lot

Less than 1/2 mile from Deer Park High School and John F Kennedy Intermediate School

Front and Side Exterior Signage Opportunities

CONTACT EXCLUSIVE AGENTS

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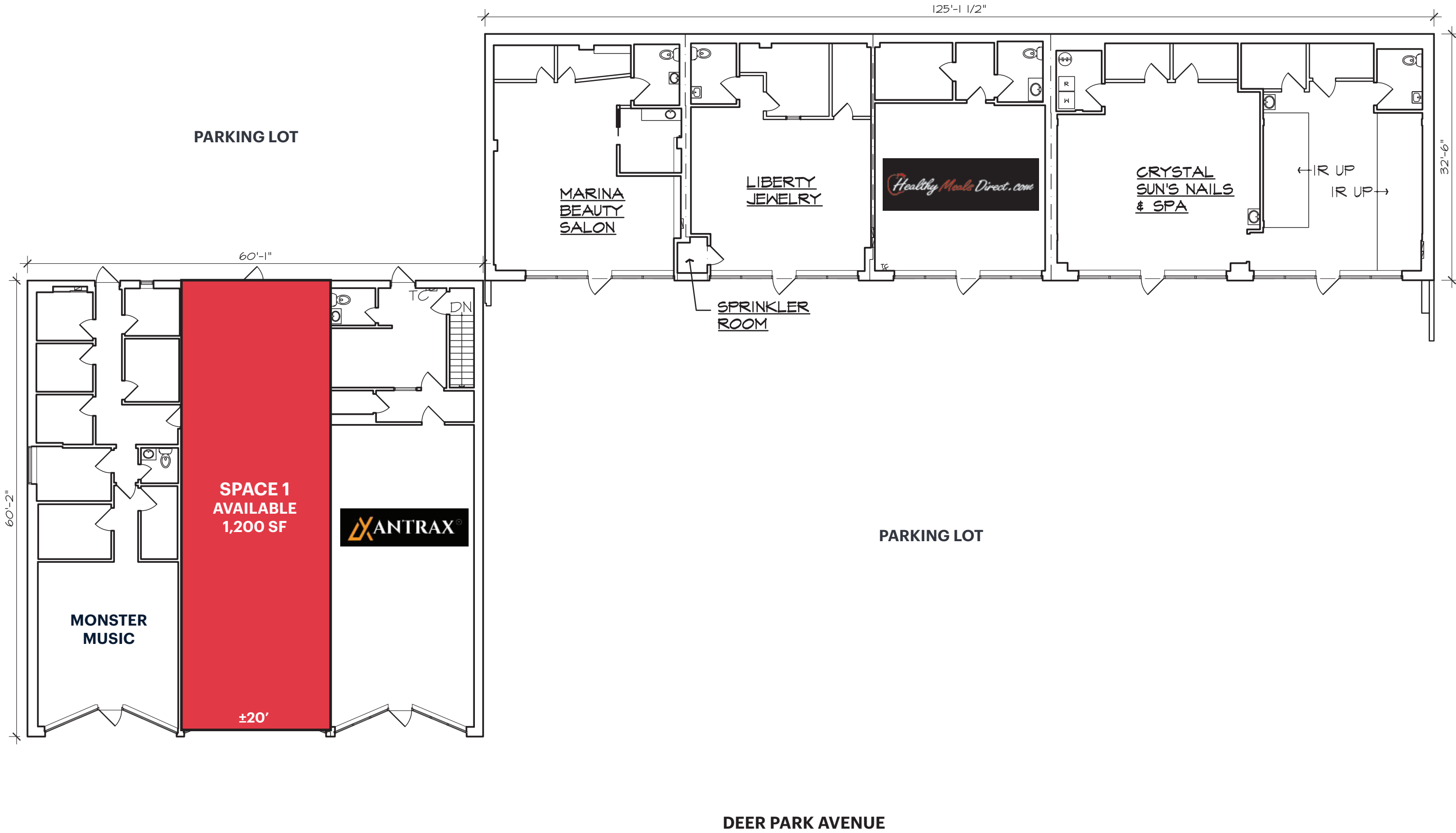
RIPCO
REAL ESTATE

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Please visit us at [ripcony.com](https://www.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.

COMPOSITE FLOOR PLAN



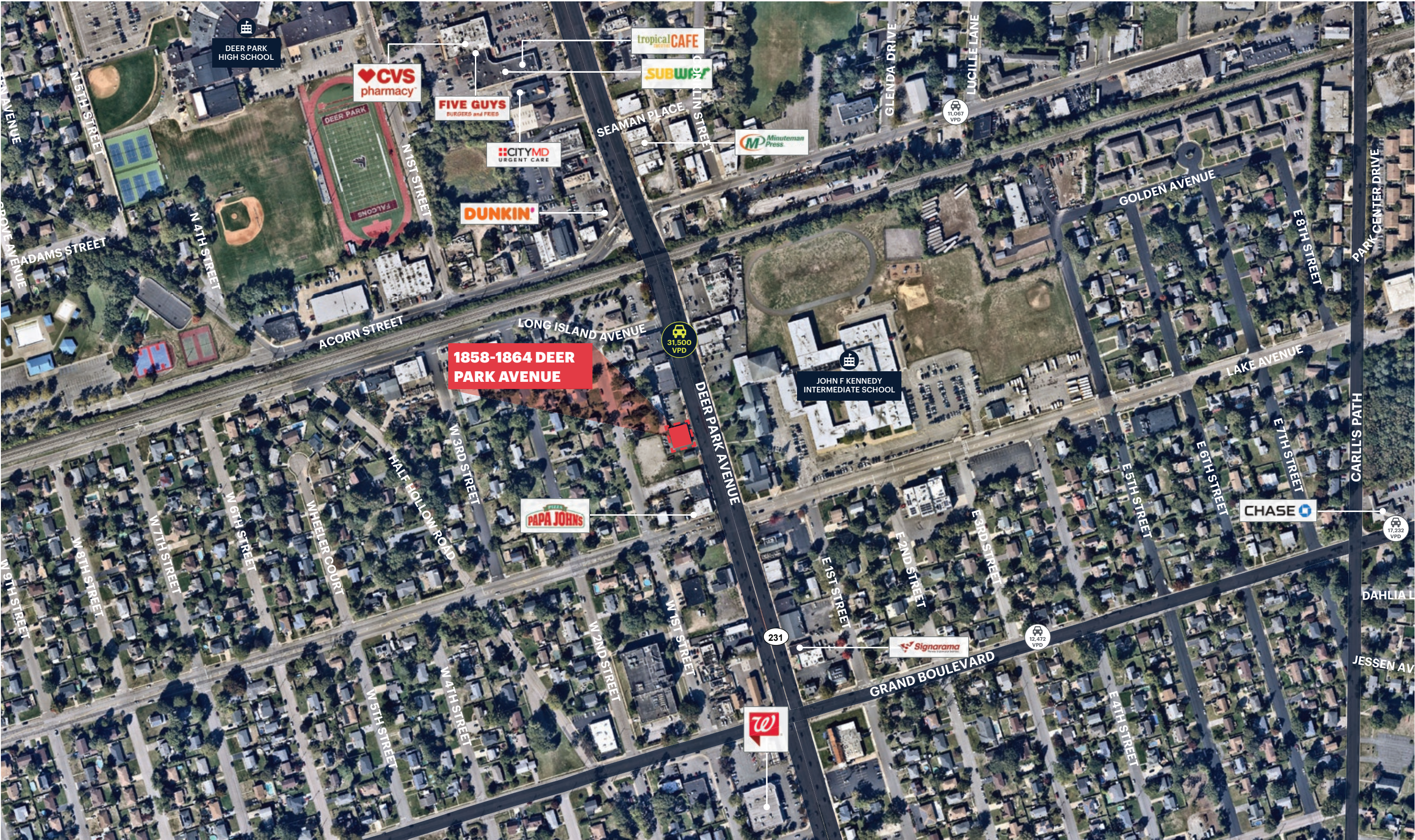
PHOTOS



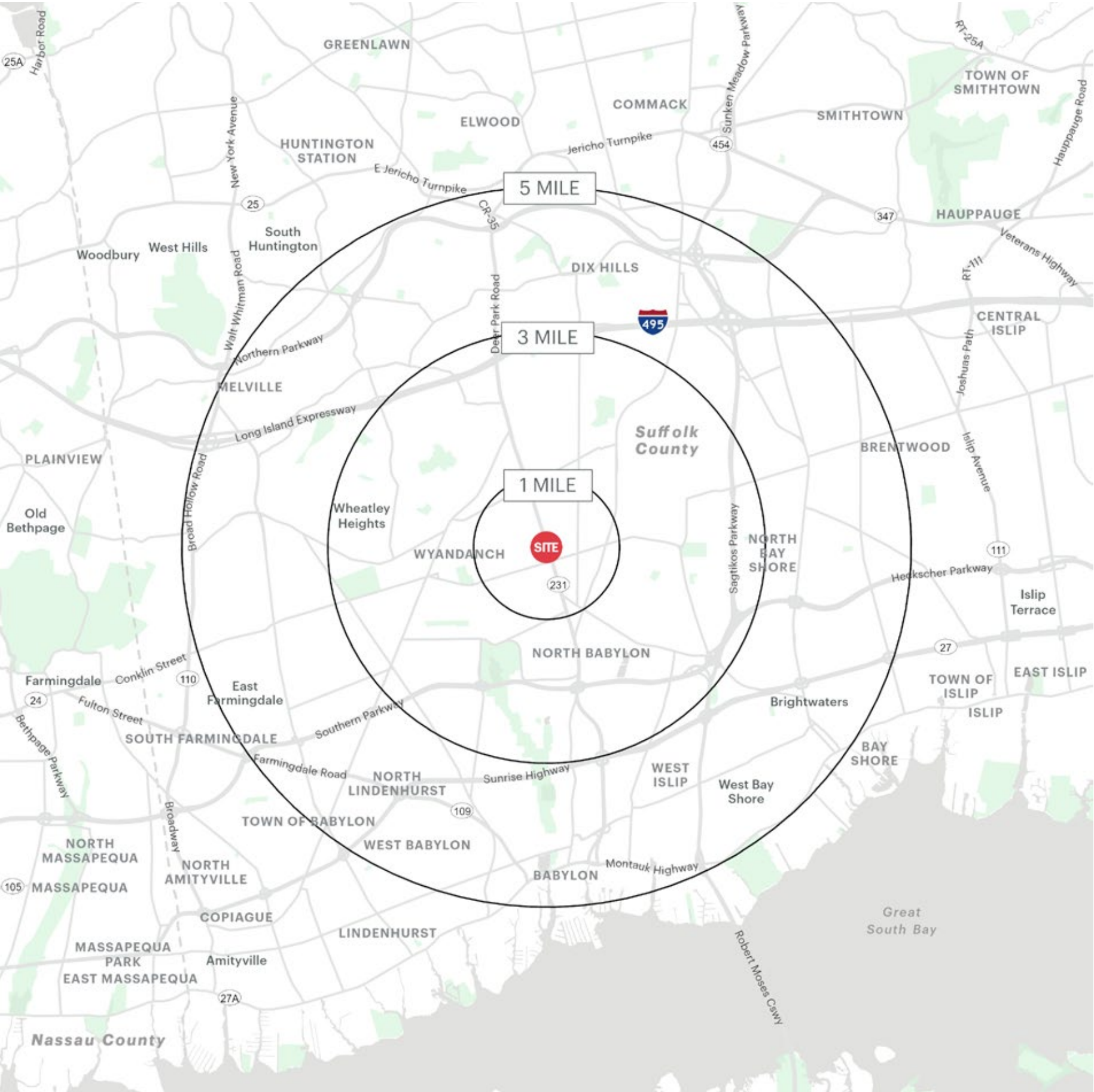
MARKET AERIAL



1858-1864 DEER PARK AVENUE DEER PARK, NEW YORK



AREA DEMOGRAPHICS



1858-1864 DEER PARK AVENUE DEER PARK, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
18,034	4,522 - 24.6%
HOUSEHOLDS	TOTAL BUSINESSES
5,943	895
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$133,893	7,018
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$107,944	16,019

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
108,696	26,184 - 21.8%
HOUSEHOLDS	TOTAL BUSINESSES
33,230	3,733
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$148,036	33,282
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$113,344	88,142

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
280,326	69,809 - 23.2%
HOUSEHOLDS	TOTAL BUSINESSES
85,809	11,507
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$153,300	123,376
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$114,349	265,420

AREA DEMOGRAPHICS

