



## RETAIL SPACE

# NORTH BABYLON, NY

## 1241 DEER PARK AVENUE

### SIZE

±12,000 SF plus ±7,000 SF Basement

### CO-TENANTS

Staples, Masala Market, Aboff's Paint Store, Tae Kwon Do

### NEIGHBORS

Aldi, Planet Fitness, Phenix Salon Suites, Extra Space Storage, AutoZone, McDonald's, CVS Pharmacy, Burger King, Dunkin', Chip City, Carvel, Wingstop, Avocados Kitchen, Buffalo Wild Wings, LA Fitness, PetSmart, Uncle Giuseppe's Market, Starbucks, GNC, Citibank, PM Pediatrics, Philly Pretzel Factory, Voodoo Crab, Teachers Federal Credit Union, Just Salad (Coming Soon)

### COMMENTS

Located at the signalized intersection of Deer Park Avenue and Woods Road

End-cap opportunity with approximately 50 FT of frontage

Easy access and tremendous visibility on Deer Park Avenue

Strong retail corridor with many national and local tenants

Over 47,000 passing this site daily

## CONTACT EXCLUSIVE AGENTS

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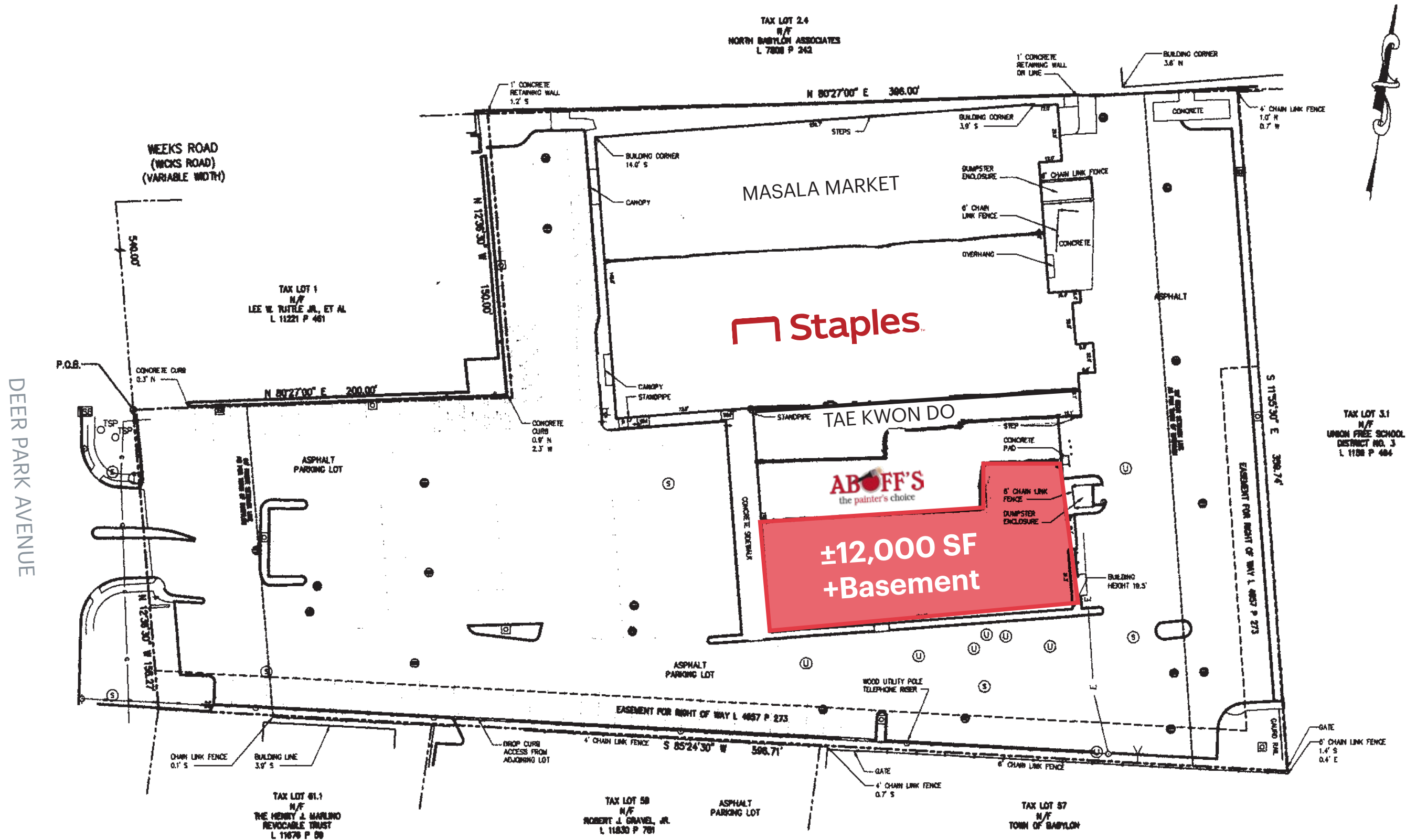
Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

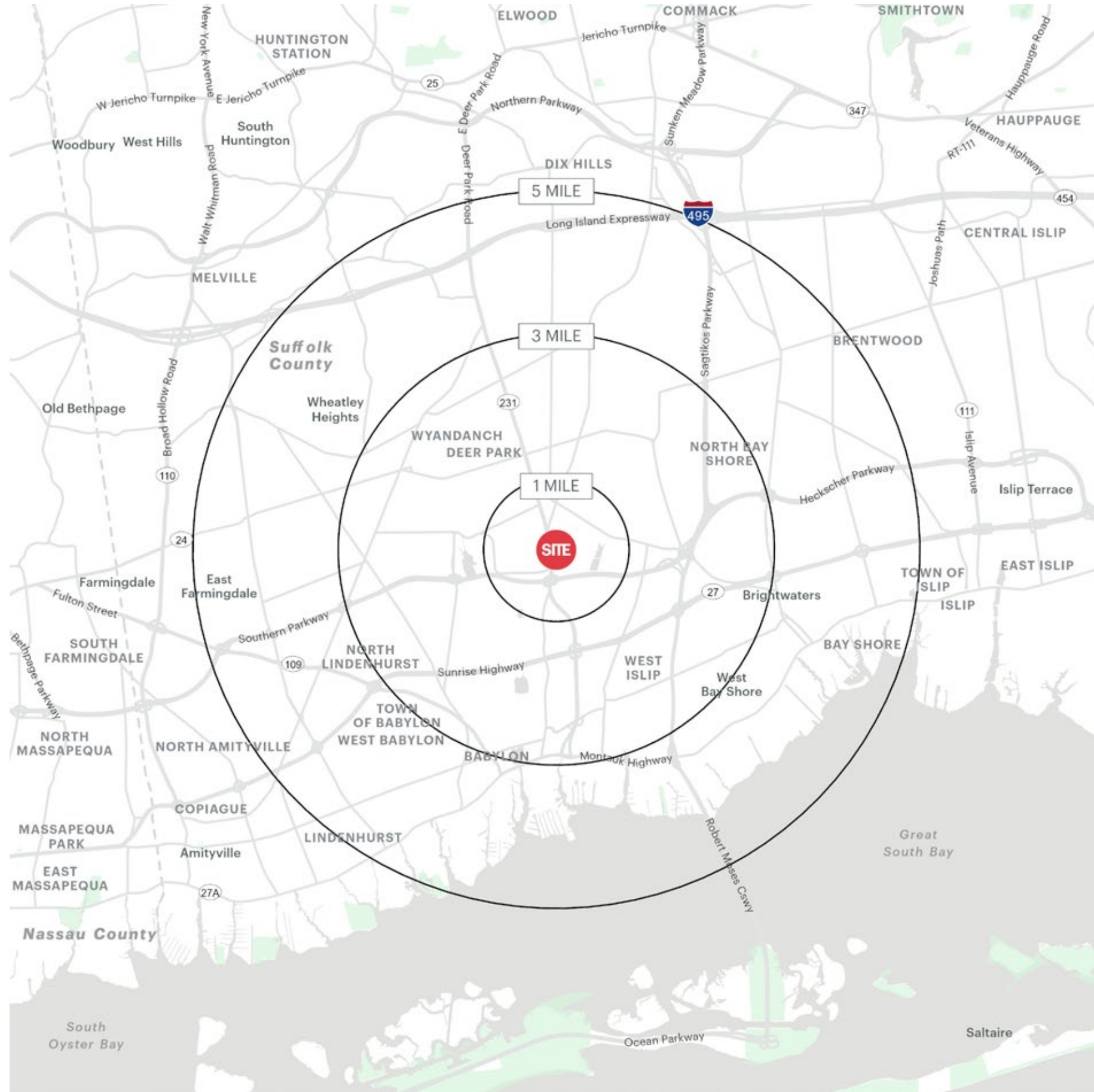
# MARKET AERIAL







# AREA DEMOGRAPHICS



1241 DEER PARK AVENUE NORTH BABYLON, NEW YORK

## 1 MILE RADIUS

### POPULATION

18,351

### HOUSEHOLDS

6,140

### AVERAGE HOUSEHOLD INCOME

\$162,054

### MEDIAN HOUSEHOLD INCOME

\$124,278

### COLLEGE GRADUATES (Bachelor's +)

4,445 - 34.0%

### TOTAL BUSINESSES

698

### TOTAL EMPLOYEES

4,525

### DAYTIME POPULATION (w/ 16 yr +)

13,123

## 3 MILE RADIUS

### POPULATION

140,232

### HOUSEHOLDS

45,128

### AVERAGE HOUSEHOLD INCOME

\$159,983

### MEDIAN HOUSEHOLD INCOME

\$124,929

### COLLEGE GRADUATES (Bachelor's +)

35,769 - 36.0%

### TOTAL BUSINESSES

5,088

### TOTAL EMPLOYEES

40,755

### DAYTIME POPULATION (w/ 16 yr +)

107,817

## 5 MILE RADIUS

### POPULATION

293,323

### HOUSEHOLDS

91,515

### AVERAGE HOUSEHOLD INCOME

\$163,147

### MEDIAN HOUSEHOLD INCOME

\$123,718

### COLLEGE GRADUATES (Bachelor's +)

74,250 - 36.0%

### TOTAL BUSINESSES

10,395

### TOTAL EMPLOYEES

106,108

### DAYTIME POPULATION (w/ 16 yr +)

247,707

# AREA DEMOGRAPHICS

