



RETAIL SPACE

OYSTER BAY, NY

PINE HOLLOW SHOPPING CENTER

249-273 PINE HOLLOW ROAD

SIZE

12,000 SF - Former Rite Aid + Full Basement - DIVISBLE

ASKING RENT

Upon Request

CO-TENANTS

Aboff's Hardware, Party Store, Nail Salon, Mario's Pizza, Verizon, Liquor Store, The UPS Store

NEIGHBORS

Stop & Shop, Bank of America, CVS, PetValu, Dunkin Donuts

COMMENTS

Easement with the adjacent Stop and Shop

Tremendous Visibility

Easy access on Pine Hollow Road with three access points

Adequate Parking

Over 20,000 vehicles passing this site daily

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

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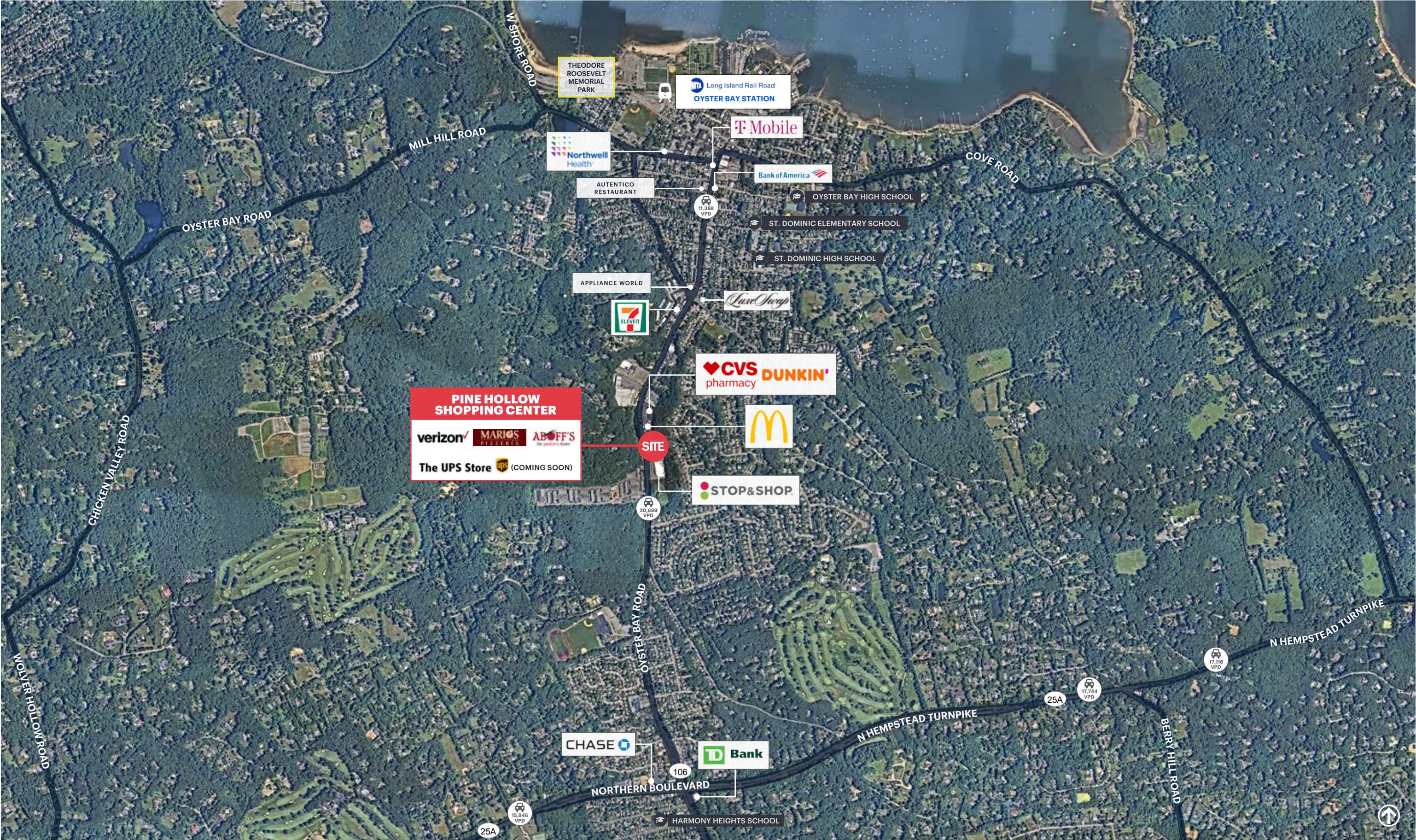


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Please visit us at ripcony.com for more information

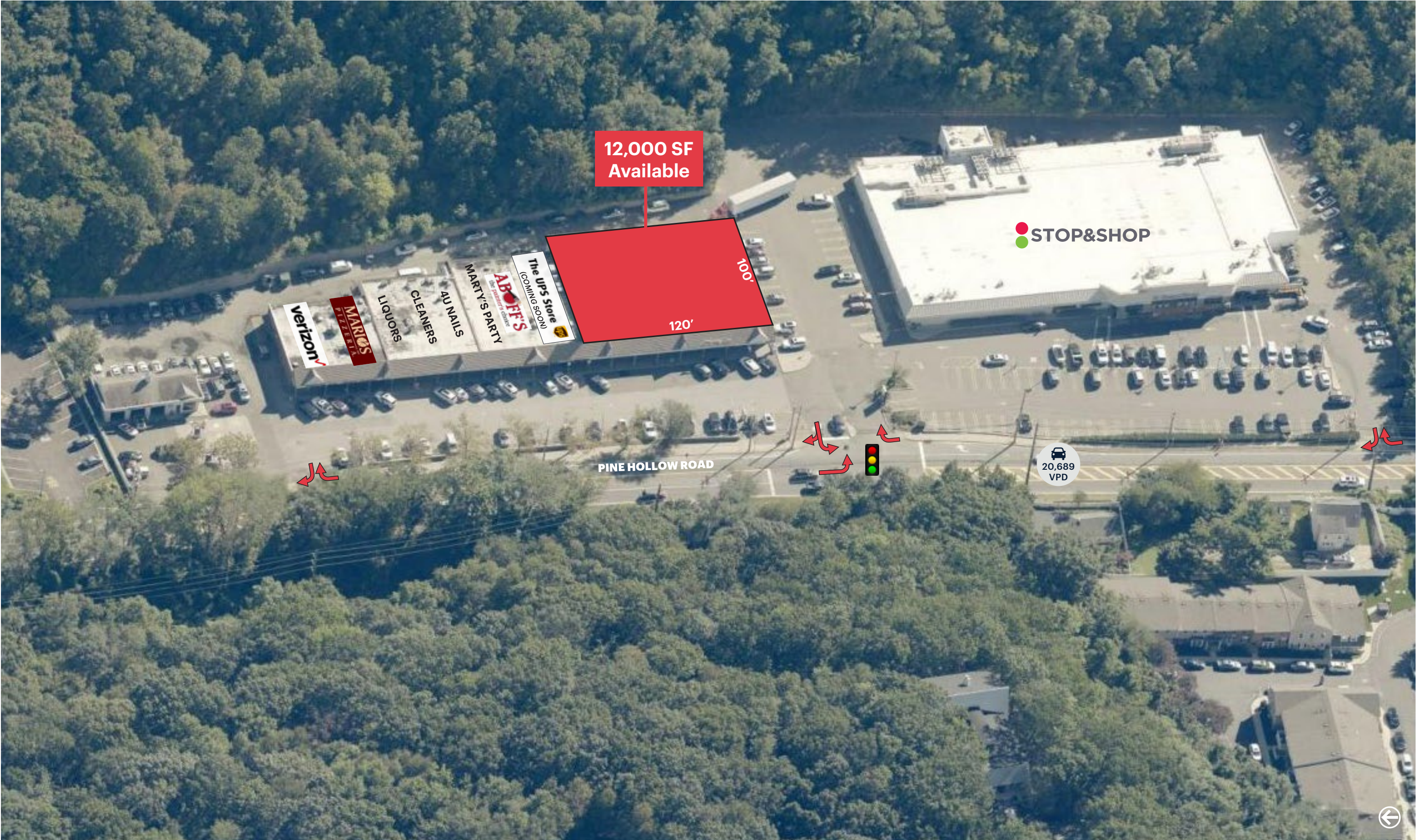
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL





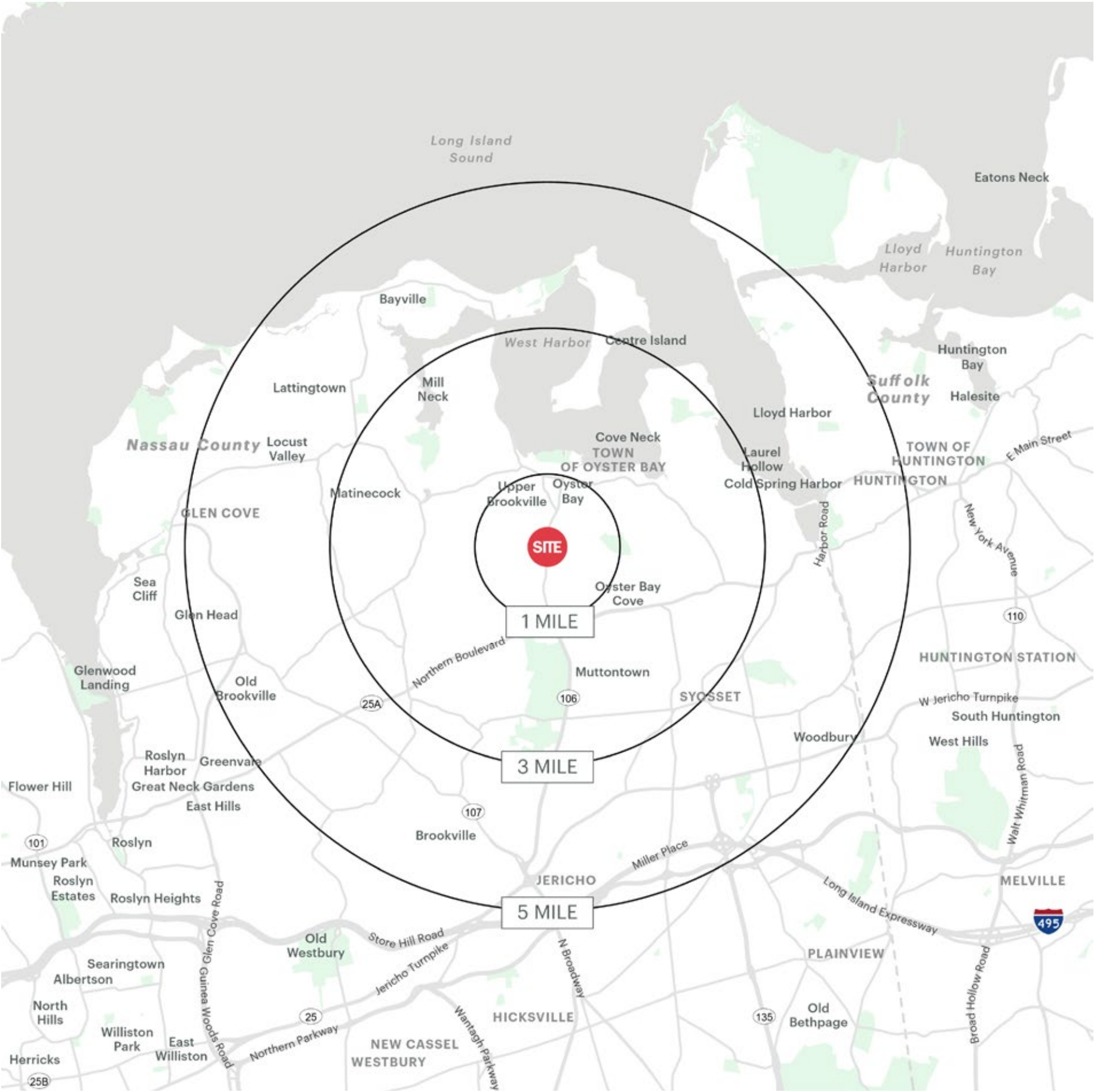
PINE HOLLOW SHOPPING CENTER OYSTER BAY, NEW YORK



SITE PLAN



AREA DEMOGRAPHICS



PINE HOLLOW SHOPPING CENTER OYSTER BAY, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
8,628	3,221 - 50.0%
HOUSEHOLDS	TOTAL BUSINESSES
3,333	401
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$178,217	3,410
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$123,511	7,942

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
23,869	11,069 - 64.0%
HOUSEHOLDS	TOTAL BUSINESSES
8,233	1,069
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$244,152	9,539
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$171,580	22,134

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
96,315	43,050 - 62.0%
HOUSEHOLDS	TOTAL BUSINESSES
32,079	5,363
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$231,652	60,518
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$162,582	111,507

AREA DEMOGRAPHICS

