

2 REMAINING SPACES AVAILABLE

6,500 SF FOR LEASE

3544-3650 Long Beach Road | Oceanside, NY 11572

4,000 SF PAD SITE +
FORMER BANK SPACE
AVAILABLE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

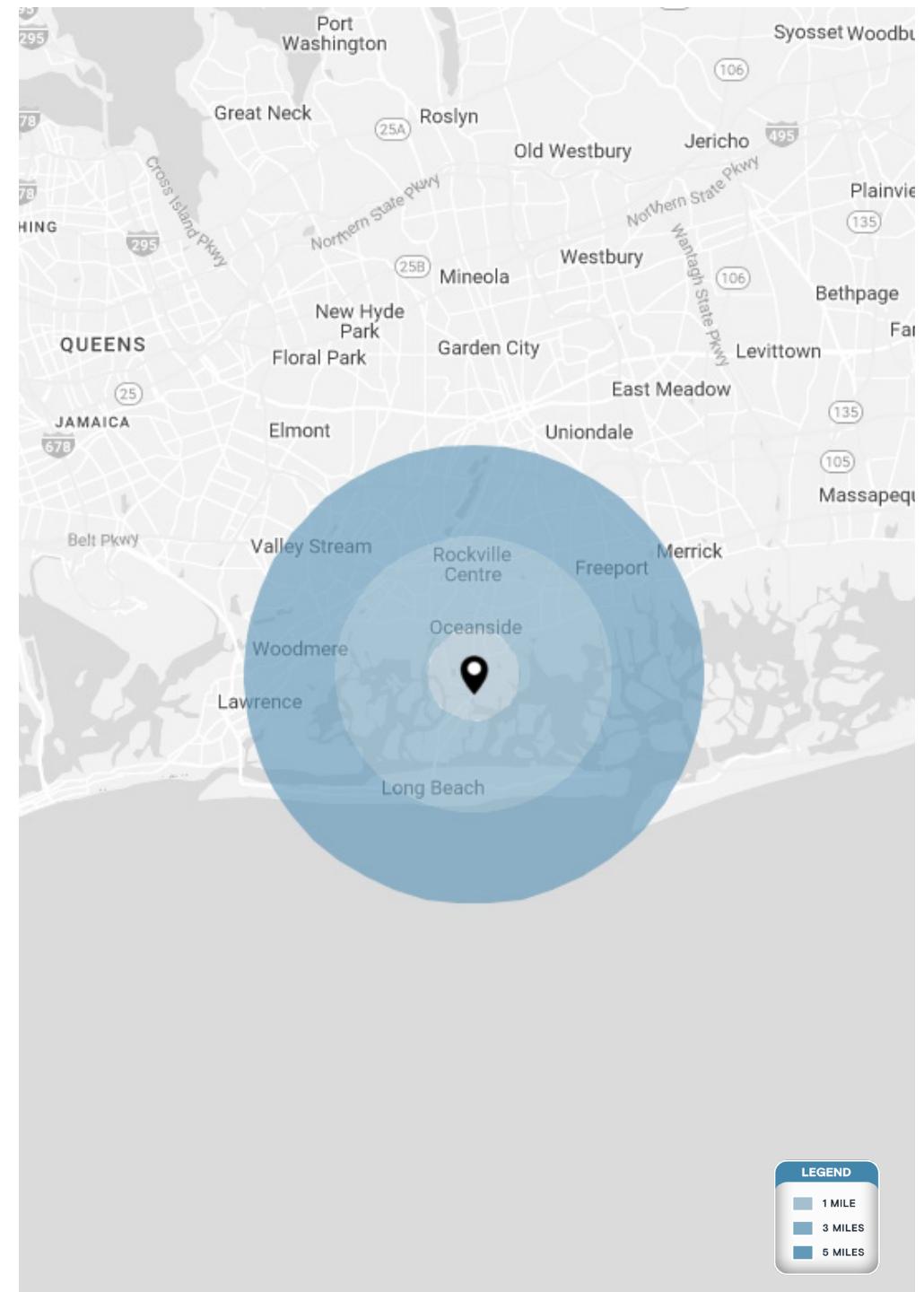
- One remaining 4,000 SF pad site vacancy
- 2,500 SF inline space available
- Anchored by Kohl's, Burlington, Marshalls, and Amazon Fresh
- Total GLA: 283,652 SF
- Close proximity to Sunrise Highway

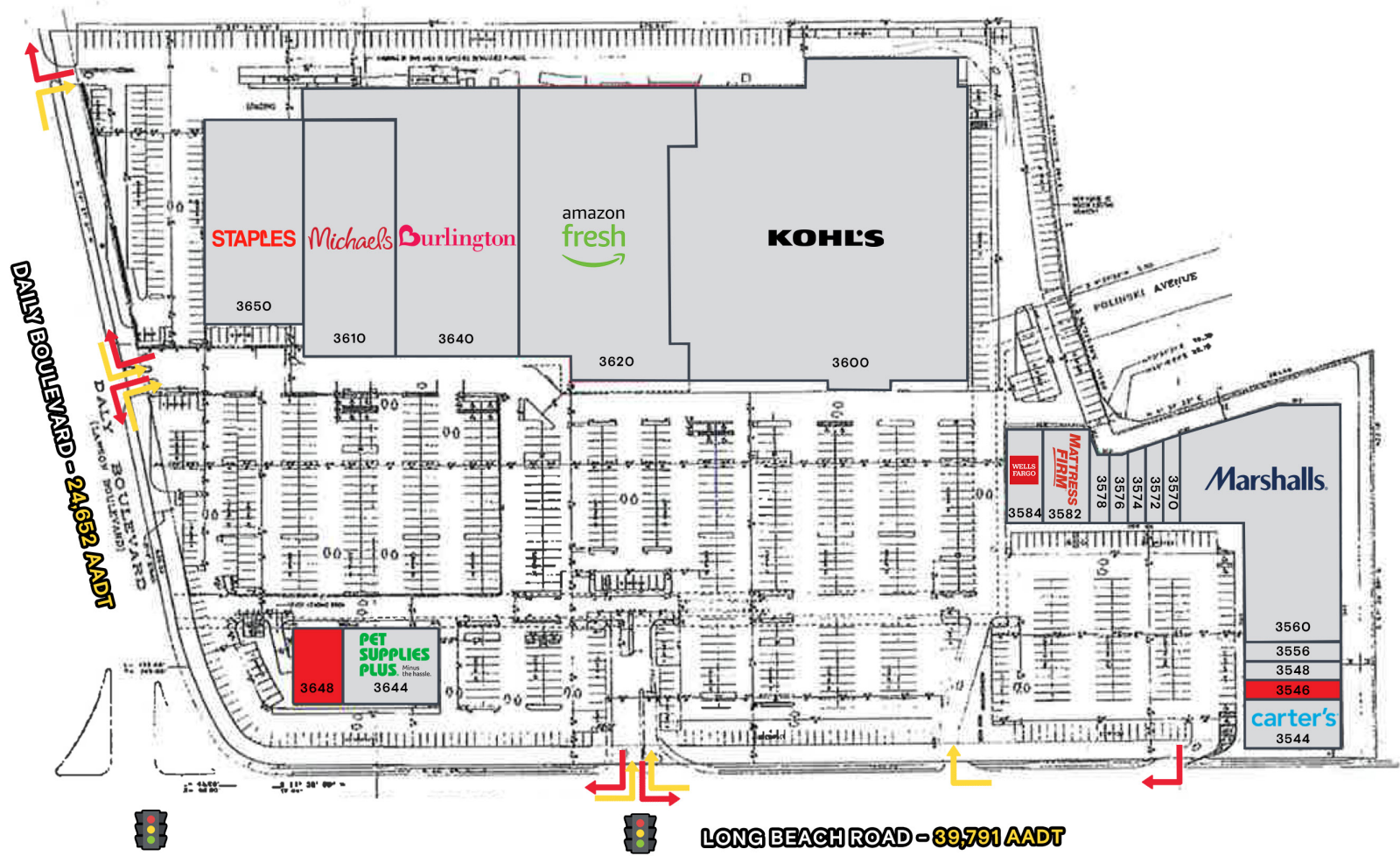
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,450	140,232	359,653
HOUSEHOLDS	5,095	52,249	120,776
EMPLOYEES	12,008	117,321	296,002
AVERAGE HH INCOME	\$162,921	\$156,104	\$163,093

TRAFFIC COUNTS

LONG BEACH ROAD	39,791 AADT
DAILY BOULEVARD	24,652 AADT





Tenant Roster

3544	Carter's	3570	Farmers Deli and Grill	3582	Mattress Firm	3610	Michaels
3546	2,500 SF Available	3572	Smart Set Too Cleaners	3584	Wells Fargo	3650	Staples
3548	Crumbl	3574	Ritz Jewelry	3600	Kohl's	3644	Pet Supplies Plus
3556	Card & Gift Shop	3576	Gigante's Pizzeria	3620	Amazon Fresh	3648	4,000 SF Available
3560	Marshalls	3578	Wendy Nail & Spa	3640	Burlington		





Contact Brokers

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