ANCHOR END CAP & SMALL SHOP SPACE AVAILABLE

3544-3650 Long Beach Road | Oceanside, NY 11572

20,100 SF END CAP COMING AVAILABLE Q1 2026

ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

Russel Helbling
MANAGING DIRECTOR
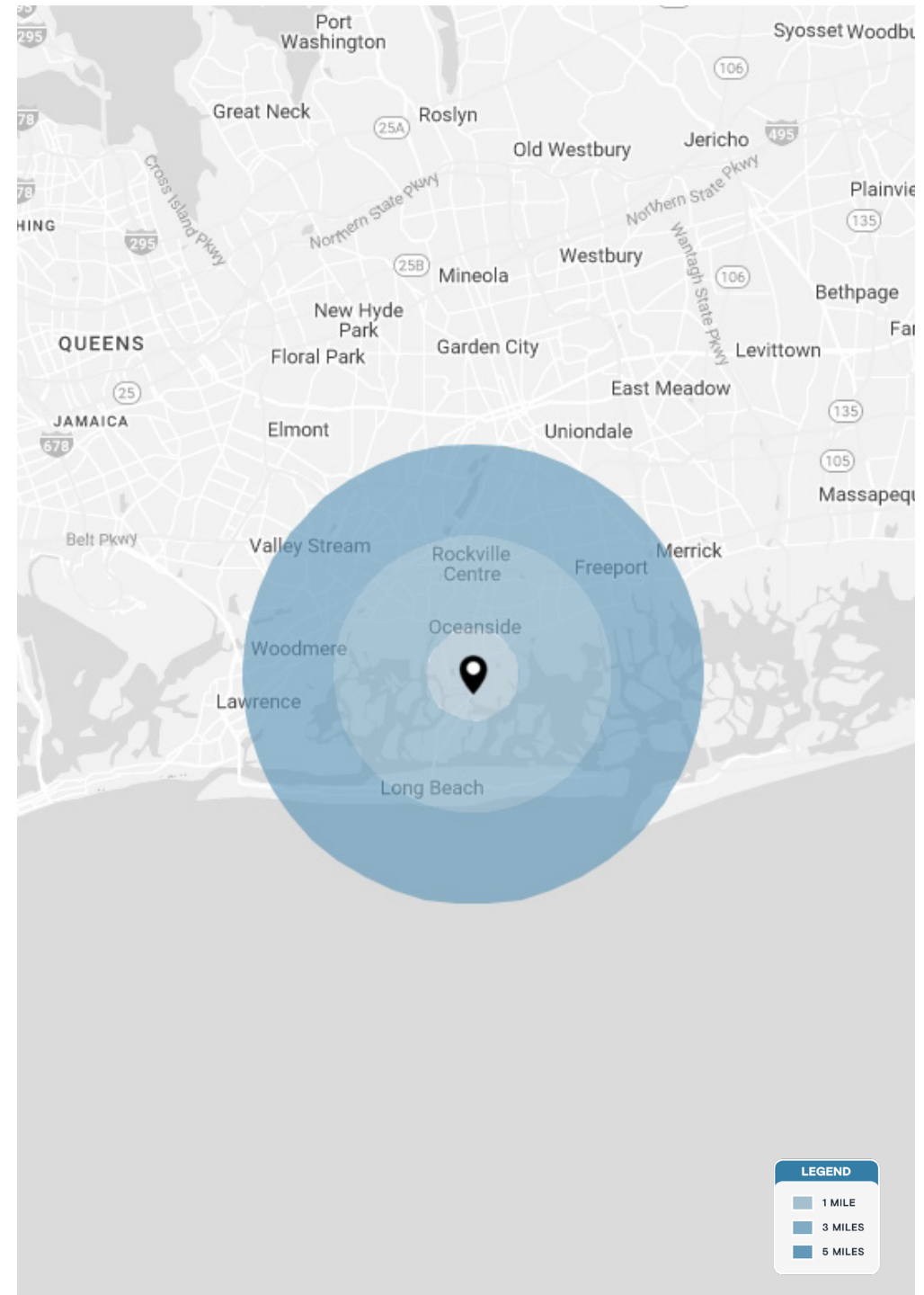russelhelbling@katzretail.com
(212) 219-6515

Property Overview

- One remaining 4,000 SF pad site vacancy
- 2,500 SF inline space available
- 20,100 SF End Cap Available (Former Staples)
- Anchored by Kohl's, Burlington, Marshalls, and Amazon Fresh
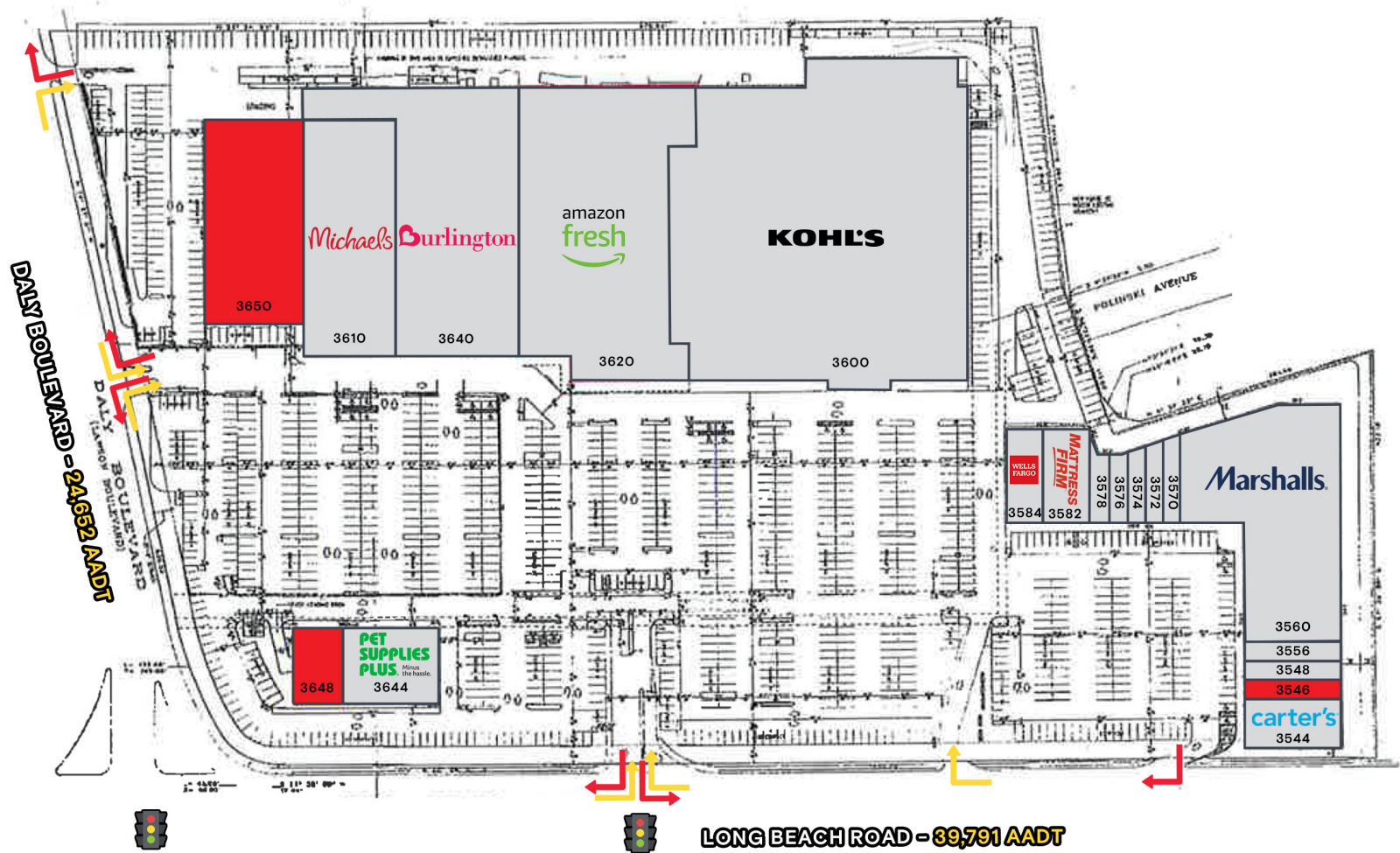- Total GLA: 283,652 SF
- Close proximity to Sunrise Highway

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

LEGEND
- 1 MILE
- 3 MILES
- 5 MILES

DALY BOULEVARD – 24,652 AADT

Michaels Burlington
amazon fresh
KOHL'S
Marshalls
PET SUPPLIES PLUS. *Minus the hassle.*
WELLS FARGO
MATTRESS FIRM
carter's

3650
3610
3640
3620
3600
3648
3644
3584
3582
3578
3576
3574
3572
3570
3560
3556
3548
3546
3544

LONG BEACH ROAD – 39,791 AADT

Tenant Roster

3544	Carter's	3570	Farmers Deli and Grill	3582	Mattress Firm	3610	Michaels
3546	**2,500 SF Available** 25 ft frontage, 100 ft depth	3572	Smart Set Too Cleaners	3584	Wells Fargo	3650	**20,100 SF Available** 100 ft frontage, 200 ft depth
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** 50 ft frontage, 80 ft depth
3560	Marshalls	3578	Wendy Nail & Spa	3640	Burlington		

SUNRISE HIGHWAY – 39,018 AADT

27

Key Food

LYNBROOK HIGH SCHOOL 1,781 STUDENTS

LYNBROOK SOUTH MIDDLE SCHOOL 367 STUDENTS

EAST ROCKAWAY HIGH SCHOOL 567 STUDENTS

OCEANSIDE SCHOOL 5 466 STUDENTS

CVS pharmacy

MOUNT SINAI SOUTH NASSAU 455 BEDS

petco

FREEPORT HIGH SCHOOL 2,177 STUDENTS

BALDWIN SQUARE
BEST BUY
AMERICAN THRIFT STORES

wild by nature

Walgreens

CVS pharmacy

P.C. RICHARD & SON

metro by T-Mobile

petco

five BELOW

DOLLAR TREE

ATLANTIC AVENUE – 28,416 AADT

LIDL

STOP & SHOP

CVS pharmacy

LONG BEACH ROAD – 39,791 AADT

LAWSON BOULEVARD – 27,121 AADT

Party City

OCEANSIDE HIGH SCHOOL 2,044 STUDENTS

OCEANSIDE PLAZA
T·J·MAXX   AspenDental
GameStop   AT&T   ME Massage Envy

verizon

TRADER JOE'S

THE VITAMIN SHOPPE

Retro Fitness

CVS pharmacy

MEADOW ELEMENTARY SCHOOL 597 STUDENTS

amazon fresh   KOHL'S   STAPLES
Marshalls   Michaels
MATTRESS FIRM   PET SUPPLIES PLUS   carter's

SITE

OCEANSIDE MIDDLE SCHOOL 837 STUDENTS

COSTCO WHOLESALE

SANDS SHOPPING CENTER
STOP & SHOP   OLD NAVY   SEPHORA
GAP   Nike Factory Store   Victoria's Secret
AMERICAN EAGLE
Bath & Body Works   LOFT   BANANA REPUBLIC
EXPRESS   ATHLETA

BALDWIN MIDDLE SCHOOL 1,071 STUDENTS

ACE Hardware

LINCOLN ORENS MIDDLE SCHOOL 272 STUDENTS

3544-3650 LONG BEACH ROAD | **MARKET AERIAL**

KATZ & ASSOCIATES

Contact Brokers

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

Russel Helbling
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com