

FOR LEASE

ANCHOR END CAP 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

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Property Overview

HIGHLIGHTS

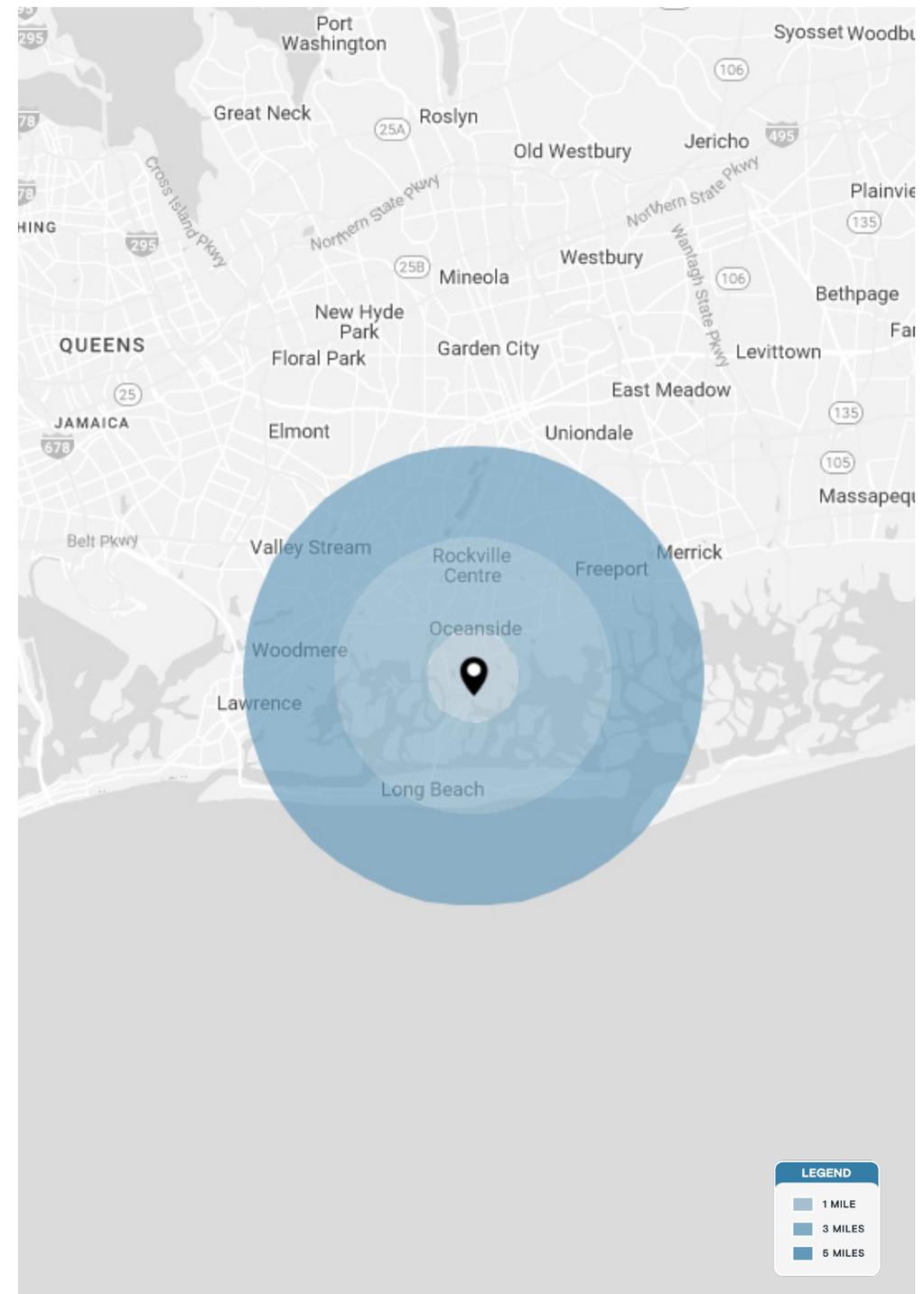
- 20,100 SF End Cap Available (Former Staples)
- Anchored by Kohl's, Burlington, Marshalls, and Amazon Fresh
- Total GLA: 283,652 SF
- Close proximity to Sunrise Highway

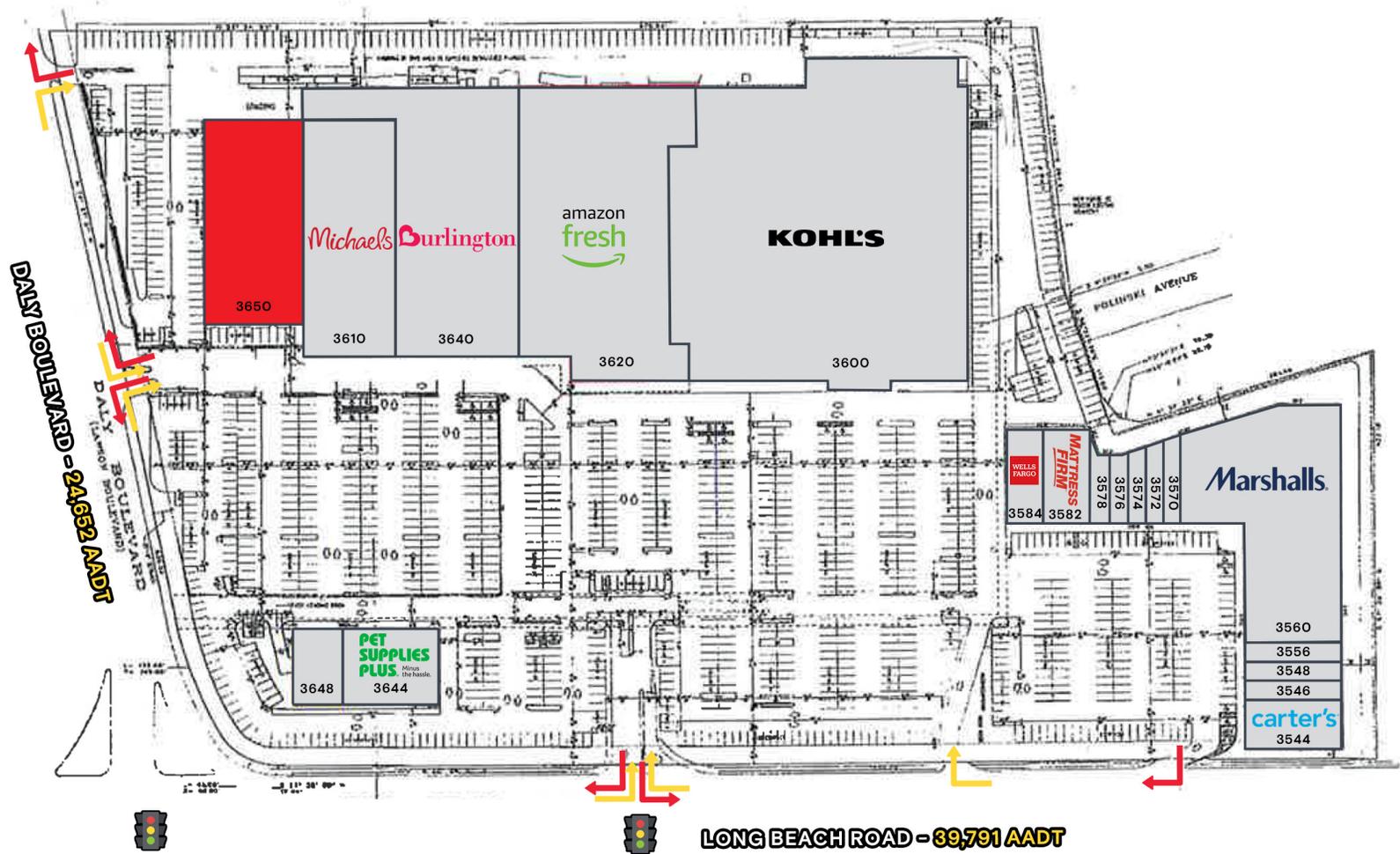
DEMOGRAPHICS

	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





Tenant Roster

3544	Carter's	3570	Farmers Deli and Grill	3582	Mattress Firm	3610	Michaels
3546	Nassau Financial Federal Credit Union	3572	Smart Set Too Cleaners	3584	Wells Fargo	3650	20,100 SF Available 100 ft frontage, 200 ft depth
3548	Crumbi	3574	Ritz Jewelry	3600	Kohl's	3644	Pet Supplies Plus
3556	Card & Gift Shop	3576	Gigante's Pizzeria	3620	Amazon Fresh	3648	Rookies Fitness
3560	Marshalls	3578	Wendy Nail & Spa	3640	Burlington		



27 SUNRISE HIGHWAY - 39,018 AADT

LAWSON BOULEVARD - 27,121 AADT
 LONG BEACH ROAD - 39,791 AADT

ATLANTIC AVENUE - 28,416 AADT

LYNBROOK HIGH SCHOOL
1,781 STUDENTS

LYNBROOK SOUTH MIDDLE SCHOOL
367 STUDENTS

EAST ROCKAWAY HIGH SCHOOL
567 STUDENTS

OCEANSIDE SCHOOL 5
466 STUDENTS

MOUNT SINAI SOUTH NASSAU
455 BEDS

BALDWIN SQUARE
BEST BUY
AMERICAN
THRIFT STORES

FREEPORT HIGH SCHOOL
2,177 STUDENTS

OCEANSIDE HIGH SCHOOL
2,044 STUDENTS

OCEANSIDE PLAZA
TJ-maxx AspenDental
GameStop AT&T ME

OCEANSIDE MIDDLE SCHOOL
837 STUDENTS

MEADOW ELEMENTARY SCHOOL
597 STUDENTS

BALDWIN MIDDLE SCHOOL
1,071 STUDENTS

LINCOLN ORENS MIDDLE SCHOOL
272 STUDENTS

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

SANDS SHOPPING CENTER
STOP&SHOP OLD NAVY SEPHORA
GAP NikeFactoryStore VICTORIA'S SECRET
Bath & Body Works LOFT AMERICAN EAGLE
EXPRESS BANANA REPUBLIC ATHLETA

COSTCO WHOLESALE

ACE Hardware

SITE



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