

2 REMAINING SPACES FOR LEASE

8,100 SF AVAILABLE

3939-3965 Long Beach Road | Island Park, NY 11558

GROUND LEASE OR BTS
WITH DT AVAILABLE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

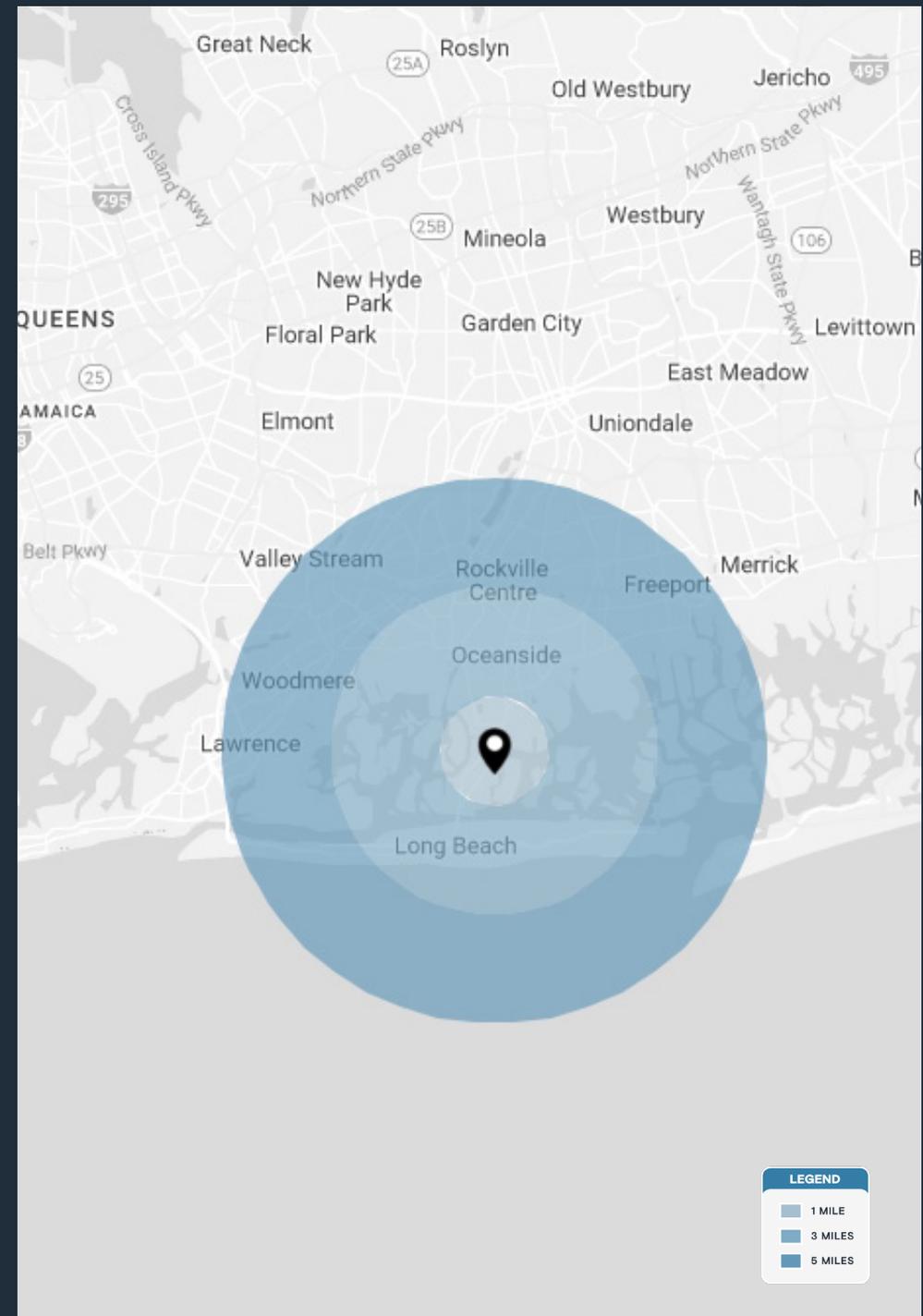
- Center is anchored by long-term tenant, Ace Hardware, driving consistent traffic
- 8,100 SF Available; reasonable divisions considered
- Ground lease or BTS opportunity on the northeast portion of the property. Can build up to 3,000 SF.
- Located in the first major shopping center northbound on Long Beach Road
- NNN Costs: \$12.59
- High traffic and exceptional visibility on Long Beach Road and Austin Boulevard

DEMOGRAPHICS

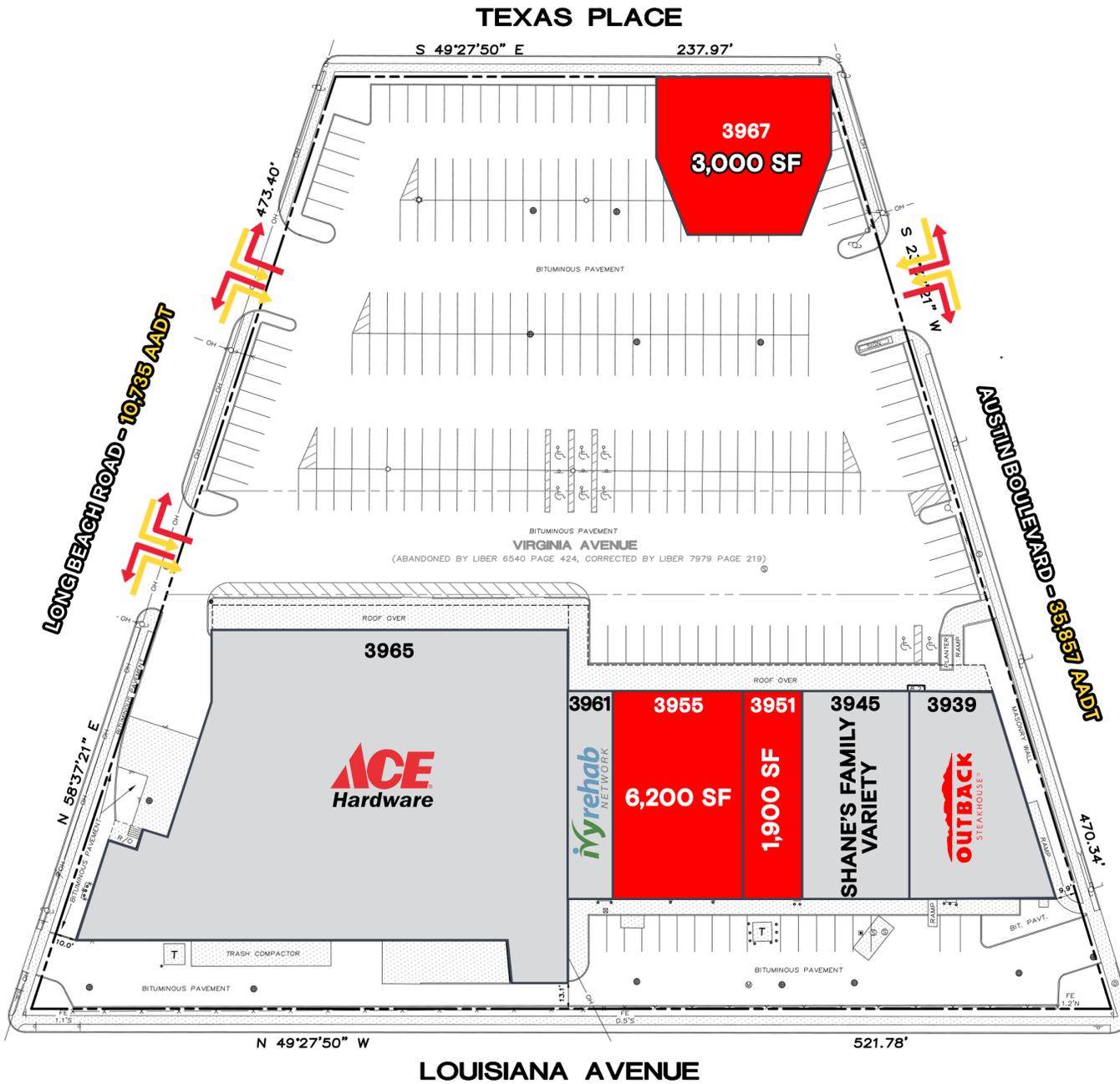
	1 MILE	3 MILES	5 MILES
POPULATION	9,436	112,937	312,777
HOUSEHOLDS	3,602	42,904	107,693
EMPLOYEES	3,234	29,317	90,540
AVERAGE HH INCOME	\$132,816	\$157,979	\$165,223

TRAFFIC COUNTS

AUSTIN BOULEVARD	35,857 AADT
LONG BEACH ROAD	10,735 AADT



Tenant Roster



3939	Outback Steakhouse
3945	Shane's Family Variety
3951	1,900 SF Available <i>Spaces can be combined</i>
3955	6,200 SF Available <i>Spaces can be combined/divided</i>
3961	Ivy Rehab
3965	Ace Hardware
3967	3,000 SF Available



Contact Brokers

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