

RETAIL FOR LEASE

HUBBARDS COMMONS

713-761 Sunrise Highway | West Babylon, NY 11704



2ND GEN RESTAURANT SPACE AVAILABLE, ZONED FOR 30+ SEATS

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

EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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

PROPERTY OVERVIEW

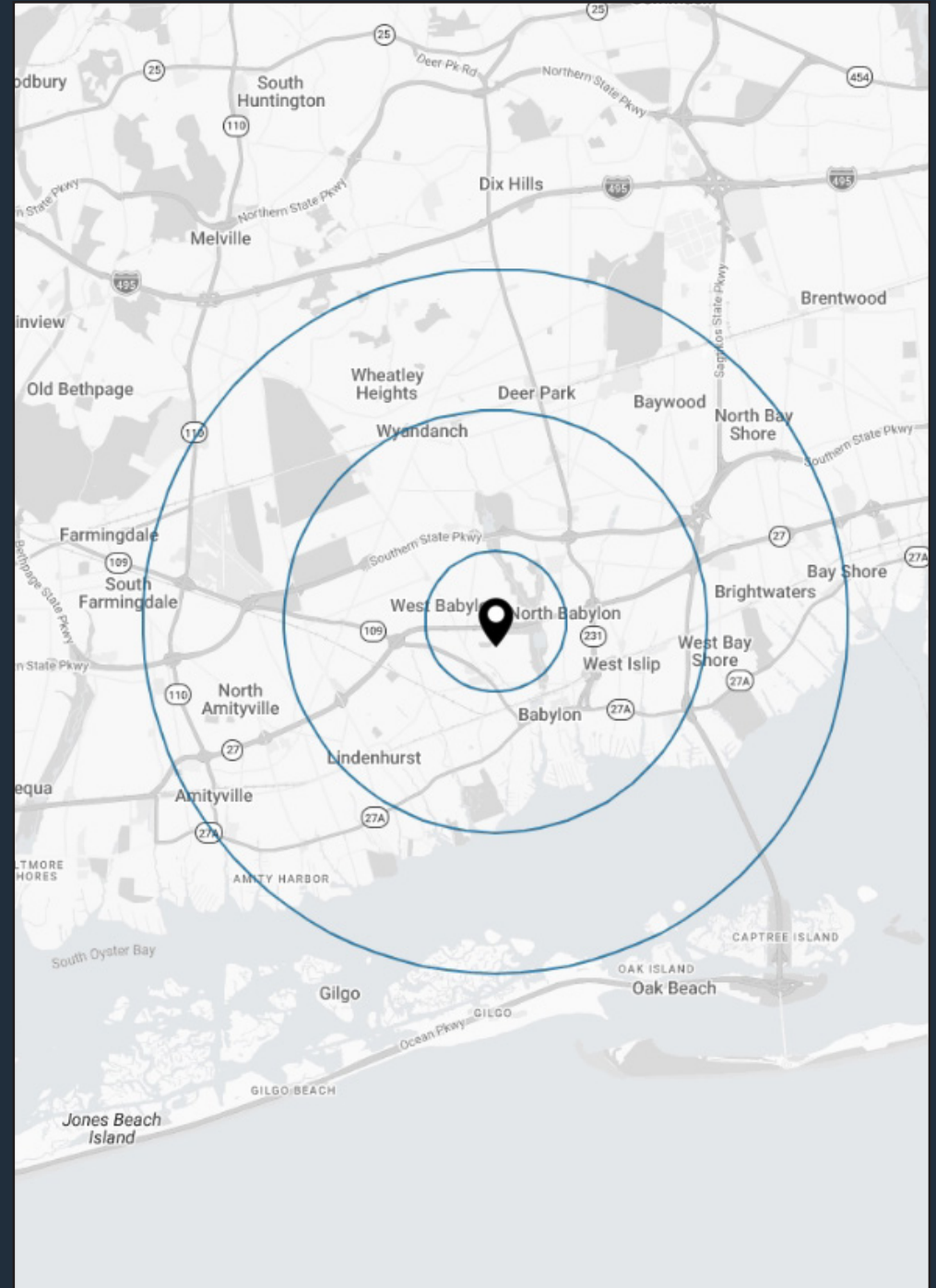
- Prime West Babylon location at the signalized corner of Sunrise Highway & Hubbards Path
- 76,819 SF shopping center anchored by Lidl, Walgreens & Orangetheory Fitness
- 81,200 vehicles per day at the intersection, including 76,000 VPD on Sunrise Highway
- Strong tenant mix featuring Popeyes, KidStrong, Moe's Southwest Grill, Metro Physical Therapy, Subway & Café Gio
- 1,600 SF former Mathnasium available. Perfect for any dry uses looking for clean space
- 2,800 SF 2nd generation restaurant space available. Fully equipped kitchen and zoned for 30+ seats. No key money
- Affluent surrounding demographics with \$157K+ average household income within 1 mile
- Conveniently positioned along Sunrise Highway, providing excellent visibility and accessibility

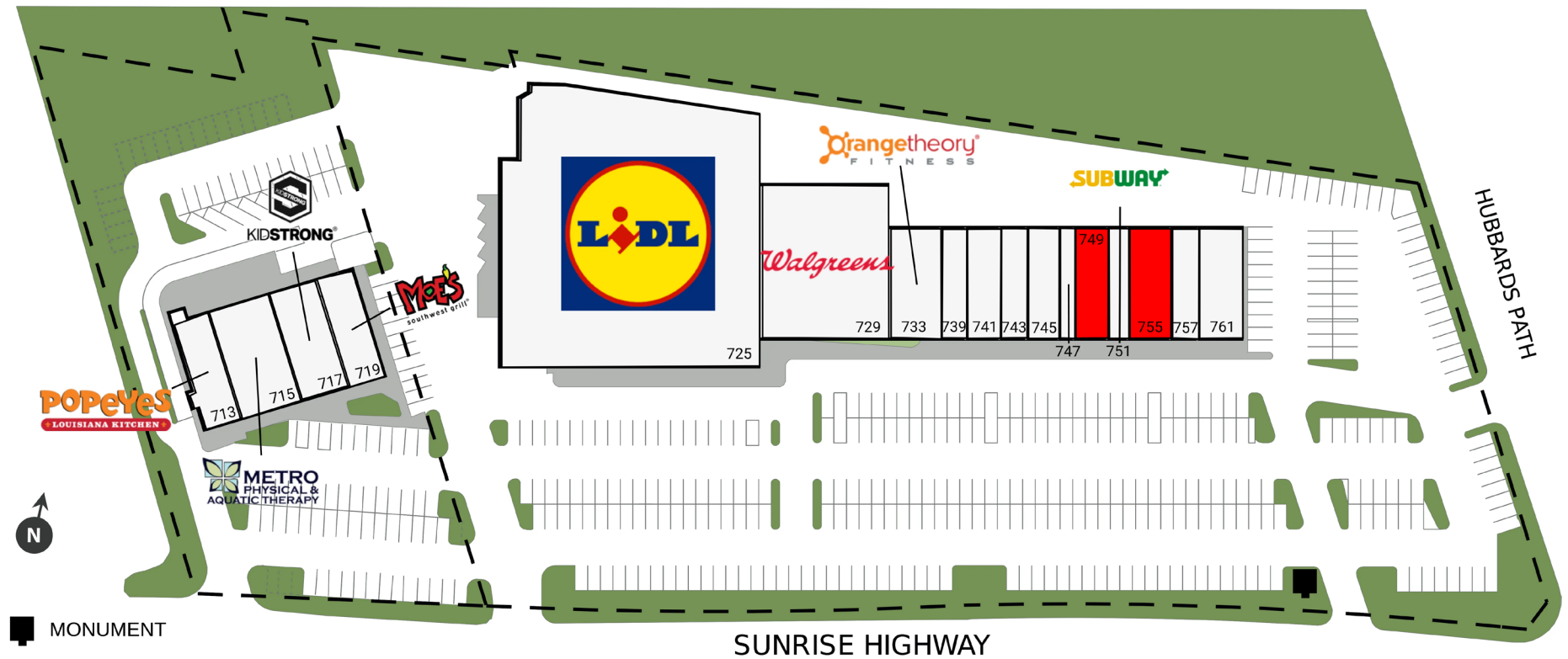
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,578	148,795	295,825
HOUSEHOLDS	6,153	49,176	96,236
EMPLOYEES	4,551	37,348	103,739
AVERAGE HH INCOME	\$160,665	\$174,381	\$169,891

TRAFFIC COUNTS

SUNRISE HIGHWAY	78,781 AADT
BELMONT AVENUE	10,913 AADT





713 Popeye's Louisiana Kitchen

715 Metro Physical Therapy

717 KidStrong

719 Moe's Southwest Grill

725 Lidl

729 Walgreen's

733 Orangetheory Fitness

739 West Babylon Wines & Liquors

741 West Babylon Card and Gift

743 Wireless Zone

745 Sugaring NYC

747 Barber Shop by Henry

749 Available 1,600 SF

751 Subway

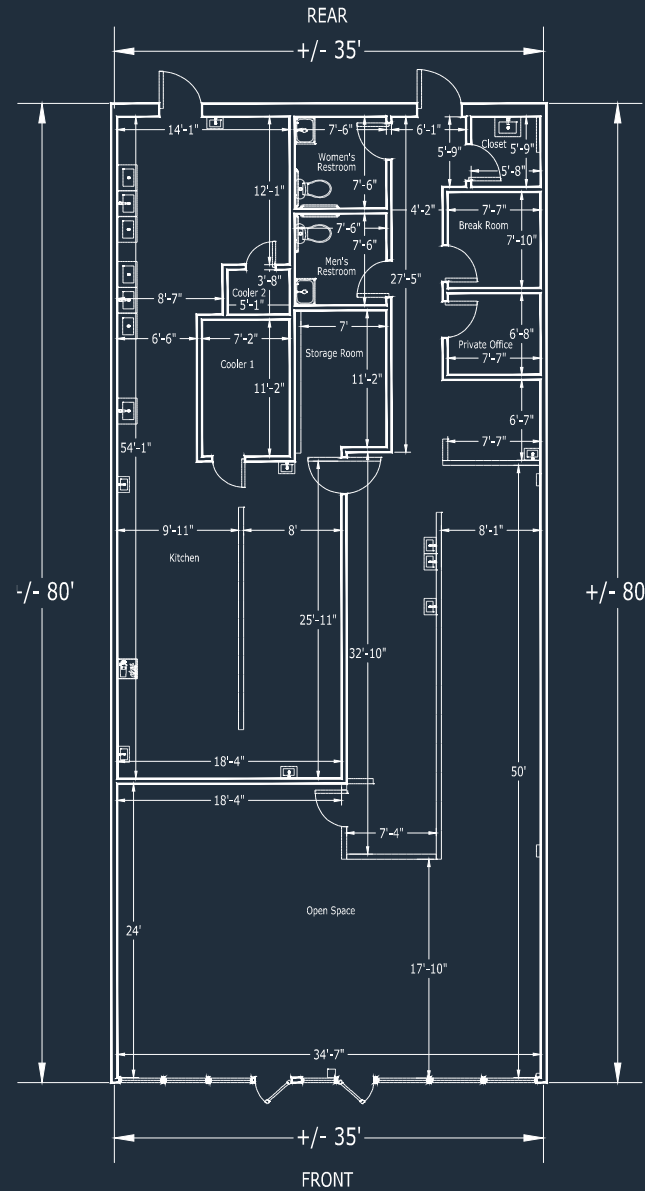
755 Available 2,800 SF
(2nd gen restaurant)

757 U Need A Bagel

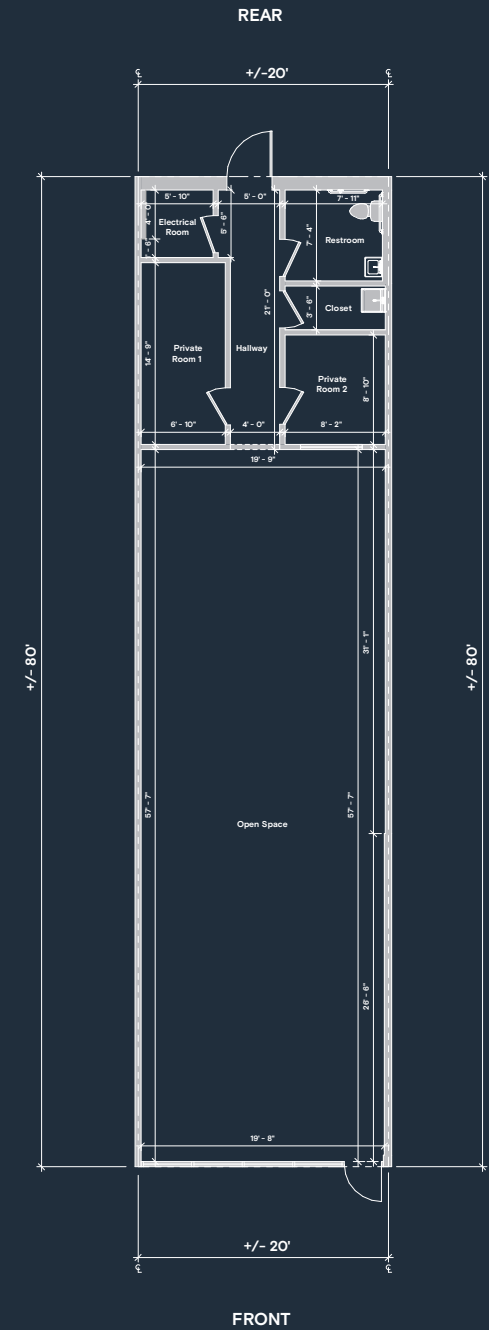
761 Cafe Gio

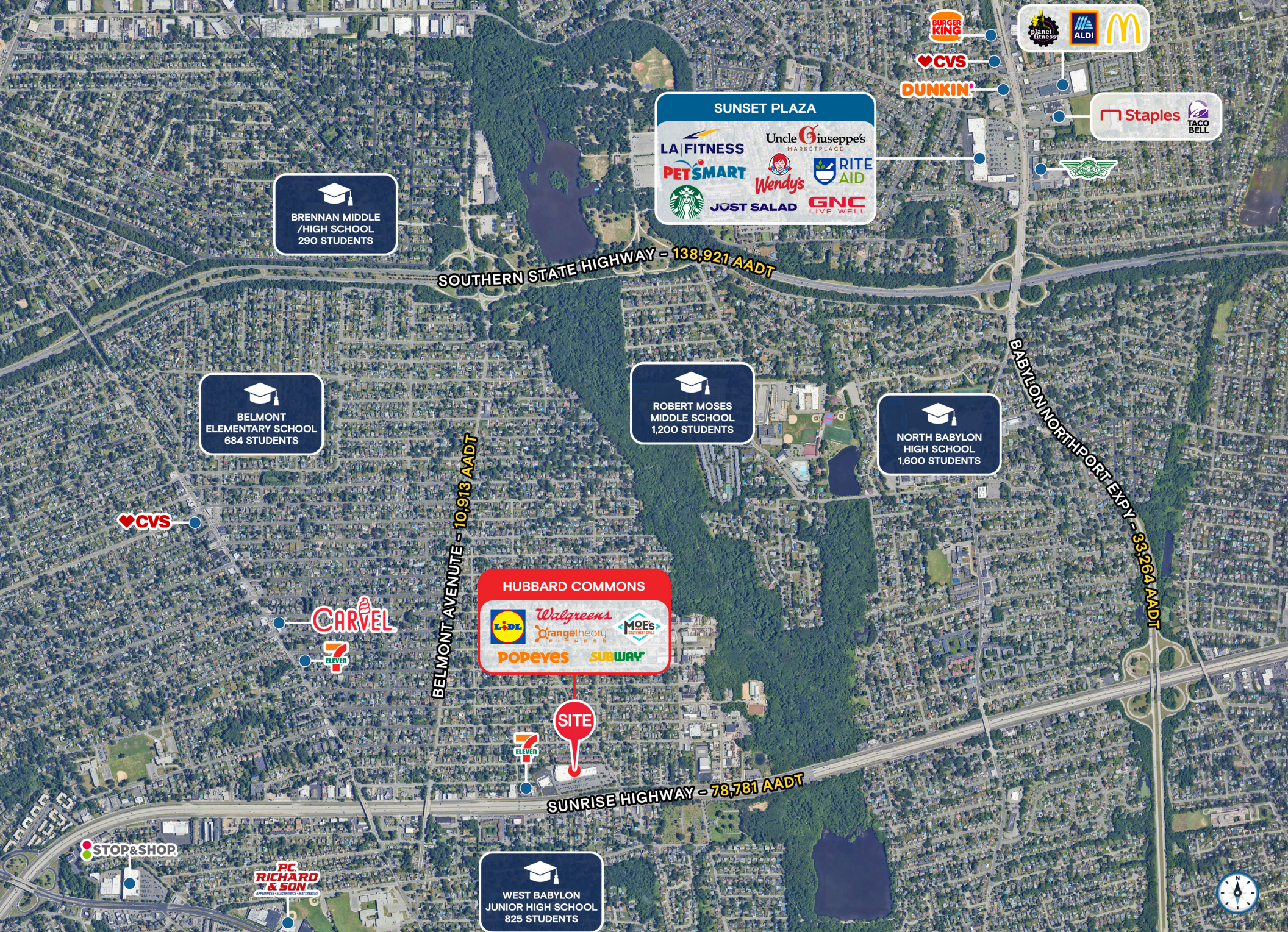
FLOOR PLANS

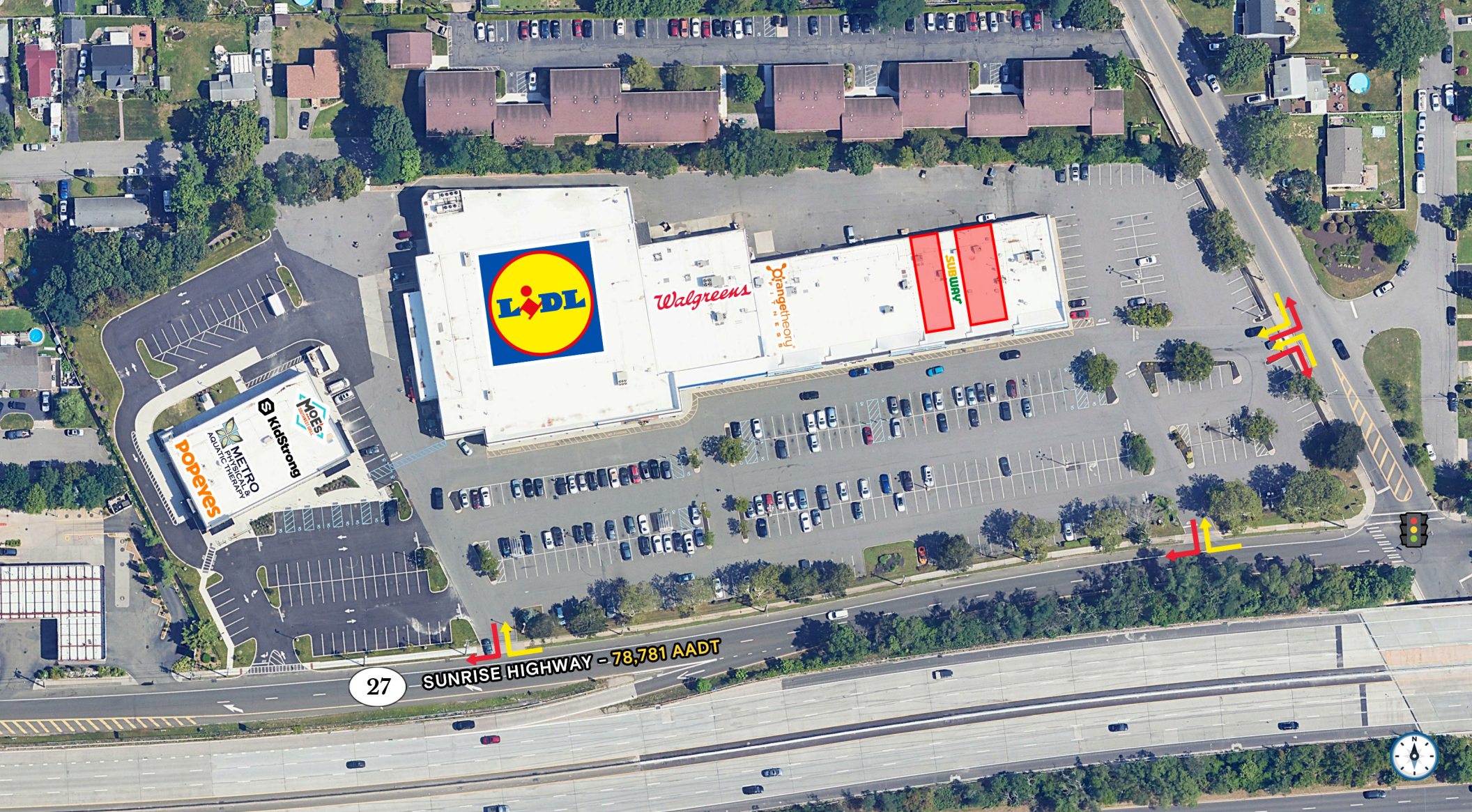
UNIT 755



UNIT 749







Contact Brokers

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