



## RETAIL SPACE

# NORTH BABYLON, NY

1241 DEER PARK AVENUE

### SIZE

± 35,000 SF

### CO-TENANTS

Party City, Aboff's Paint Store, Tae Kwon Do

### NEIGHBORS

AutoZone, McDonald's, CVS Pharmacy, Checkers, Burger King, Panera Bread, Dunkin', Carvel, Green Cactus, Subway, Denny's, Buffalo Wild Wings, LA Fitness, PetSmart, Rite Aid, GameStop, Starbucks, GNC, Citibank, PM Pediatrics

### COMMENTS

Conveniently located on Deer Park Avenue

Over 47,000 vehicles per day

Signalized entrance

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

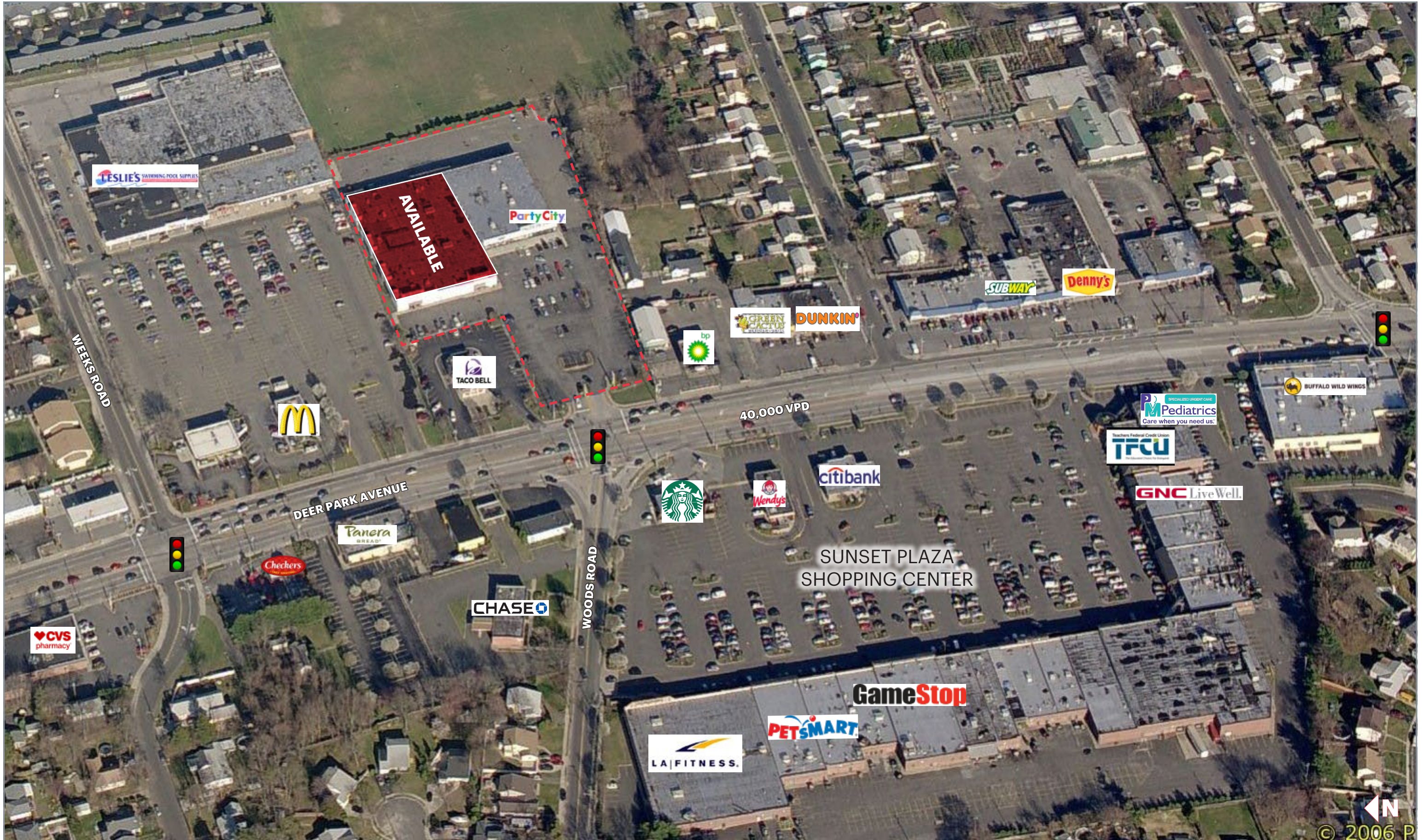
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Jericho, NY 11753  
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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

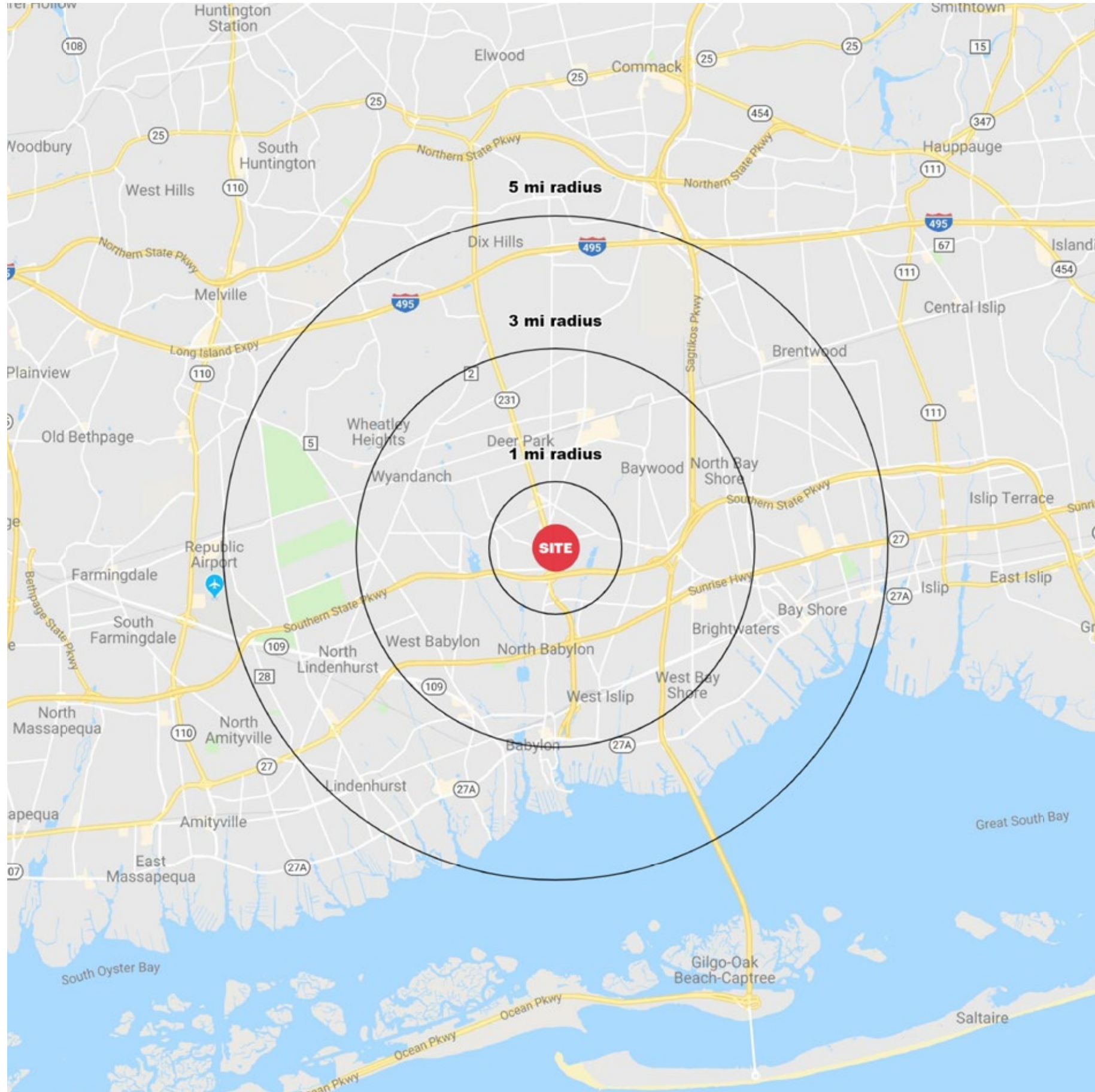


**AERIAL**





# AREA DEMOGRAPHICS



1241 DEER PARK AVENUE NORTH BABYLON, NEW YORK

## 1 MILE RADIUS

### POPULATION

17,984

### HOUSEHOLDS

6,244

### AVERAGE HOUSEHOLD INCOME

\$117,701

### MEDIAN HOUSEHOLD INCOME

\$97,549

### COLLEGE GRADUATES (Bachelor's +)

3,544 - 27.9%

### TOTAL BUSINESSES

710

### TOTAL EMPLOYEES

4,738

### DAYTIME POPULATION (w/ 16 yr +)

10,001

## 3 MILE RADIUS

### POPULATION

136,693

### HOUSEHOLDS

45,728

### AVERAGE HOUSEHOLD INCOME

\$115,890

### MEDIAN HOUSEHOLD INCOME

\$97,578

### COLLEGE GRADUATES (Bachelor's +)

28,478 - 30.1%

### TOTAL BUSINESSES

5,381

### TOTAL EMPLOYEES

45,084

### DAYTIME POPULATION (w/ 16 yr +)

85,441

## 5 MILE RADIUS

### POPULATION

284,378

### HOUSEHOLDS

92,476

### AVERAGE HOUSEHOLD INCOME

\$123,084

### MEDIAN HOUSEHOLD INCOME

\$100,142

### COLLEGE GRADUATES (Bachelor's +)

58,898 - 30.1%

### TOTAL BUSINESSES

11,460

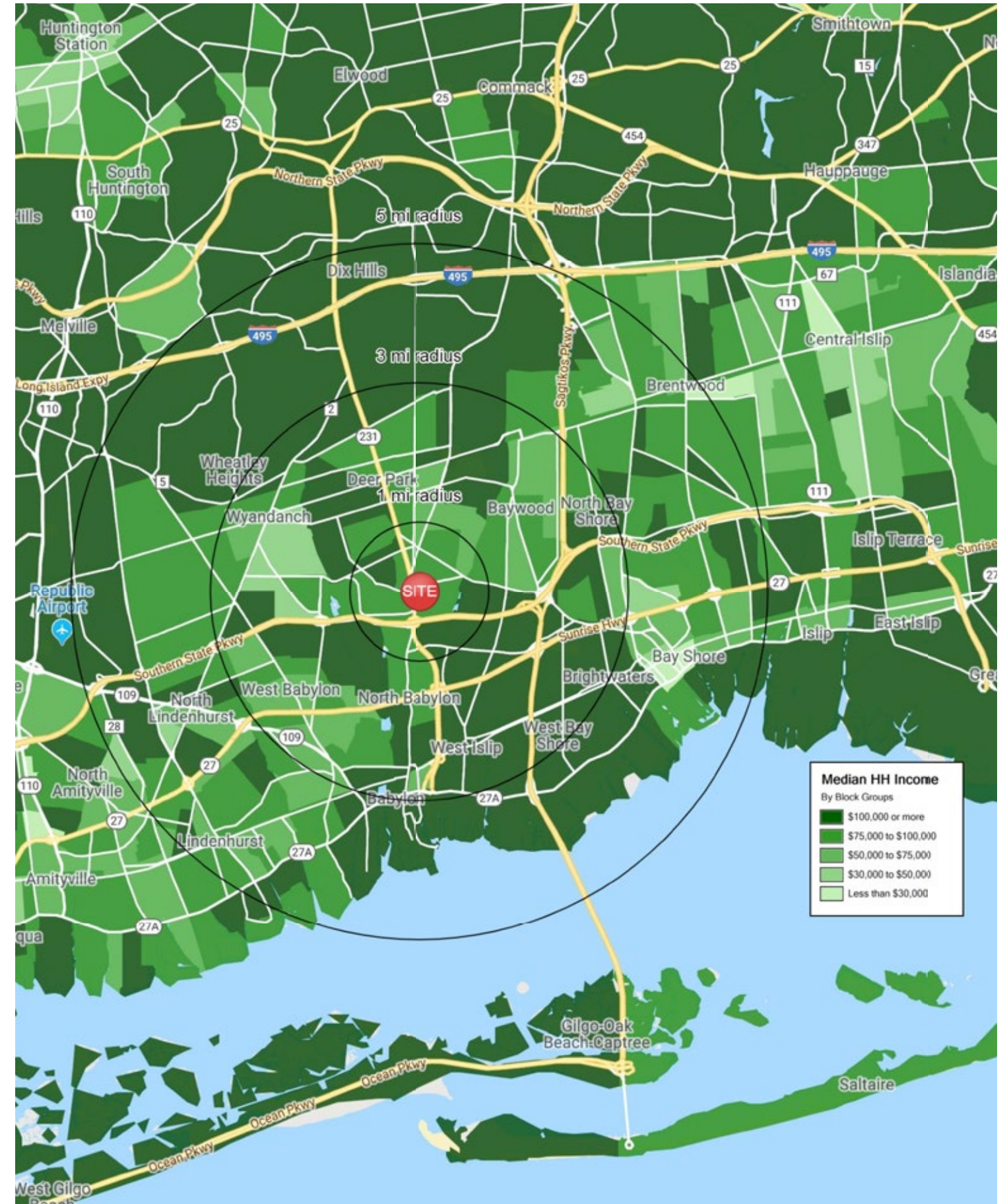
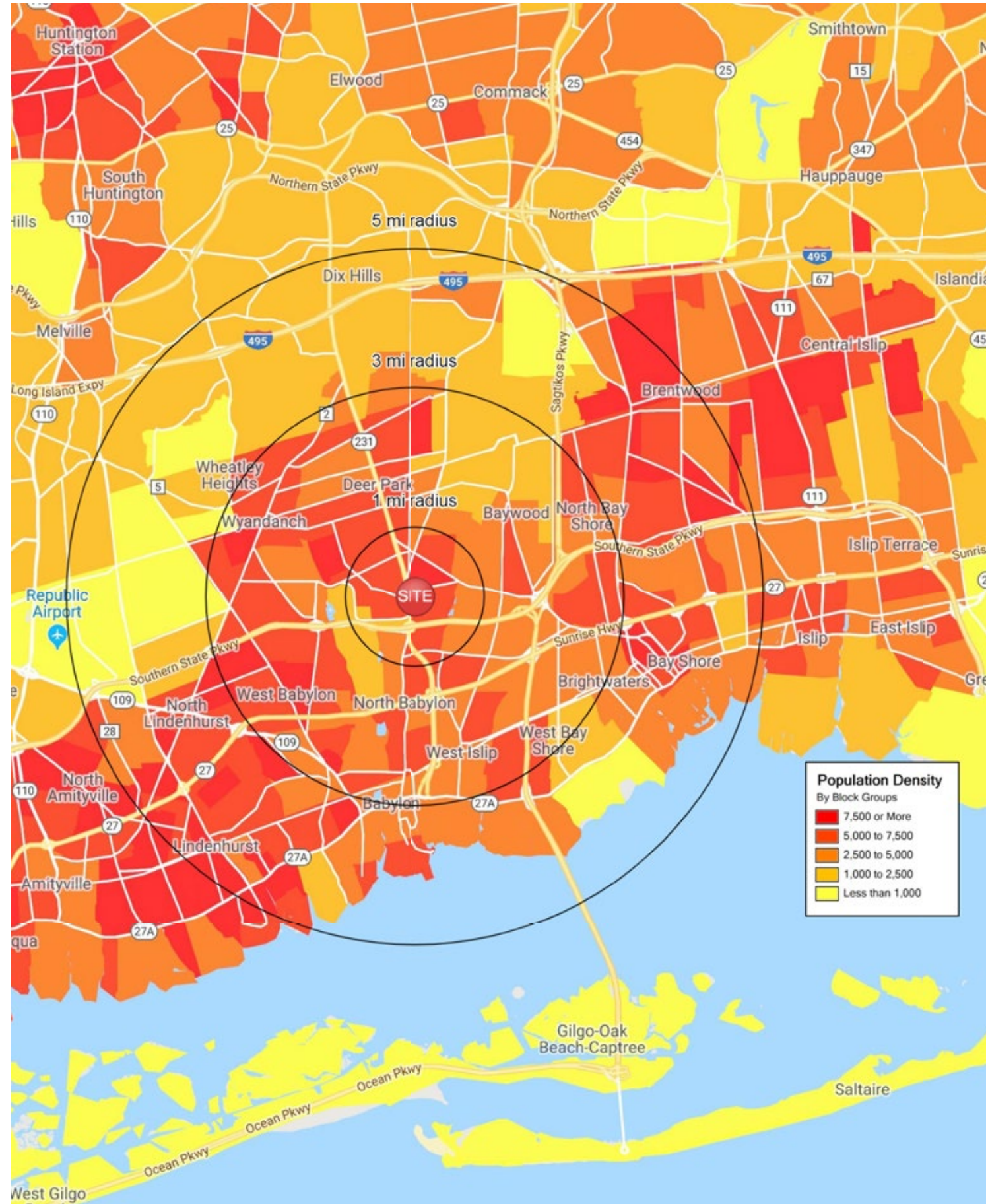
### TOTAL EMPLOYEES

124,482

### DAYTIME POPULATION (w/ 16 yr +)

208,126

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