

RETAIL SPACE

OCEANSIDE, NY

PRIME END CAP

2801 LONG BEACH ROAD



SIZE

4,050 SF *divisible to

- ▶ 1,615 SF
- ▶ 2,435 SF

REAL ESTATE INS. & TAXES

\$13.62 PSF

NEIGHBORS

Nathan's, Rita's Italian Ices, Walgreen's, Wild By Nature, Starbucks, European Wax Center, Petco, Beach Bum Tanning, Modell's Sporting Goods, New York Sports Club, CVS, Moe's Southwest Grill, Dunkin', Bank of America and many more

COMMENTS

- ▶ Free Municipal Parking Adjacent and Directly Behind the Building
- ▶ 50 feet of Frontage on Long Beach Road
- ▶ Tenant Allowance and / or Build to Suit Options Available
- ▶ Multiple Traffic Light Access Points
- ▶ Long Beach Road has a Traffic Count of 21,700 vehicles per day
- ▶ All uses considered

CONTACT EXCLUSIVE AGENT

DANIEL GLAZER

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516.933.8880

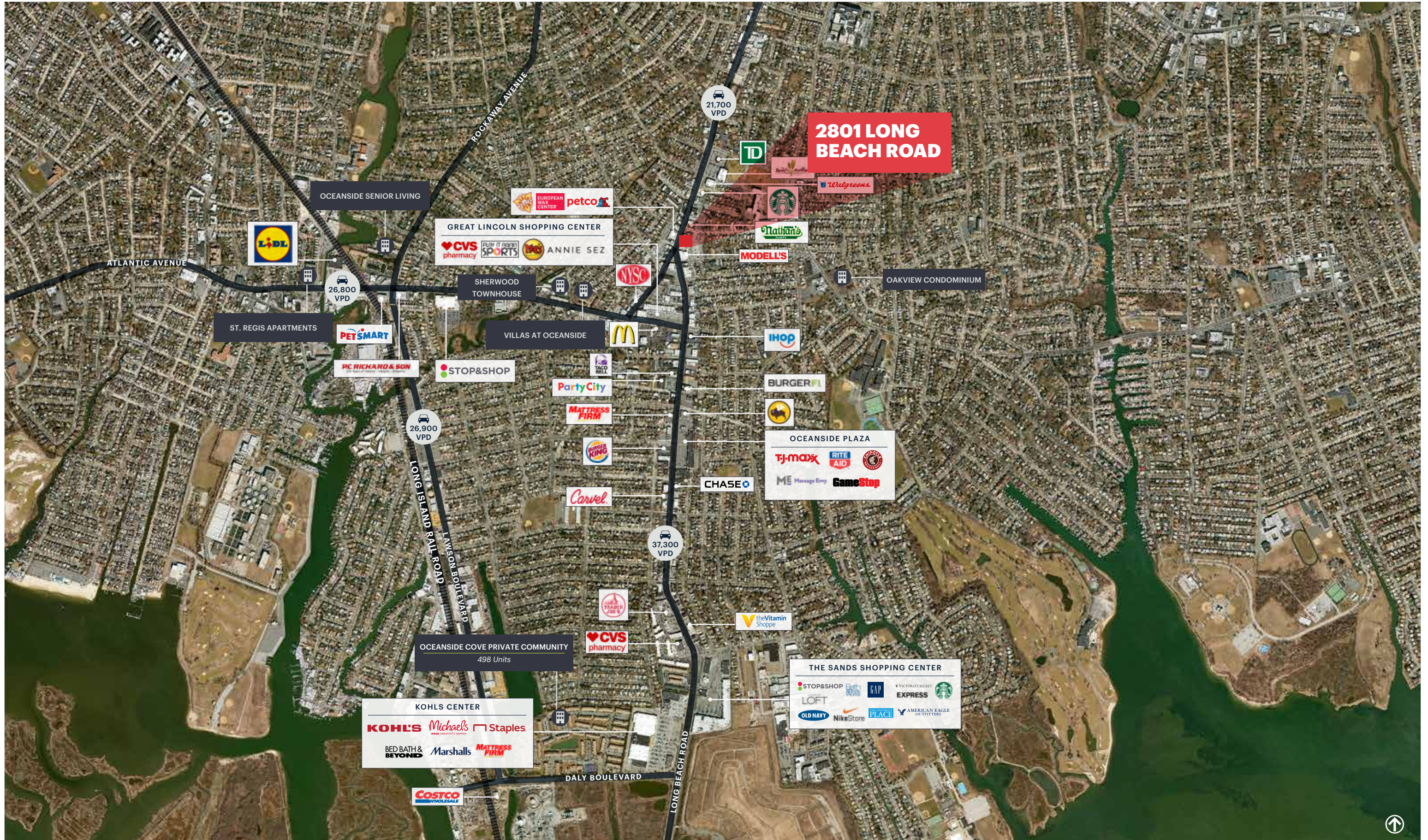
RIPCO
REAL ESTATE

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

Please visit us at 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.

MARKETING AERIAL



2801 LONG BEACH ROAD

KOHL'S CENTER
Kohl's | Michaels | Staples
Bed Bath & Beyond | Marshalls | Mattress Firm

THE SANDS SHOPPING CENTER
Stop & Shop | Gap | Victoria's Secret | Express | Starbucks
Old Navy | Nike Store | Place | American Eagle Outfitters

ACCESS AERIAL



NAILS, SIGNIFIC, TASTE OF GREECE, YING SUSHI

PUNTA CANA, MY FAVORITE WINE & LIQUORS

OCEAN BREEZE CAR WASH, HALF KNOPF REALTY, KINGS FOOT SPA, SYMETREX SALON, OCEANSIDE CYCLE, SALON MOTAAGE

LISA BARI MAKEUP STUDIO, FRASADA SALON & SPA, FIT 4 LIFE PILATES

4,050 SF AVAILABLE (DIVISIBLE)

FREE MUNICIPAL PARKING

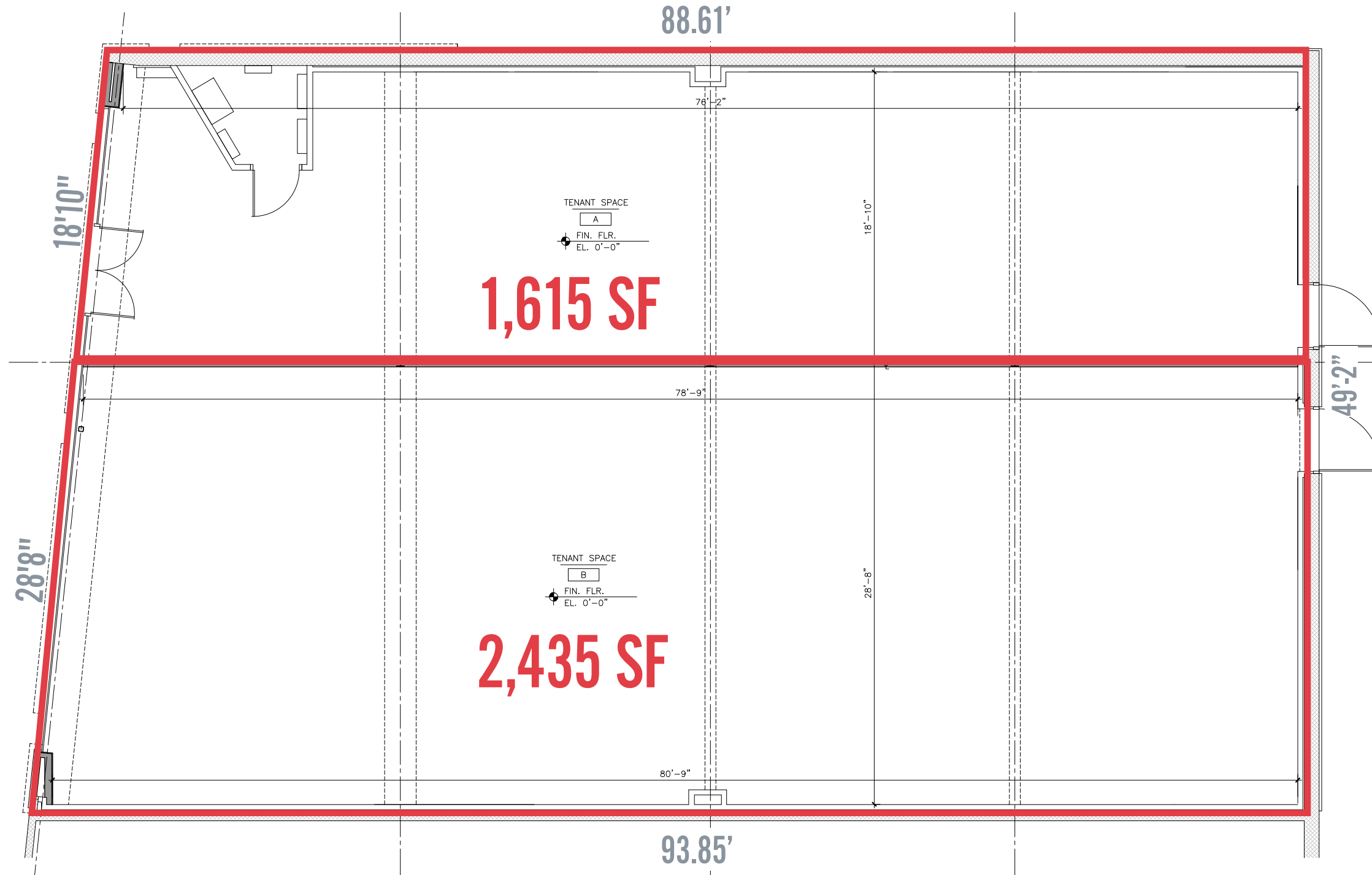
FREE MUNICIPAL PARKING



ADDITIONAL PHOTO / SITE PLAN



DIVISION SITE PLAN

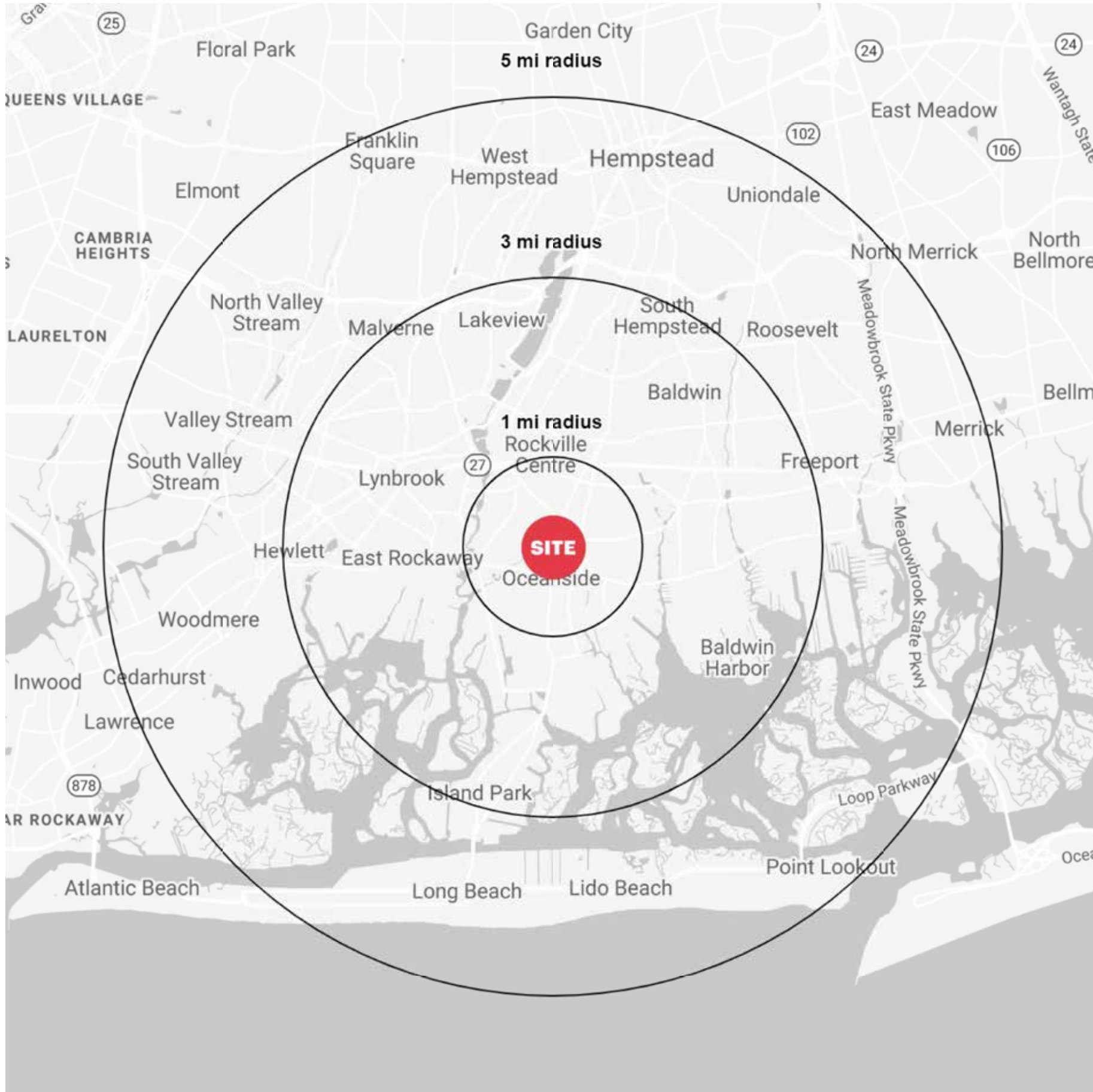


1 TENANT LEASE PLAN
SCALE: 3/8" = 1'-0"
4,050 LEASABLE SF

ADDITIONAL / INTERIOR PHOTOS



AREA DEMOGRAPHICS



2801 LONG BEACH ROAD OCEANSIDE, NEW YORK

1 MILE RADIUS

POPULATION
26,073
HOUSEHOLDS
9,452
AVERAGE HOUSEHOLD INCOME
\$129,743
MEDIAN HOUSEHOLD INCOME
\$107,703

COLLEGE GRADUATES (BACHELOR'S +)
8,236 - 44.1%
TOTAL BUSINESSES
1,371
TOTAL EMPLOYEES
10,343
DAYTIME POPULATION (W/ 16 YR +)
18,068

3 MILE RADIUS

POPULATION
172,881
HOUSEHOLDS
61,062
AVERAGE HOUSEHOLD INCOME
\$133,138
MEDIAN HOUSEHOLD INCOME
\$109,422

COLLEGE GRADUATES (BACHELOR'S +)
53,742 - 44.0%
TOTAL BUSINESSES
7,557
TOTAL EMPLOYEES
56,134
DAYTIME POPULATION (W/ 16 YR +)
107,994

5 MILE RADIUS

POPULATION
484,858
HOUSEHOLDS
162,068
AVERAGE HOUSEHOLD INCOME
\$129,739
MEDIAN HOUSEHOLD INCOME
\$104,375

COLLEGE GRADUATES (BACHELOR'S +)
136,111 - 40.2%
TOTAL BUSINESSES
18,953
TOTAL EMPLOYEES
149,186
DAYTIME POPULATION (W/ 16 YR +)
293,481

N

AREA DEMOGRAPHICS

