



RETAIL SPACE

OCEANSIDE, NY

3000 LONG BEACH ROAD

SIZE

6,000 SF + partial basement

ASKING RENT

Upon Request

TAXES

\$45,416

NEIGHBORS

CVS Pharmacy, Play It Again Sports, Carpet Depot, Moe's Southwest Grill, M&T Bank, IHOP, Citizens Bank, Sherwin Williams Paint Store, FedEx Office Print & Ship Center, Taco Bell, Party City, Dime Community Bank, Roslyn Savings Bank, F45 Oceanside, Burger King, Chipotle Mexican Grill, Massage Envy, Jovia Financial Credit Union, Rite Aid, T.J. Maxx, GameStop, AT&T

COMMENTS

High visibility corner

63 feet of frontage

Private parking lot with 30 spots

CONTACT EXCLUSIVE AGENTS

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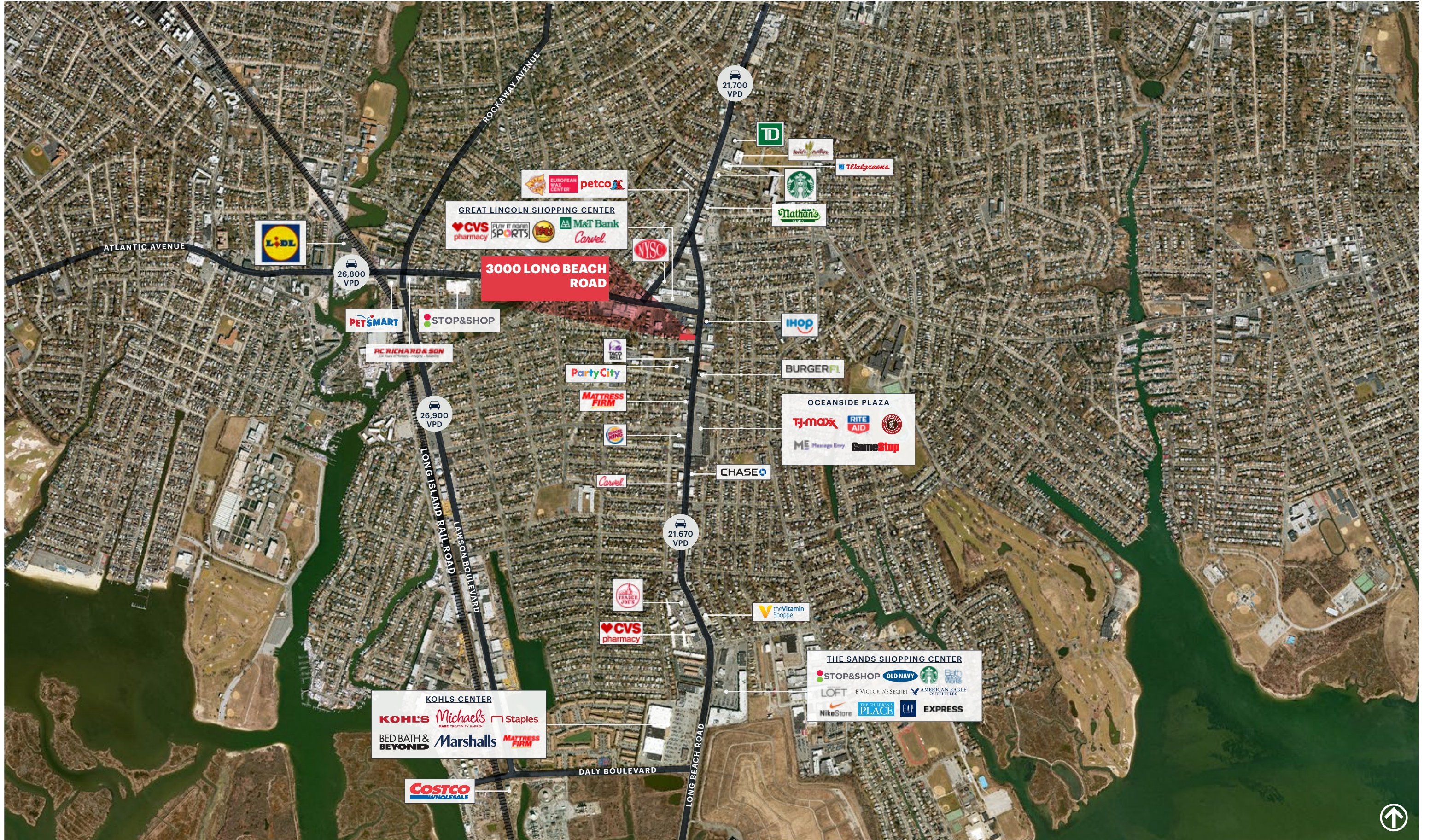


100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

Please visit us at ripcony.com for more information

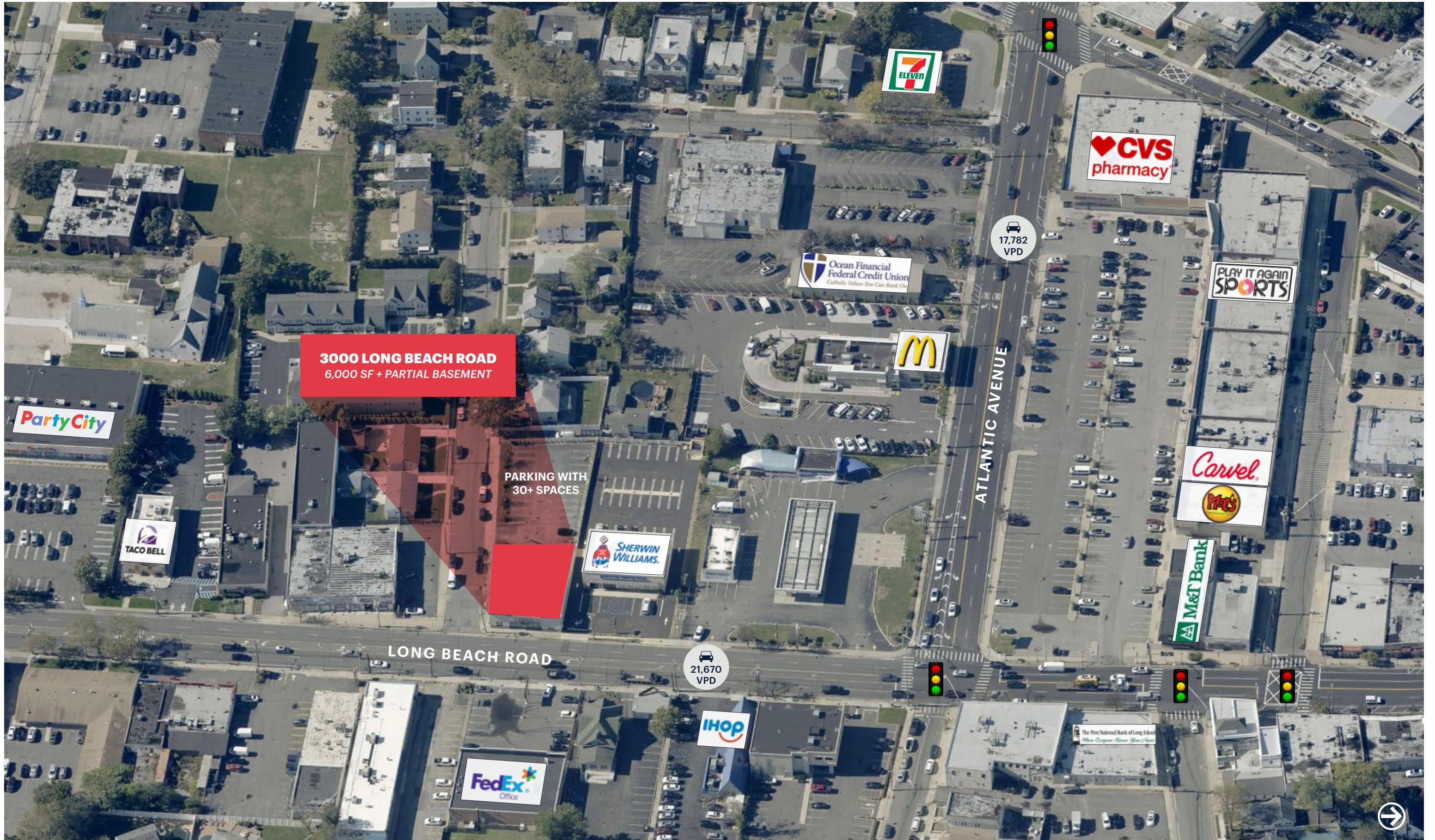
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



3000 LONG BEACH ROAD OCEANSIDE, NEW YORK

AERIAL



3000 LONG BEACH ROAD
6,000 SF + PARTIAL BASEMENT

PARKING WITH
30+ SPACES

Party City

TACO BELL

SHERWIN
WILLIAMS

21,670
VPD

IHop

FedEx
Office

7
ELEVEN

17,782
VPD

Ocean Financial
Federal Credit Union

McDonald's

ATLANTIC AVENUE

PLAY IT AGAIN
SPORTS

Carvel

M&M's

M&T Bank

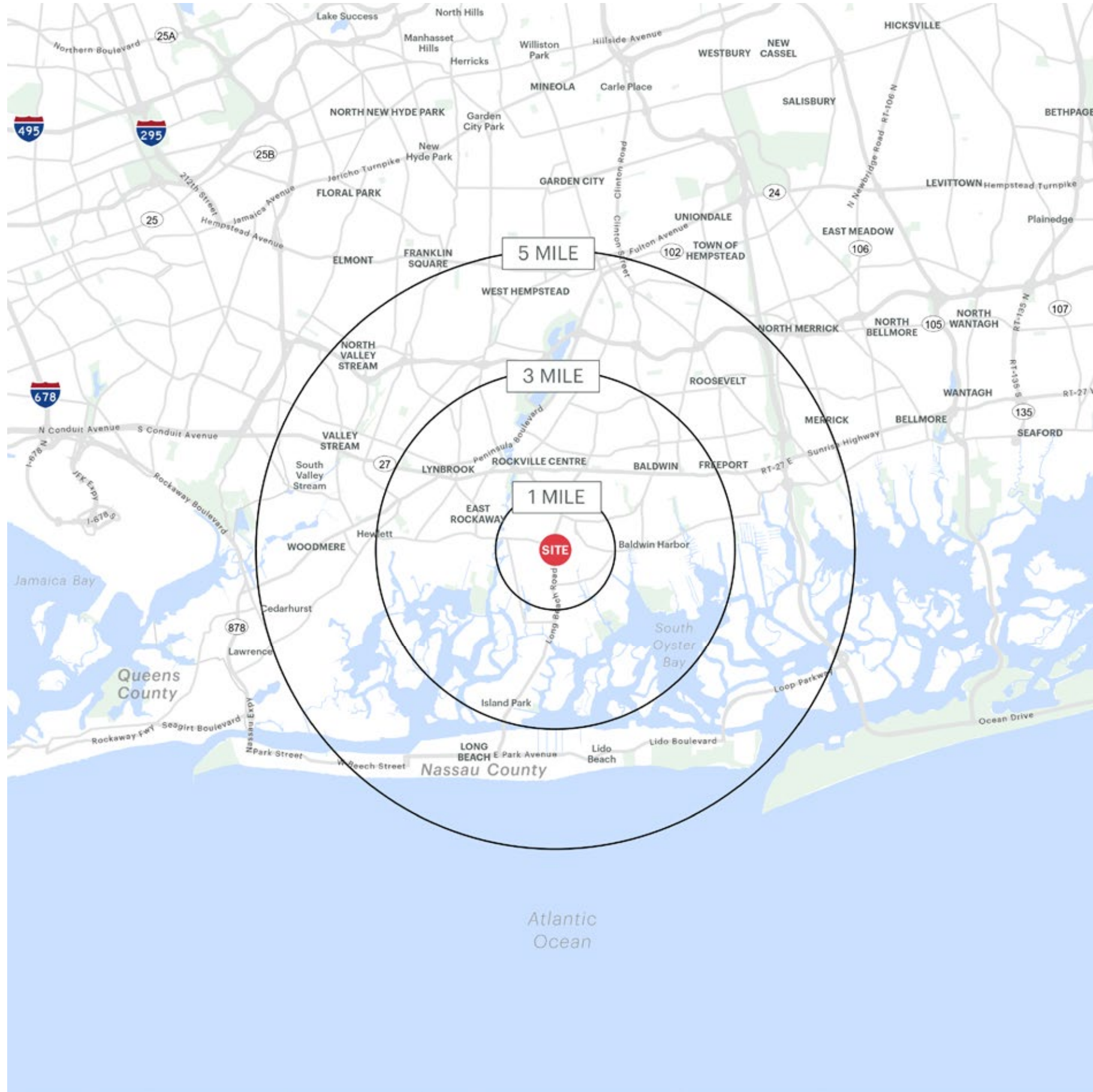
LONG BEACH ROAD

The First National Bank of Long Island
White Corporate Square West of Avenue

INTERIOR PHOTOS



AREA DEMOGRAPHICS



3000 LONG BEACH ROAD OCEANSIDE, NEW YORK

1 MILE RADIUS

POPULATION

24,023

HOUSEHOLDS

8,290

AVERAGE HOUSEHOLD INCOME

\$141,404

MEDIAN HOUSEHOLD INCOME

\$113,922

COLLEGE GRADUATES (BACHELOR'S +)

8,501 - 49.0%

TOTAL BUSINESSES

926

TOTAL EMPLOYEES

9,657

DAYTIME POPULATION (W/ 16 YR +)

22,053

3 MILE RADIUS

POPULATION

156,688

HOUSEHOLDS

55,498

AVERAGE HOUSEHOLD INCOME

\$143,550

MEDIAN HOUSEHOLD INCOME

\$109,563

COLLEGE GRADUATES (BACHELOR'S +)

51,488 - 46.0%

TOTAL BUSINESSES

6,044

TOTAL EMPLOYEES

63,106

DAYTIME POPULATION (W/ 16 YR +)

144,111

5 MILE RADIUS

POPULATION

442,575

HOUSEHOLDS

147,688

AVERAGE HOUSEHOLD INCOME

\$138,081

MEDIAN HOUSEHOLD INCOME

\$106,376

COLLEGE GRADUATES (BACHELOR'S +)

133,549 - 42.0%

TOTAL BUSINESSES

15,653

TOTAL EMPLOYEES

161,816

DAYTIME POPULATION (W/ 16 YR +)

392,959

AREA DEMOGRAPHICS

