



RETAIL SPACE

SHIRLEY, NY

SOUTH PORT SHOPPING CENTER

999 Montauk Highway

SIZE

Inline	1,764 SF
Inline	1,860 SF
Inline	2,156 SF
Inline	4,722 SF
End Cap	13,984 SF
Big Box	15,000 SF

* All Uses Considered

ASKING RENT

Upon Request

CO-TENANTS

Stop & Shop, Kohls, Cohen's Fashion Optical, LabCorp, GameStop, Verizon Wireless, GNC, The Children's Place, Mande, Pacific Tanning, Kay Jewelers, Bath & Body Works, Sally Beauty Supply, Marshalls, The UPS Store, Michaels, Five Below, Ulta, Curtains & Home, Pets Warehouse, Island Empanada, Coming Soon - Tropical Smoothie Cafe

NEIGHBORS

McDonalds, Tire City, Sprint, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS Pharmacy, iFixScreens, T-Mobile, Friendly's

COMMENTS

301,778 SF Shopping Center

Located on Montauk Highway (County Road 80) with dedicated traffic signal

Situated within ¼ mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46)

CONTACT EXCLUSIVE AGENTS

TOM RETTALIATA

trettaliata@ripcony.com

516.933.8880

JAMES VALENTI

jvalenti@ripcony.com

516.933.8880



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



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

AERIAL



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SITE PLAN

BUILDING #1

1	Stop & Shop	51,000
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BUILDING #2

2	Liquor Store	4,420
4	Cohen's Fashion Optical	1,530
5	LabCorp	2,040
6	Island Empanada	1,530
7	GameStop	1,275
8	Bagels	1,530

BUILDING #3

9/10	Pets Warehouse	6,460
11	Verizon Wireless	2,660
12	The Children's Place	3,876
13A	GNC	1,472
13B	Pacific Tanning	1,340
14	Mandee	8,512

BUILDING #4

15/16	Famous Footwear	6,840
17	Kay Jewelers	2,330
18	Available	4,722
19	Lease Out	1,400
20	Bath & Body Works + Expansion	3,174

BUILDING #5

22	Savarona Pizzeria	1,568
23	Available	2,156
24	Available	1,764
25	Available	1,860
25	Tropical Smoothie Cafe (Coming Soon)	1,860
26	Jing Garden & Sushi	1,176
27	Nailstique	1,176
29	Sally Beauty Supply	1,470
30	Curtains & Home	5,096
32	The UPS Store	1,274

BUILDING #6

21	Kohl's	91,098
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BUILDING #7

1	Available	13,984
2	Michaels	18,020

BUILDING #8

1	Bank of America	3,774
2	Ulta	9,984
3	Five Below	9,613

BUILDING #9

31	Marshalls	25,754
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PAD	Mattress Firm	4,362
PAD	Proposed Building	15,000



AREA DEMOGRAPHICS



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

1 MILE RADIUS

POPULATION

11,865

HOUSEHOLDS

3,528

AVERAGE HOUSEHOLD INCOME

\$91,758

MEDIAN HOUSEHOLD INCOME

\$82,354

COLLEGE GRADUATES (Bachelor's +)

1,352 - 17.8%

TOTAL BUSINESSES

464

TOTAL EMPLOYEES

2,987

DAYTIME POPULATION (w/ 16 yr +)

6,512

2 MILE RADIUS

POPULATION

31,705

HOUSEHOLDS

9,788

AVERAGE HOUSEHOLD INCOME

\$99,891

MEDIAN HOUSEHOLD INCOME

\$82,346

COLLEGE GRADUATES (Bachelor's +)

3,683 - 17.9%

TOTAL BUSINESSES

807

TOTAL EMPLOYEES

5,355

DAYTIME POPULATION (w/ 16 yr +)

15,061

3 MILE RADIUS

POPULATION

54,517

HOUSEHOLDS

17,399

AVERAGE HOUSEHOLD INCOME

\$103,614

MEDIAN HOUSEHOLD INCOME

\$85,241

COLLEGE GRADUATES (Bachelor's +)

7,111 - 19.8%

TOTAL BUSINESSES

1,314

TOTAL EMPLOYEES

12,568

DAYTIME POPULATION (w/ 16 yr +)

29,453

AREA DEMOGRAPHICS

