



GAS STATION SPACE

BALDWIN, NY

969 ATLANTIC AVENUE

SIZE

0.30 Acres

SALE PRICE

Upon Request

TAXES

\$50,000

NEIGHBORS

Dunkin', Baskin Robbins, Tutor Time, Shell Gas Station, Subway, 76 Gas Station, U-Haul
Baldwin Harbor Shopping Center: Stop & Shop, Starbucks, Chase Bank, Ace Hardware, Angel Tip Nail Salon, Verizon Wireless, CVS

COMMENTS

Conveniently located on the corner of Atlantic Avenue and Bayview Avenue

Adjacent to Stop & Shop Shopping Center

Strong Local Demographics

CONTACT EXCLUSIVE AGENT

GREG BATISTA

gbatista@ripcony.com

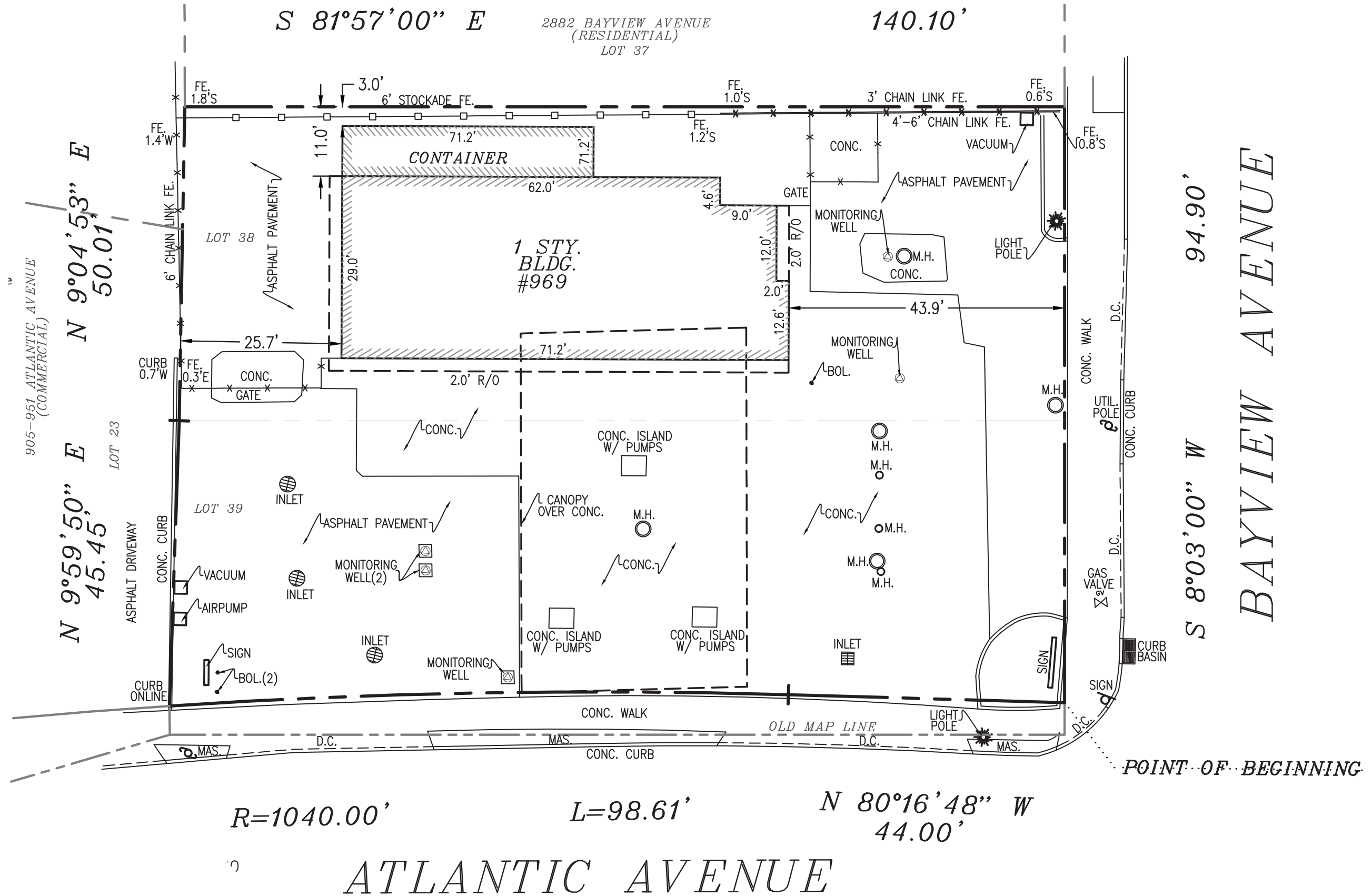
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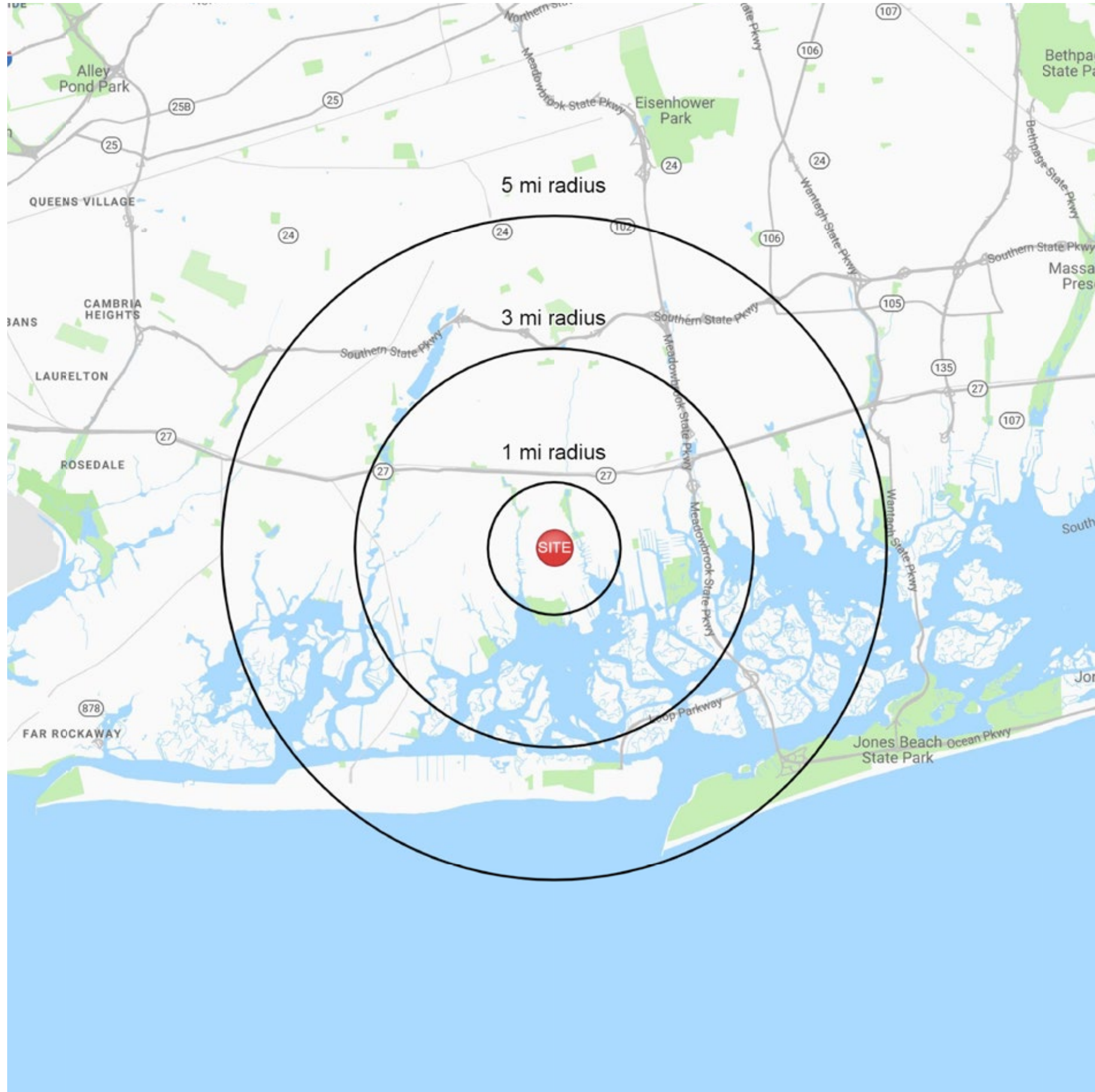


SITE PLAN

GROUND FLOOR



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

23,994

HOUSEHOLDS

8,033

AVERAGE HOUSEHOLD INCOME

\$126,946

MEDIAN HOUSEHOLD INCOME

\$104,038

COLLEGE GRADUATES (Bachelor's +)

6,811 - 40.5%

TOTAL BUSINESSES

741

TOTAL EMPLOYEES

4,765

DAYTIME POPULATION (w/ 16 yr +)

12,165

3 MILE RADIUS

POPULATION

153,670

HOUSEHOLDS

51,282

AVERAGE HOUSEHOLD INCOME

\$133,157

MEDIAN HOUSEHOLD INCOME

\$105,931

COLLEGE GRADUATES (Bachelor's +)

43,719 - 40.9%

TOTAL BUSINESSES

6,967

TOTAL EMPLOYEES

53,457

DAYTIME POPULATION (w/ 16 yr +)

99,595

5 MILE RADIUS

POPULATION

404,307

HOUSEHOLDS

134,640

AVERAGE HOUSEHOLD INCOME

\$137,150

MEDIAN HOUSEHOLD INCOME

\$107,566

COLLEGE GRADUATES (Bachelor's +)

114,700 - 40.7%

TOTAL BUSINESSES

16,394

TOTAL EMPLOYEES

127,839

DAYTIME POPULATION (w/ 16 yr +)

248,496

AREA DEMOGRAPHICS

