



RETAIL SPACE

SHIRLEY, NY

SOUTH PORT SHOPPING CENTER

999 Montauk Highway

AVAILABLE SIZES

- 2,170 SF - Lease Out
- 2,899 SF
- 3,774 SF
- Up To 15,000 SF (Proposed Building)

ASKING RENT

Upon Request

CO-TENANTS

Stop & Shop, Kohl's, HomeGoods (Coming Soon), Old Navy, Planet Fitness, Cohen's Fashion Optical, LabCorp, GameStop, Verizon Wireless, GNC, Pacific Tanning, Kay Jewelers, Bath & Body Works, Sally Beauty Supply, Marshalls, Tropical Smoothie Cafe, The UPS Store, Five Below, Ulta, Pets Warehouse, Torrid, Famous Footwear, Buffalo Wild Wings GO, Mattress Warehouse, Cold Stone Creamery

NEIGHBORS

McDonald's, LIDL, Aldi, Chipotle, Jersey Mike's, Applebee's, Advance Auto Parts, CVS, Walgreens, Chase Bank, Starbucks, Popeyes, CityMD, Wendy's, Burger King, Dollar Tree, Taco Bell, Dunkin', Unique Fitness

COMMENTS

301,778 SF Shopping Center

Located on Montauk Highway (Route 27A) 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

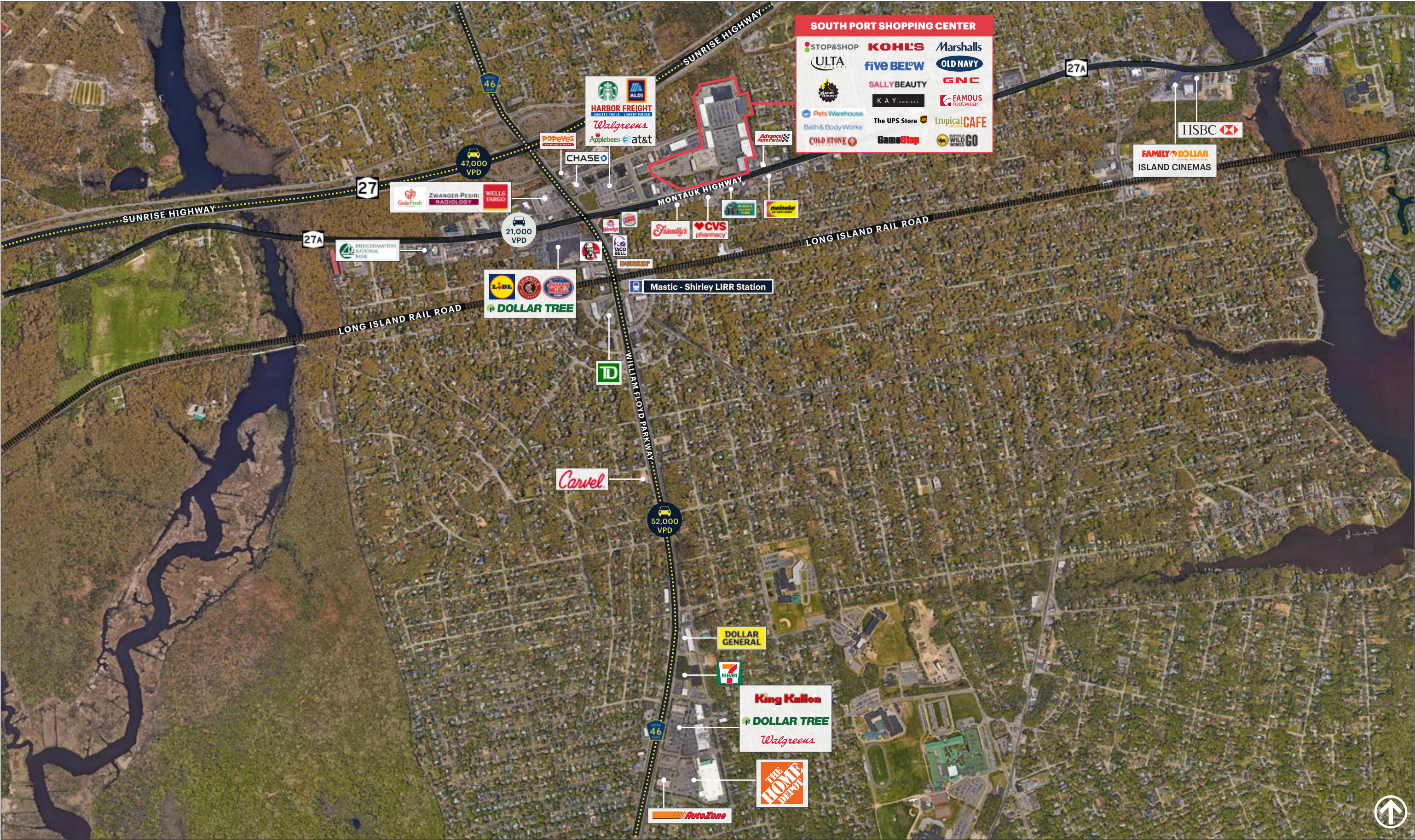
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
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



MID-LEVEL AERIAL



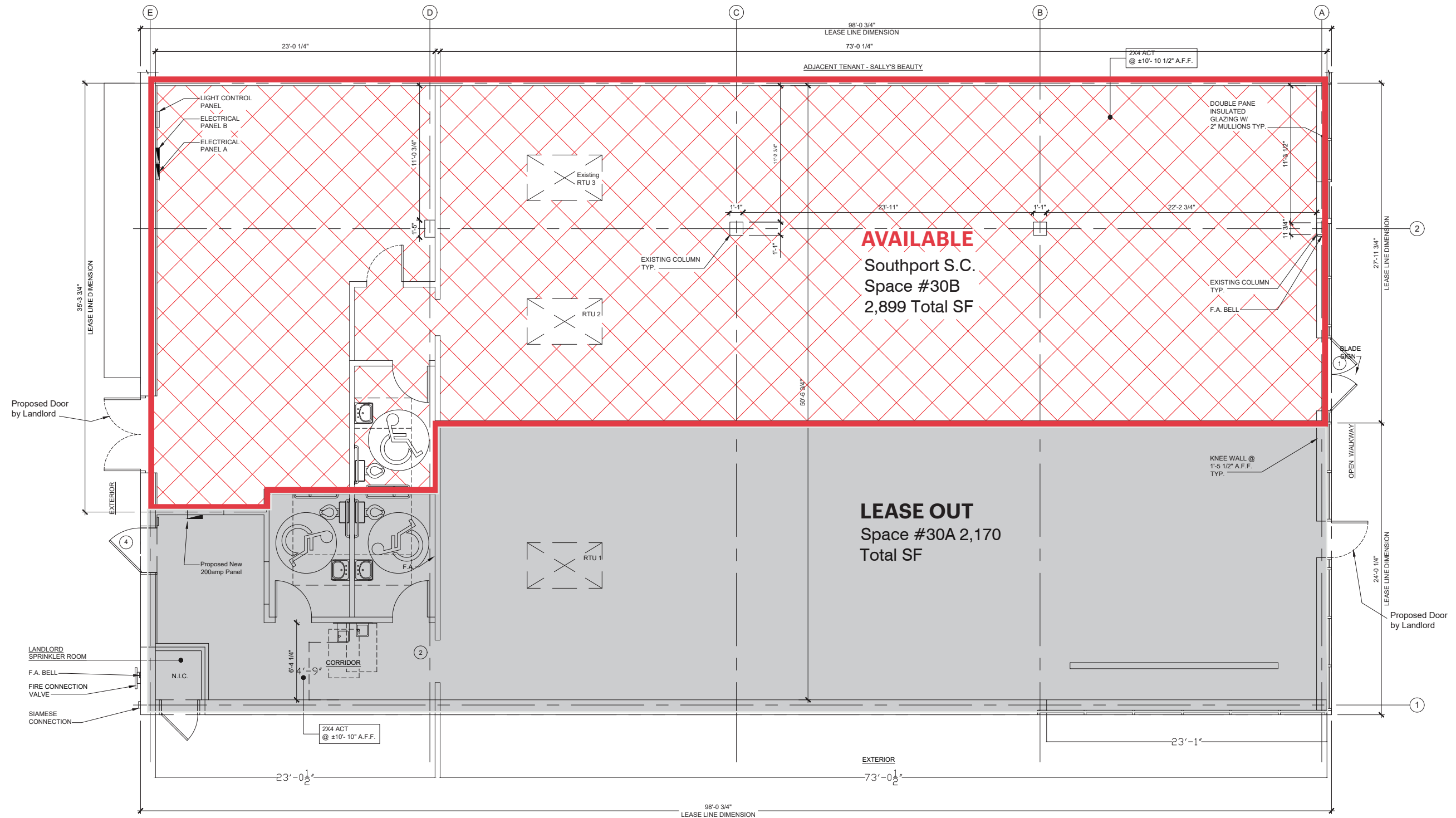
AERIAL



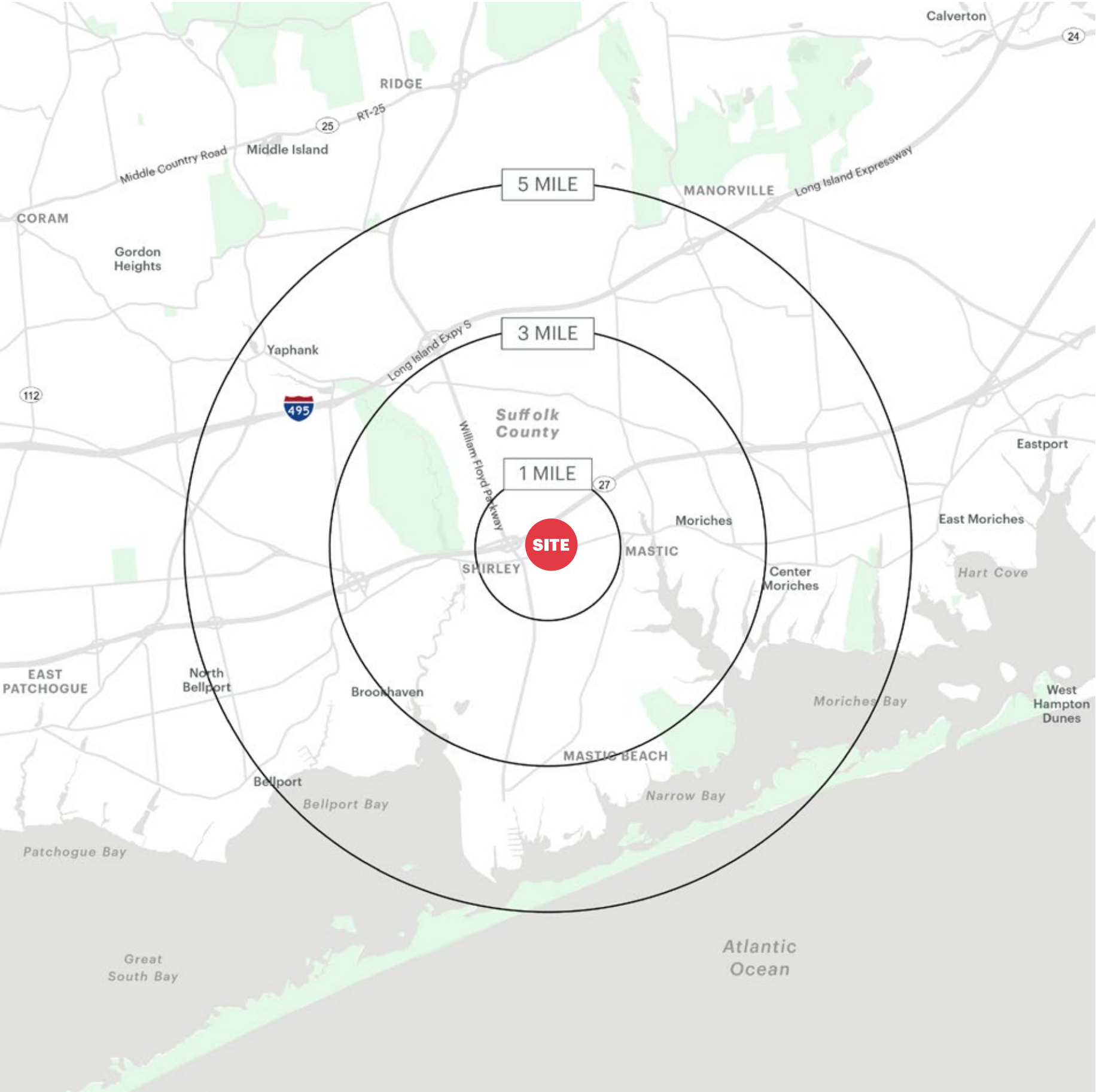
SITE PLAN



FLOOR PLAN - SPACE 30B



AREA DEMOGRAPHICS



SOUTH PORT SHOPPING CENTER SHIRLEY, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
11,729	1,437 - 18.0%
HOUSEHOLDS	TOTAL BUSINESSES
3,418	469
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$136,558	2,700
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$106,245	9,270

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
53,564	8,244 - 23.0%
HOUSEHOLDS	TOTAL BUSINESSES
17,112	1,287
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$132,329	9,631
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$100,643	38,748

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
93,197	16,727 - 26.0%
HOUSEHOLDS	TOTAL BUSINESSES
31,485	2,539
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$131,848	29,552
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$99,350	79,065

AREA DEMOGRAPHICS

