

CARMANS PLAZA



planet fitness

POPCORN  BEAUTY

Phenix SALON SUITES

DUNKIN' DONUTS


 H&R BLOCK

SWIM SCHOOL

VOODOO CRAB

OKINI JAPANESE RESTAURANT

STUFF A BAGEL

 SVP Vietnamese

**SPACE
AVAILABLE**

CARMANS PLAZA

941 CARMANS PLAZA
MASSAPEQUA, NY

TSCG



PROPERTY HIGHLIGHTS

- 195,000 SF shopping center with 966 parking spaces
- 159,149 population in a 3-mile radius
- Accessible from Sunrise Highway, Southern State Parkway and Route 110
- Shopping center renovations completed with building facade, updated storefront signage, re-paved & re-stripped parking lot and pylons
- Strong national tenant lineup, to include:

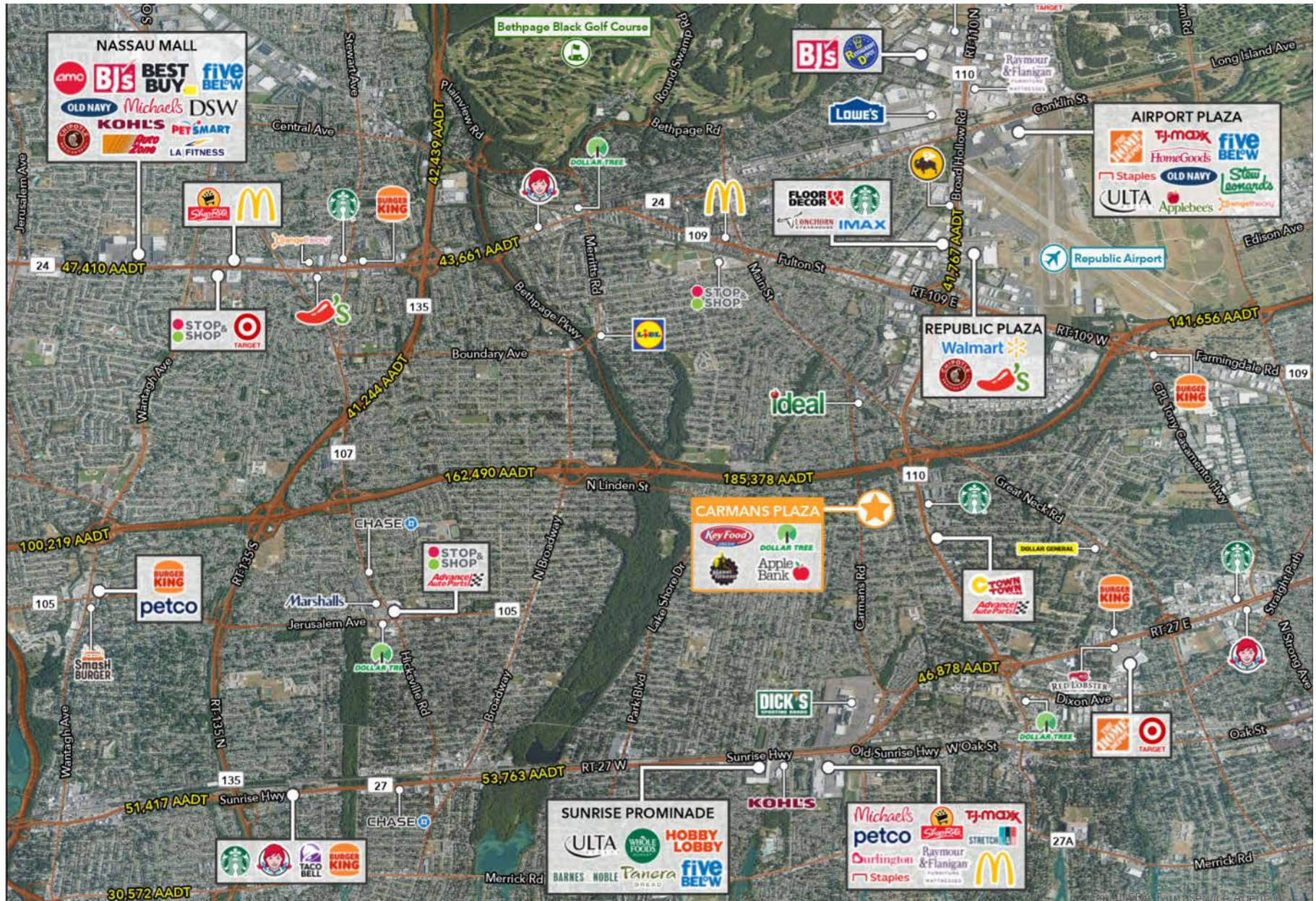


AVAILABLE SPACES

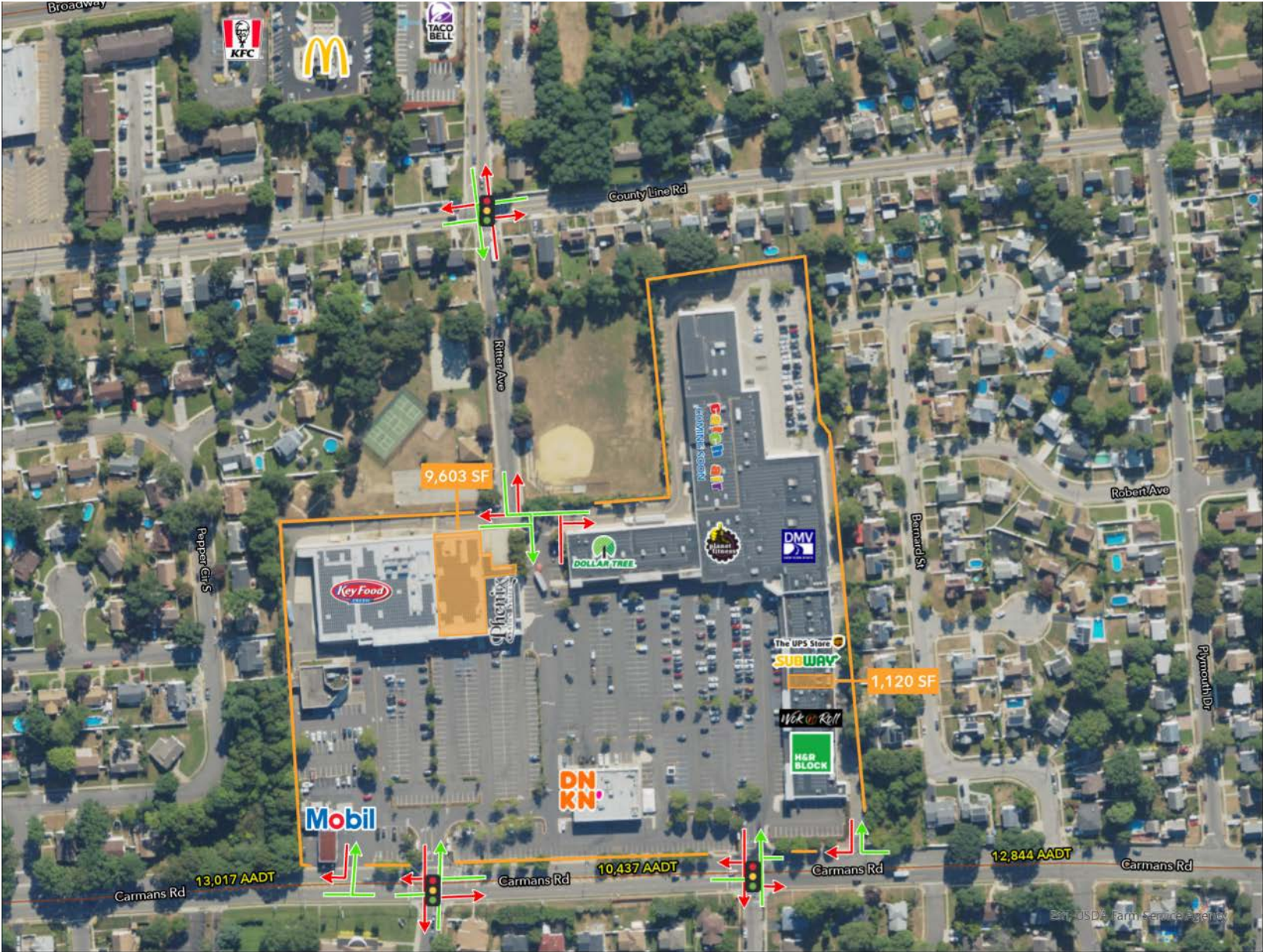
- Space 4: 9,603 SF
- Space 12: 13,404 SF - **LEASED**
- Space 22: 1,120 SF

PROPERTY OVERVIEW

MARKET OVERVIEW



ACCESS AERIAL



AVAILABLE SPACE: #4



FRONT
51'

DEPTH
140'

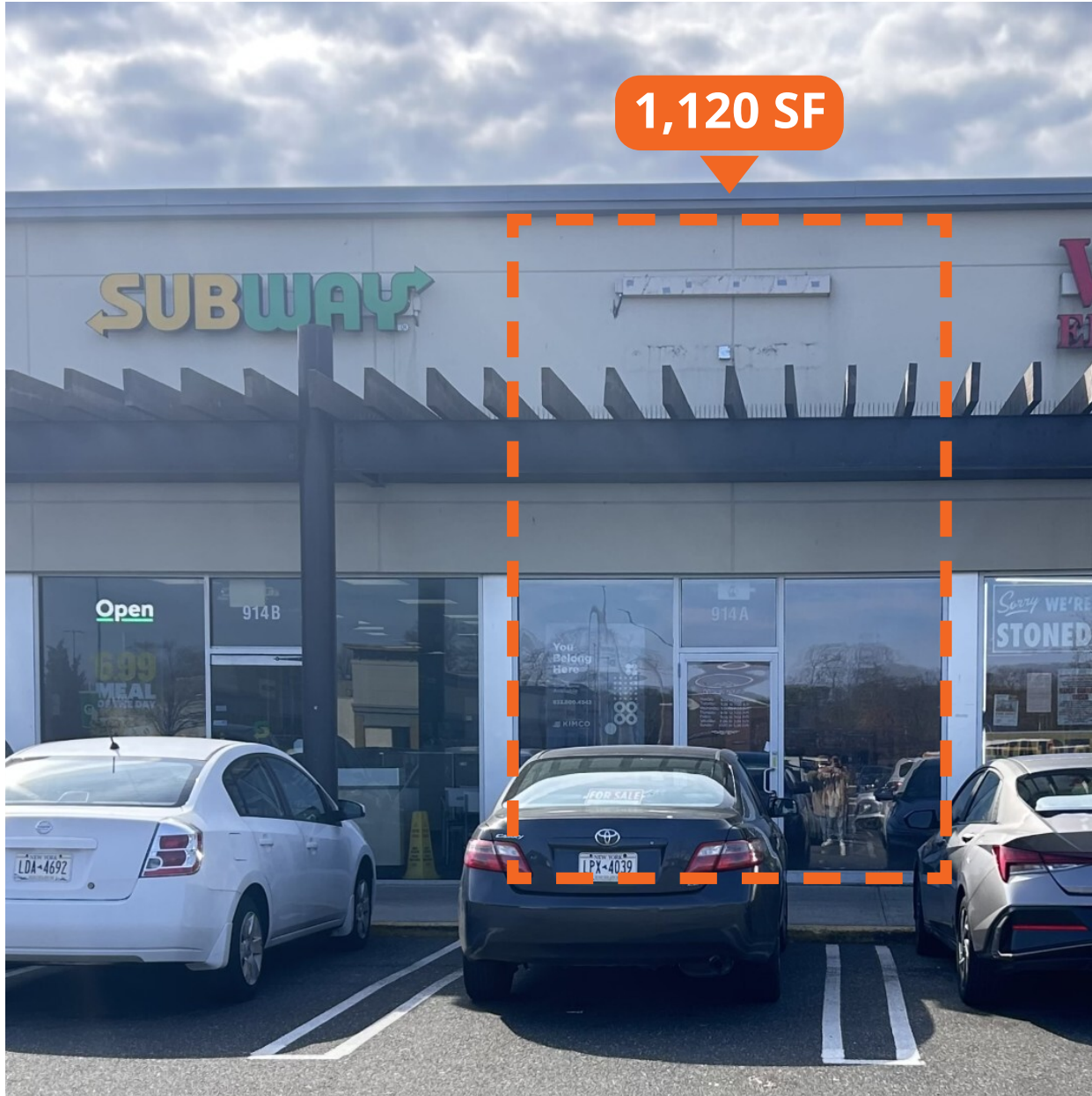
DESIGNATED
LOADING DOCK

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF DECK]
21' 5" Front
24' 4" Back

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF JOIST]
19' 0" Front
22' 1" Back

CLEAR CEILING HEIGHT
12' 0"

AVAILABLE SPACE: #22



1,120 SF

FRONT
14'

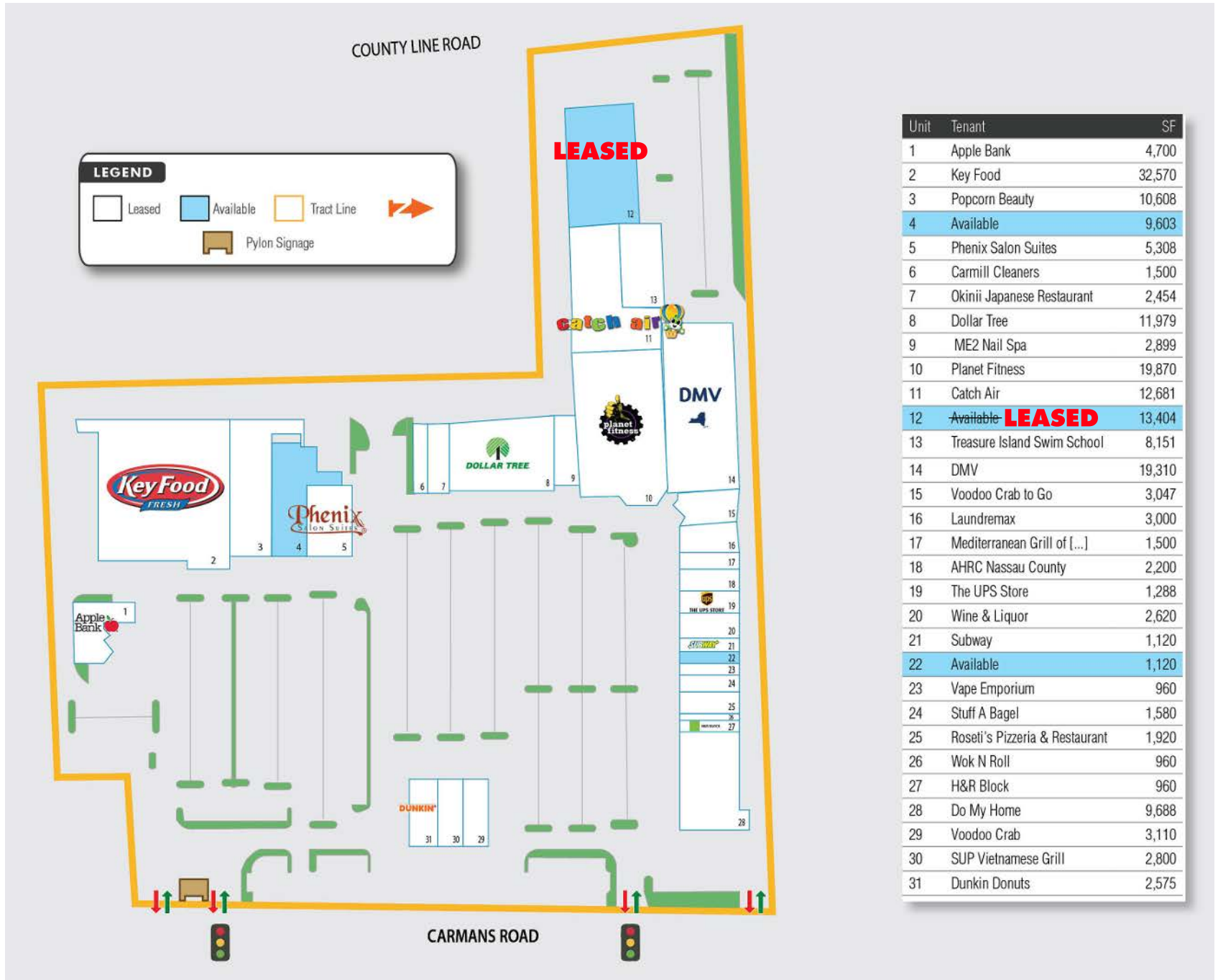
DEPTH
80'

CEILING HEIGHT
[FROM FLOOR TO CEILING]
9' 5" Front
7' 10" Back

CEILING HEIGHT
[FROM FLOOR TO BOTTOM OF DECK]
11' 9" Front
11' 2" Back

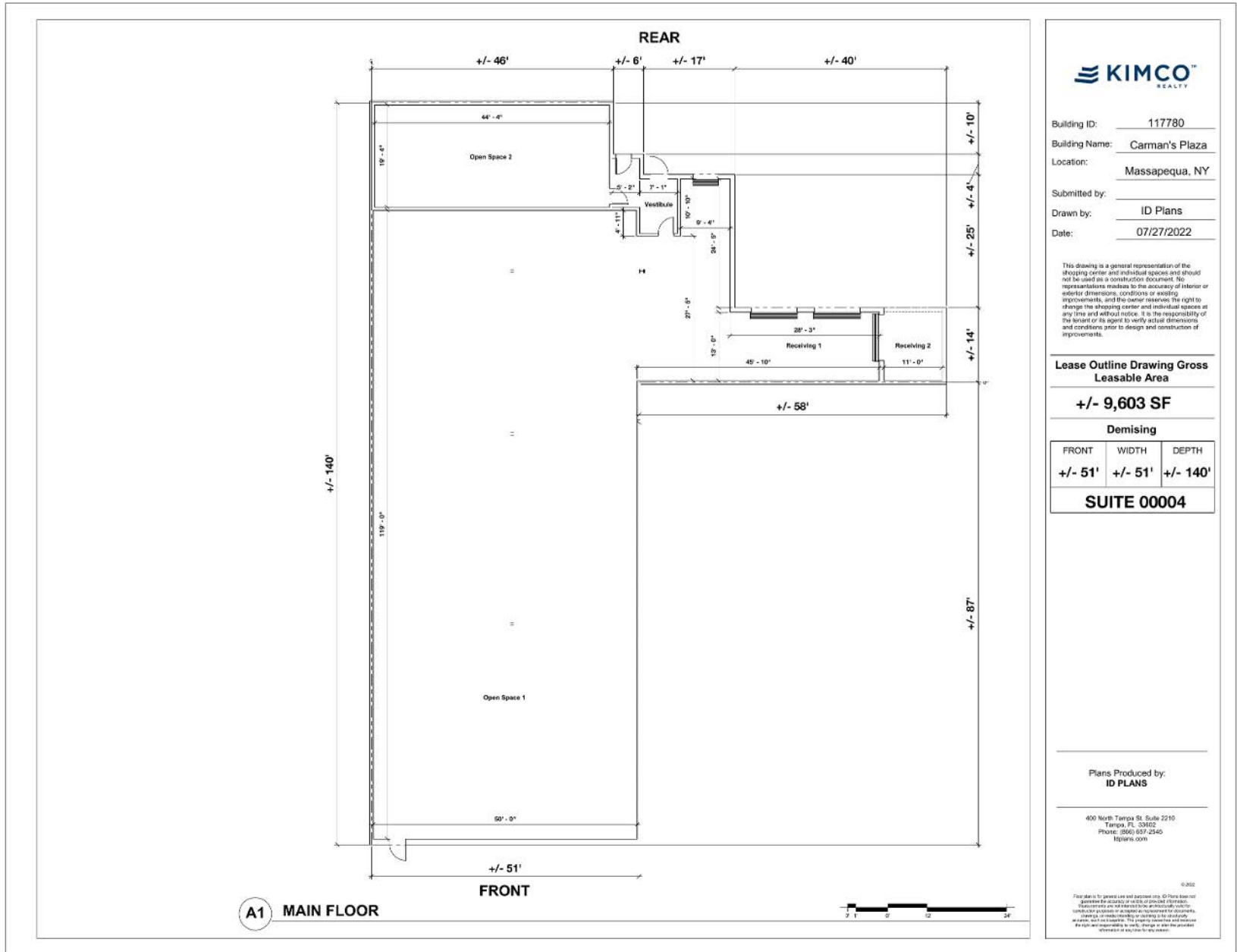
CLEAR CEILING HEIGHT
7' 10"

SITE PLAN



FLOOR PLAN

SPACE 4: 9,603 SF



Building ID: 117780
 Building Name: Carman's Plaza
 Location: Massapequa, NY
 Submitted by:
 Drawn by: ID Plans
 Date: 07/27/2022

This drawing is a general representation of the shopping center and individual spaces and should not be used as a construction document. No representations are made as to the accuracy of interior or exterior dimensions, conditions or existing improvements, and the owner reserves the right to change the shopping center and individual spaces at any time and without notice. It is the responsibility of the tenant or its agent to verify actual dimensions and conditions prior to design and construction of improvements.

Lease Outline Drawing Gross Leasable Area

+/- 9,603 SF

Demising

FRONT	WIDTH	DEPTH
+/- 51'	+/- 51'	+/- 140'

SUITE 0004

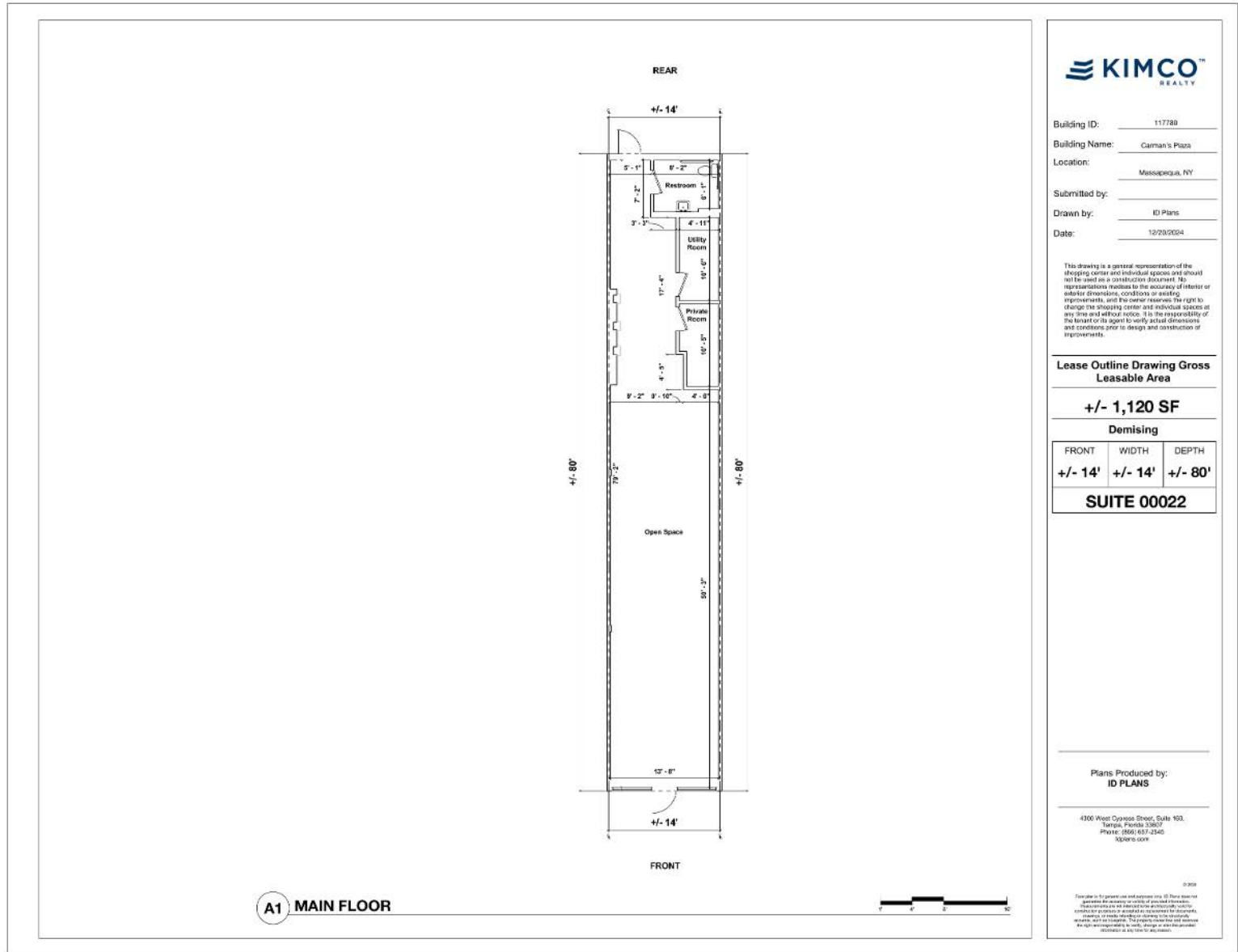
Plans Produced by:
ID PLANS

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Tampa, FL 33602
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FLOOR PLAN

SPACE 22: 1,120 SF



A1 MAIN FLOOR



Building ID: 117788
 Building Name: Carman's Plaza
 Location: Massapequa, NY
 Submitted by:
 Drawn by: ID Plans
 Date: 12/29/2024

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Lease Outline Drawing Gross Leasable Area

+/- 1,120 SF

Demising

FRONT	WIDTH	DEPTH
+/- 14'	+/- 14'	+/- 80'

SUITE 00022

Plans Produced by:
ID PLANS







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1 MILE

3 MILES

5 MILES

 2024 Population	23,726	159,445	356,518
 2024 Daytime Population	15,928	137,303	315,404
 2024 Daytime Worker Population	4,689	60,169	143,620
 2024 Households	7,344	52,590	119,260
 2024 Median HH Income	\$126,572	\$126,437	\$130,132
 2024 Average HH Income	\$162,666	\$165,924	\$171,677

DEMOGRAPHIC COMPARISON



TSCG

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