

Oceanside NY

Oceanside Plaza

3131-3221 Long Beach Road



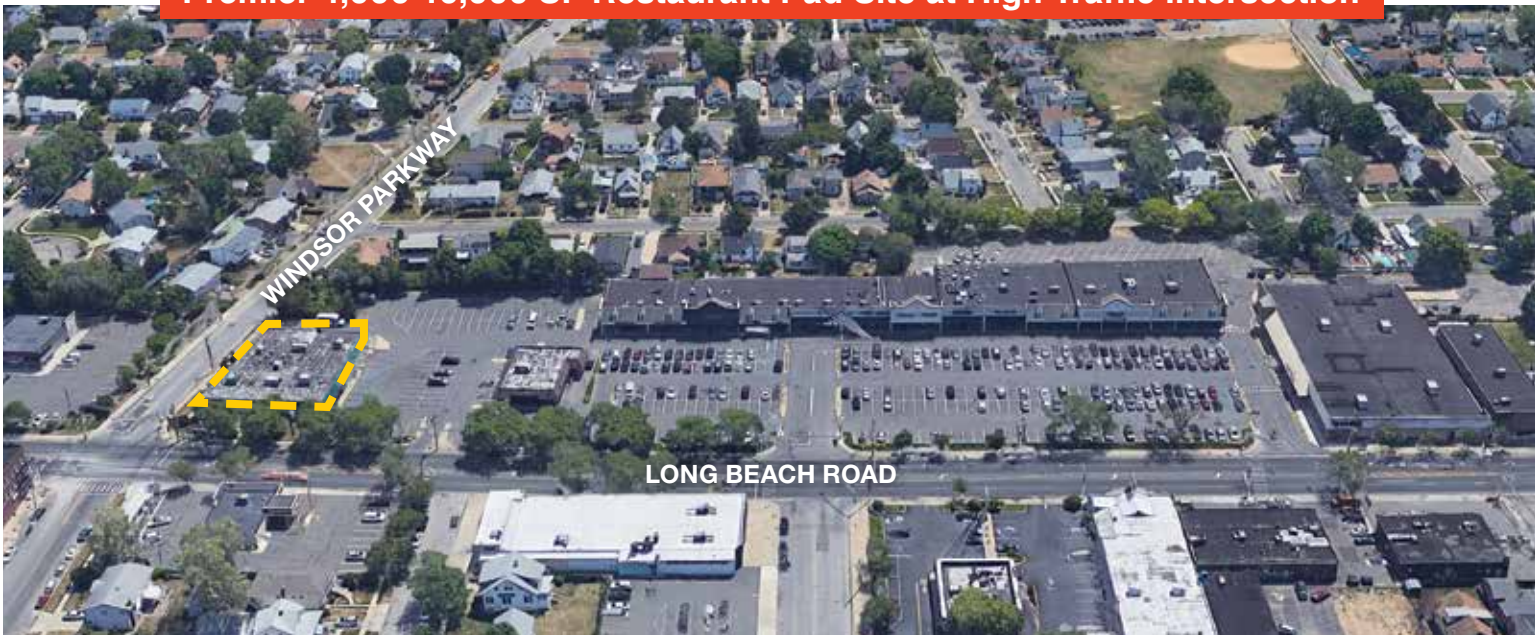
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NEW TO MARKET!
Premier 4,000-10,000 SF Restaurant Pad Site at High-Traffic Intersection



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KEY TENANTS:





**4,000-10,000 SF
Fully-Fixtured
Restaurant
Available**

- 4,000–10,000 SF restaurant pad located at the high-traffic signalized intersection of Long Beach Road and Windsor Parkway
- Oceanside Plaza is a fully leased neighborhood strip center anchored by a high-volume T.J. Maxx
- The property is located directly on Long Beach Road, a prime shopping destination on the South Shore of Long Island’s Nassau County
- Oceanside Plaza serves Oceanside as well as the affluent Five Towns area
- Retailers within one mile include: Petco, Modell’s, Marshalls, Nike Factory Store, Express, Loft, The Children’s Place, American Eagle Outfitters, Starbucks, GNC, and Gap

OCEANSIDE PLAZA TOTAL GLA: 85,686 SF			
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	23,904	165,196	458,923
Average HH Income	\$101,743	\$103,017	\$98,585
Traffic Count	43,000 VPD		