



RETAIL SPACE

NORTH BABYLON, NY

SUNSET PLAZA

1112-1238 DEER PARK AVENUE

SIZE

13,433 SF - AVAILABLE (83' X165')

ASKING RENT

Upon Request

CO-TENANTS

Uncle Giuseppe's, PetSmart, LA Fitness, Starbucks, Wendy's, Citibank, Pizzaiola Pizzeria & Restaurant, Buffalo Wild Wings, Voodoo Crab, GNC, PM Pediatrics, Teachers Federal Credit Union, Philly Pretzels, Optimum, Boss Cuts, Grand Slam Collectibles, Just Salad (Coming Soon), Physical Therapy (Coming Soon)

NEIGHBORS

Dunkin', Avocados Kitchen, Staples, Kid City, Party City, McDonald's, Taco Bell/Pizza Hut, CVS Pharmacy, AutoZone, Chip City

COMMENTS

At signalized intersection of Deer Park Avenue & Woods Road

47,000 vehicles pass this site daily

Easy access / 7 access points into the shopping center

CONTACT EXCLUSIVE AGENT

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RIPCO
REAL ESTATE

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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



SUNSET PLAZA NORTH BABYLON, NEW YORK



SITE PLAN

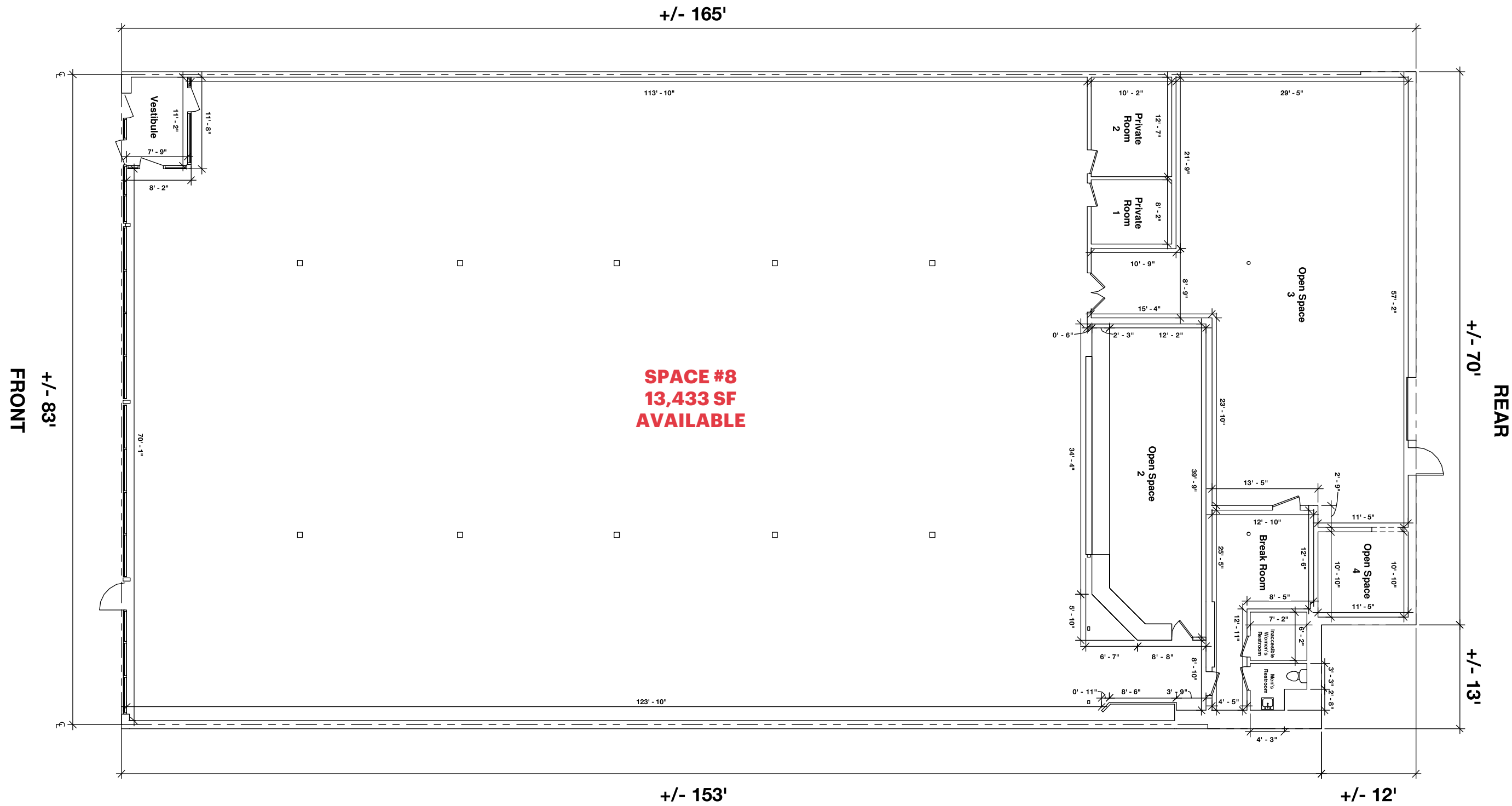
GROUND FLOOR



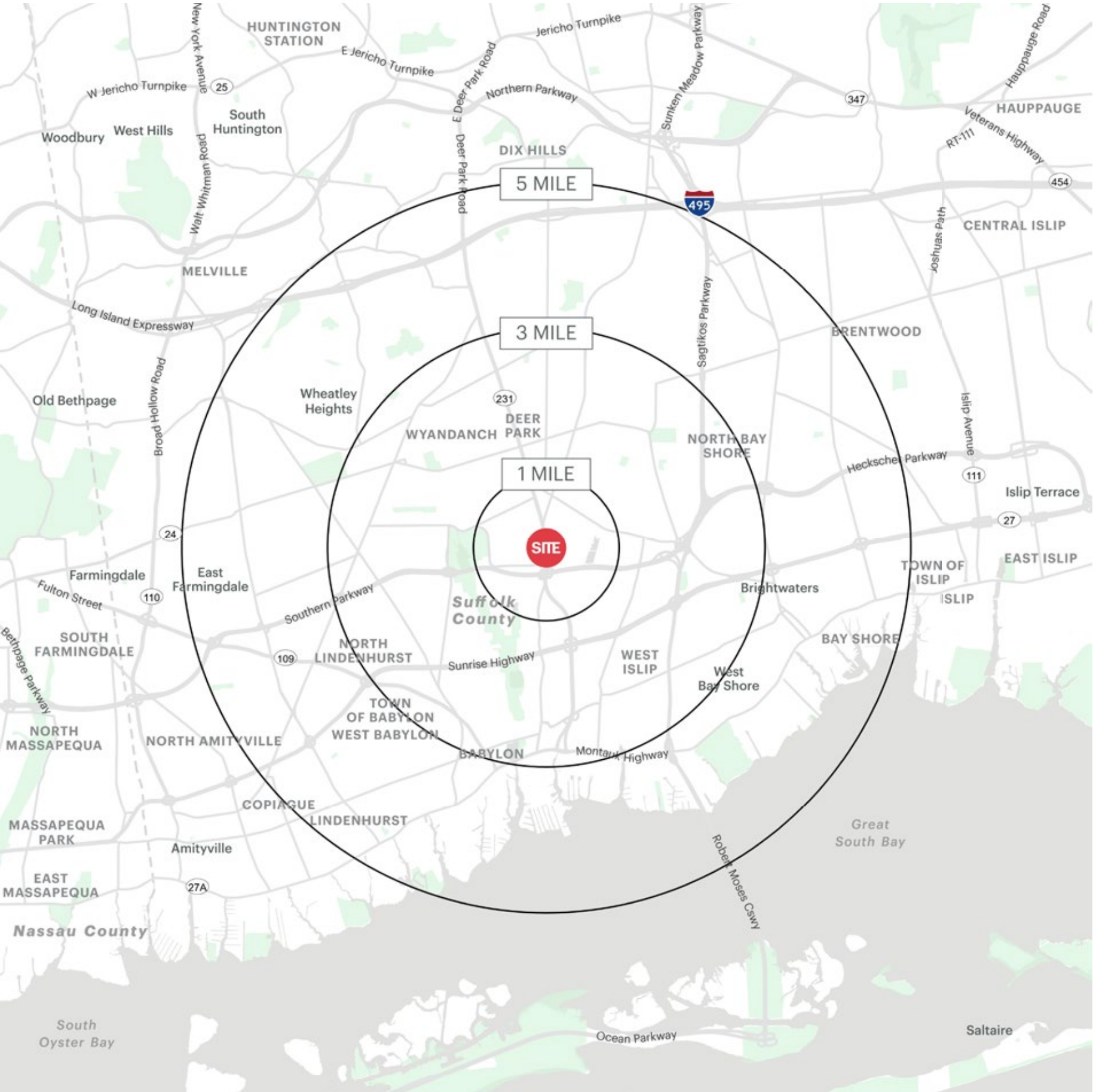
CURRENT RETAILERS		
1-3	LA FITNESS	34,000 SF
4-6	PETSMART	17,600 SF
7	GRAND SLAM COLLECTIBLES	3,375 SF
8	AVAILABLE (83' X 165')	13,433 SF
9	USPS	6,300 SF
10	PHYSICAL THERAPY (COMING SOON)	3,750 SF
11	BOSS CUTS	1,800 SF
12	NAIL SALON	3,000 SF
13	UNCLE GIUSEPPE'S	2,640 SF
14	KT WINES	4,100 SF
15	UNCLE GIUSEPPE'S	39,241
16	OPTIMUM	2,000 SF
17	PIZZAIOLA PIZZERIA & RESTAURANT	3,600 SF
18	MADE BY LILI'S	960 SF
19, 20 & 21	VOODOO CRAB	4,330 SF
22	PHILLY PRETZELS	1,200 SF
23	SUNSET CITY EYEWEAR	1,920 SF
24	GNC	1,120 SF
25	GUAC TIME	1,638 SF
26	JUST SALAD - COMING SOON	2,260 SF
27	TEACHERS FEDERAL CREDIT UNION	3,150 SF
28	PM PEDIATRICS	7,200 SF
29	CHINA BUFFET	10,000 SF
30	BUFFALO WILD WINGS	8,820 SF
31	STAND UP MRI	3,414 SF
32	CITIBANK	2,807 SF
33	WENDY'S	2,880 SF
34	STARBUCKS	1,600 SF
	TOTAL	187,565 SF

FLOOR PLAN

“ FORMER RITE AID” SPACE #8 LOD



AREA DEMOGRAPHICS



SUNSET PLAZA NORTH BABYLON, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
17,392	4,219 - 34.0%
HOUSEHOLDS	TOTAL BUSINESSES
5,723	719
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$164,978	4,218
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$126,965	12,408

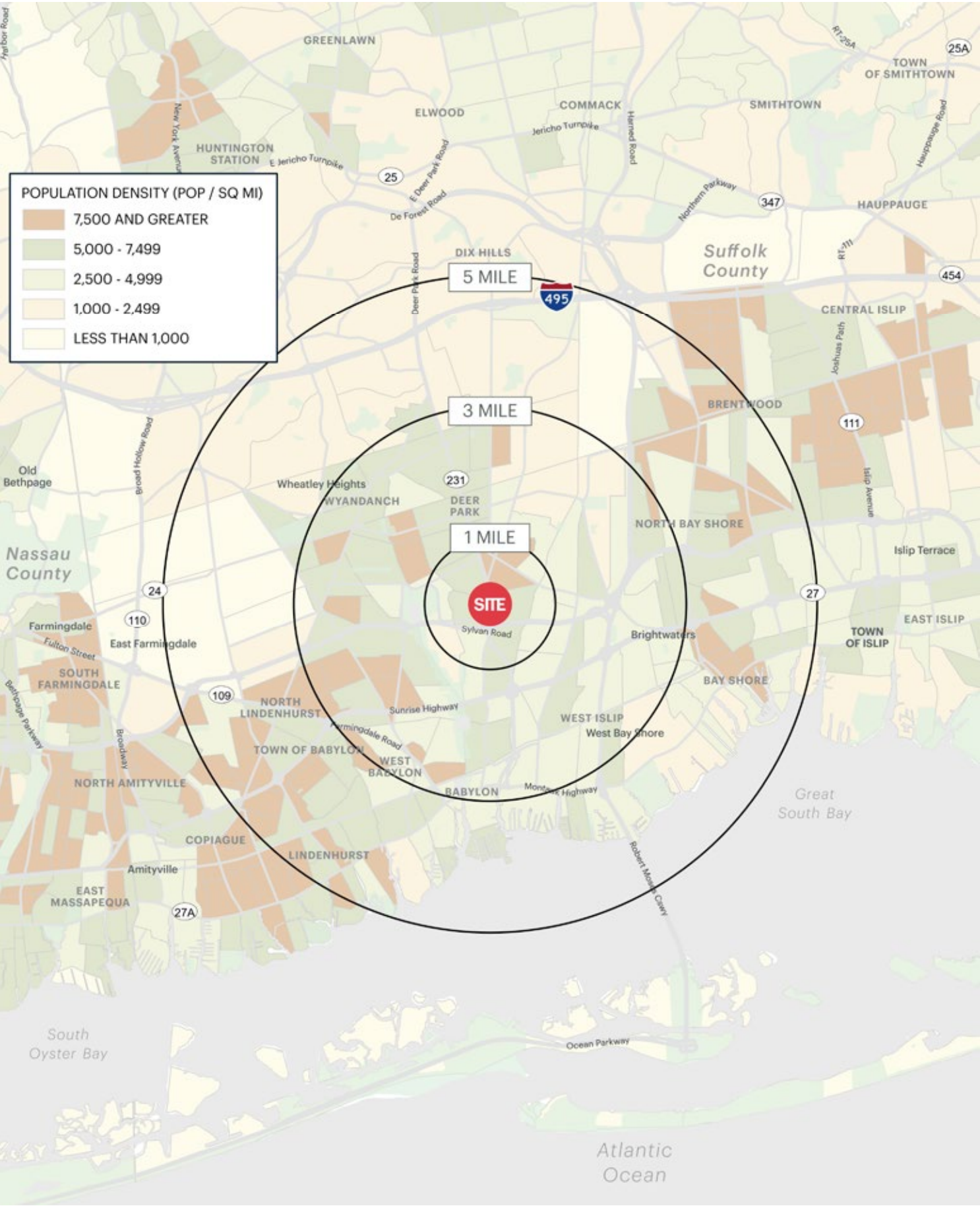
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
141,260	36,093 - 36.0%
HOUSEHOLDS	TOTAL BUSINESSES
45,684	5,290
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$159,591	41,462
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$124,888	109,014

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
292,924	74,370 - 36.0%
HOUSEHOLDS	TOTAL BUSINESSES
91,722	10,791
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$162,690	107,418
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$123,345	248,828

AREA DEMOGRAPHICS



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