

# SUITE 900

DEER PARK, NEW YORK | TANGER

±32,500 SF - FORMERLY NEW YORK SPORTS CLUB

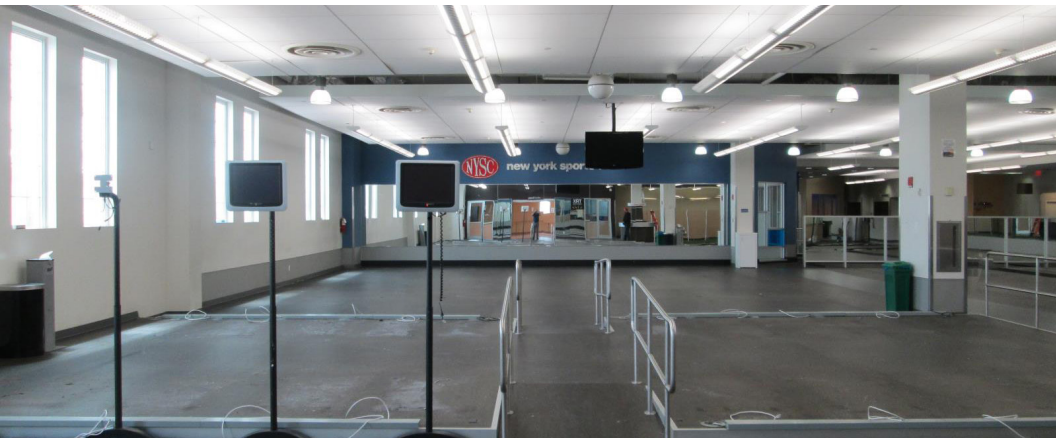
FOR LEASE



# PROPERTY OVERVIEW

**Suite 900 | Tanger**  
Deer Park, New York

Cushman & Wakefield is pleased to present, on an exclusive basis, a prime leasing opportunity within the highly sought-after Tanger center located in Deer Park, Long Island. **Suite 900** offers approximately **32,500 square feet** of prime real estate, formerly operated by New York Sports Club. Situated amidst a vibrant retail environment, this property benefits from its strategic location, abundant parking, and proximity to prominent retailers including American Eagle, Skechers, and Forever 21. With its size, location, and adjacency to major brands, this space presents an exciting opportunity for retailers and medical users seeking a high-traffic, high-visibility location in the heart of Long Island's premier shopping destination.



## Property Summary



Open Fitness, Pool, Half Court Basketball Gym, 3 Fitness Class Rooms



Men, Women, & Family Changing Room



First Floor Entrance with Stair and Elevator

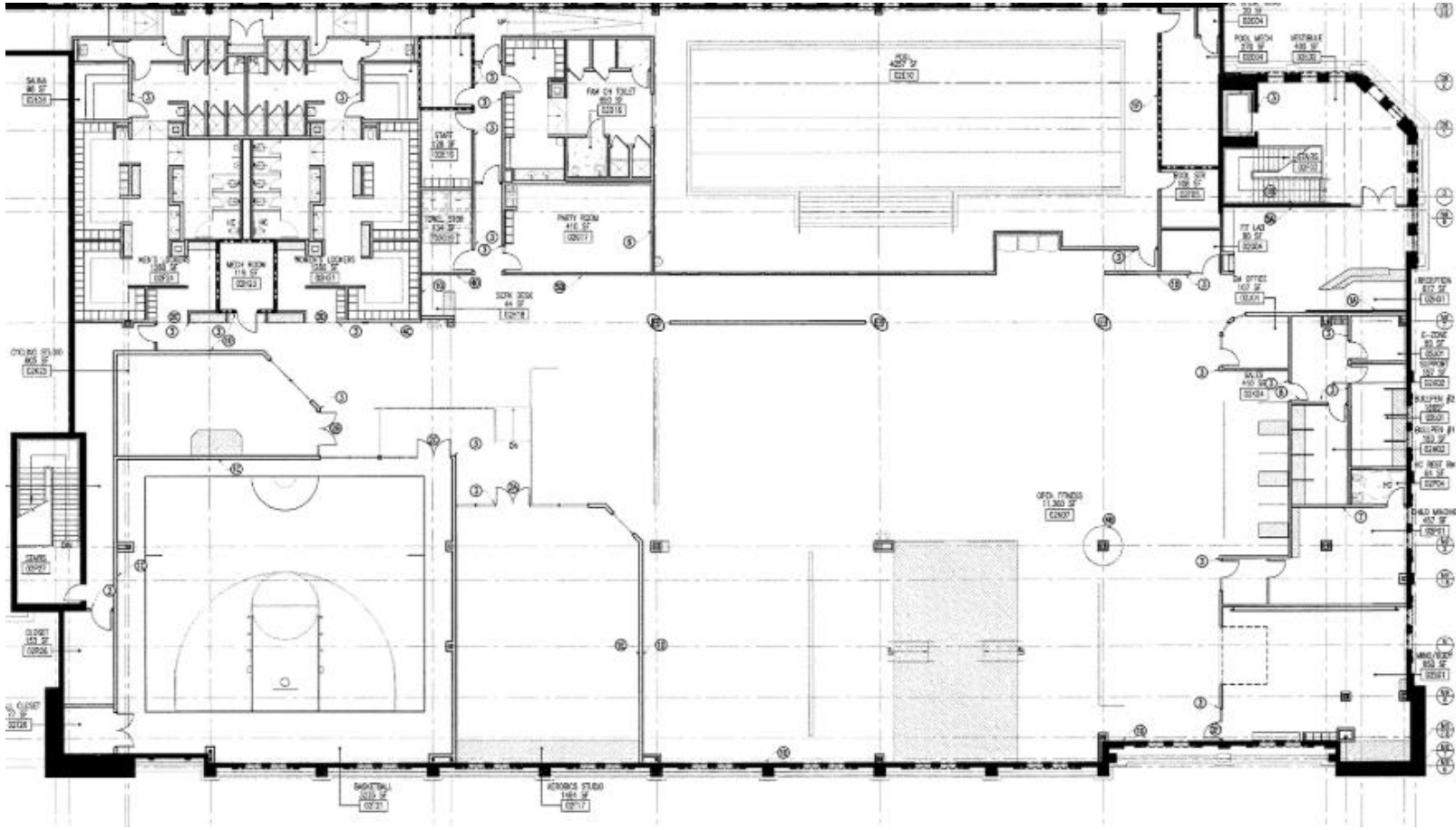


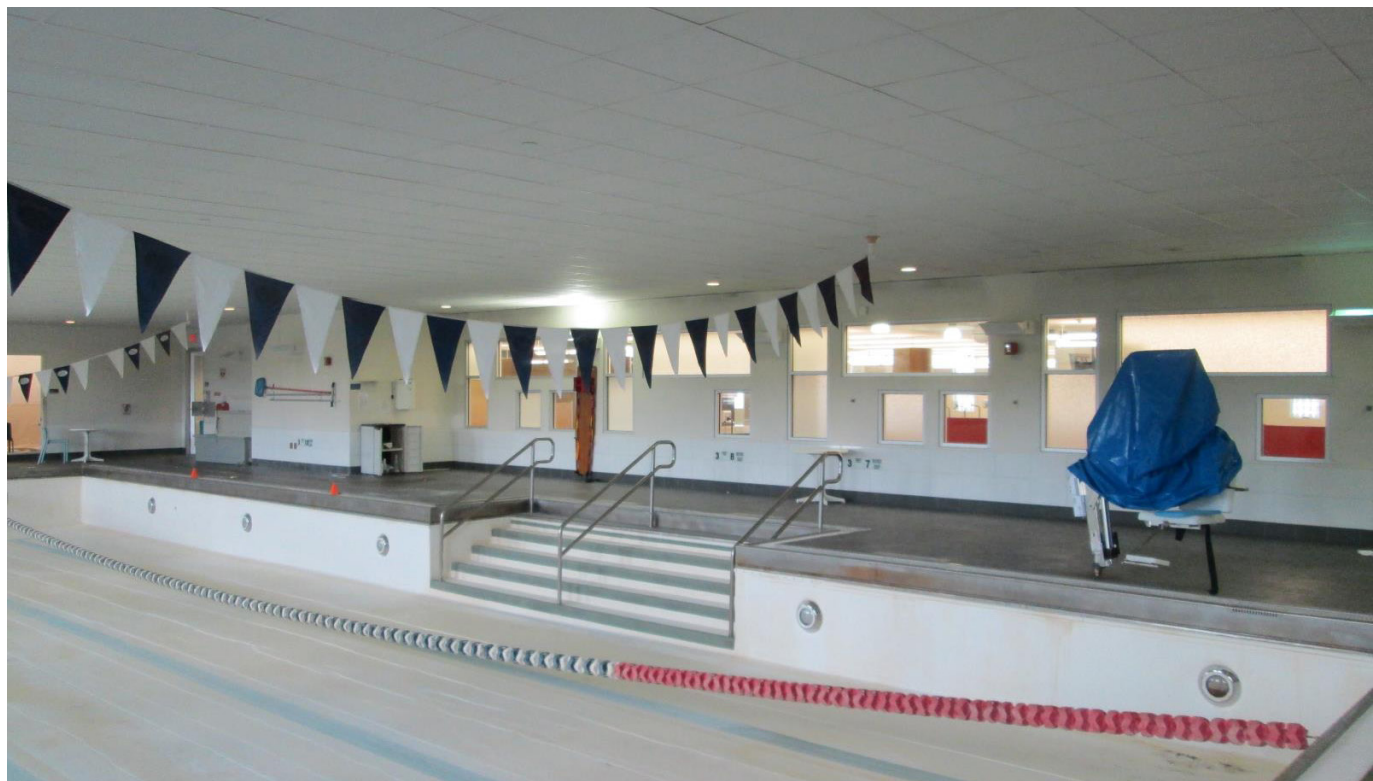
Manager, Staff, Child Care Offices

# SECOND FLOOR PLAN

Suite 900 | Tanger  
Deer Park, New York

Ground Floor: 1,000 SF  
Second Floor: 32,500 SF  
Total: 33,500 SF  
Ceiling Heights: 16'-18'





# ABOUT TANGER

## Deer Park, New York

### POPULATION

MSA Population  
20,224,976 - New York-Newark-New Jersey City, NY-NJ-PA MSA

### DAILY TRAFFIC COUNT

Commack Road - 24,062  
Grand Ave - 18,468  
Interstate 495 - 165,145

### MAJOR CITIES

New York City, NY - 30 miles

### ADDRESS

152 The Arches Circle  
Deer Park, NY 11729

### GROSS LEASABLE AREA

739,100 SF

### ANNUAL TOURISTS

9 Million (Long Island)

NEAREST RETAIL	
Distance	Destination
4 Miles	Westfield South Shore Mall
5 Miles	Walt Whitman Mall
9 Miles	Huntington Station
12 Miles	Broadway Commons
16 Miles	Roosevelt Field Mall
33 Miles	Tanger Riverhead

DEMOGRAPHICS		
Distance	Population	Avg. HH Income
5 Miles	302,138	\$149,018
10 Miles	886,498	\$159,761
15 Miles	1,498,572	\$127,665







**FOR MORE INFO, CONTACT:**

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