



SOVEREIGN
REALTY GROUP



FOR LEASE

**2154 DEER PARK AVENUE
DEER PARK, NEW YORK**

Former double drive-thru convenience store
Highly visible corner location



Ground Lease Price: \$80,000 per annum NNN
Real Estate Taxes: \$9,686.39 (2023)

Former Double Drive-thru convenience store

Cross access easements into the adjoining busy shopping center

Business E zoning permits the following uses:

- » Retail shops & stores
- » Personal services shops (barbers, salons, etc)
- » Minor garages
- » Food & Establishments with 16 seats or less and prepares food primarily for off-premises consumption
- » Food & Beverage establishment having 16 seats or more (with permitted exemption granted by the Planning Board)

Gross leaseable area is ±800 SF on a .28 acre lot with ±80 FT of frontage on Deer Park Avenue

One of the LAST retail corners available located closest to the Long Island Expressway

There are ±4 parking spaces & curb cuts on 3 different streets

The population within a 5 mile radius is 236,143 people

The Median Household Income within a 1 mile radius is \$114,801

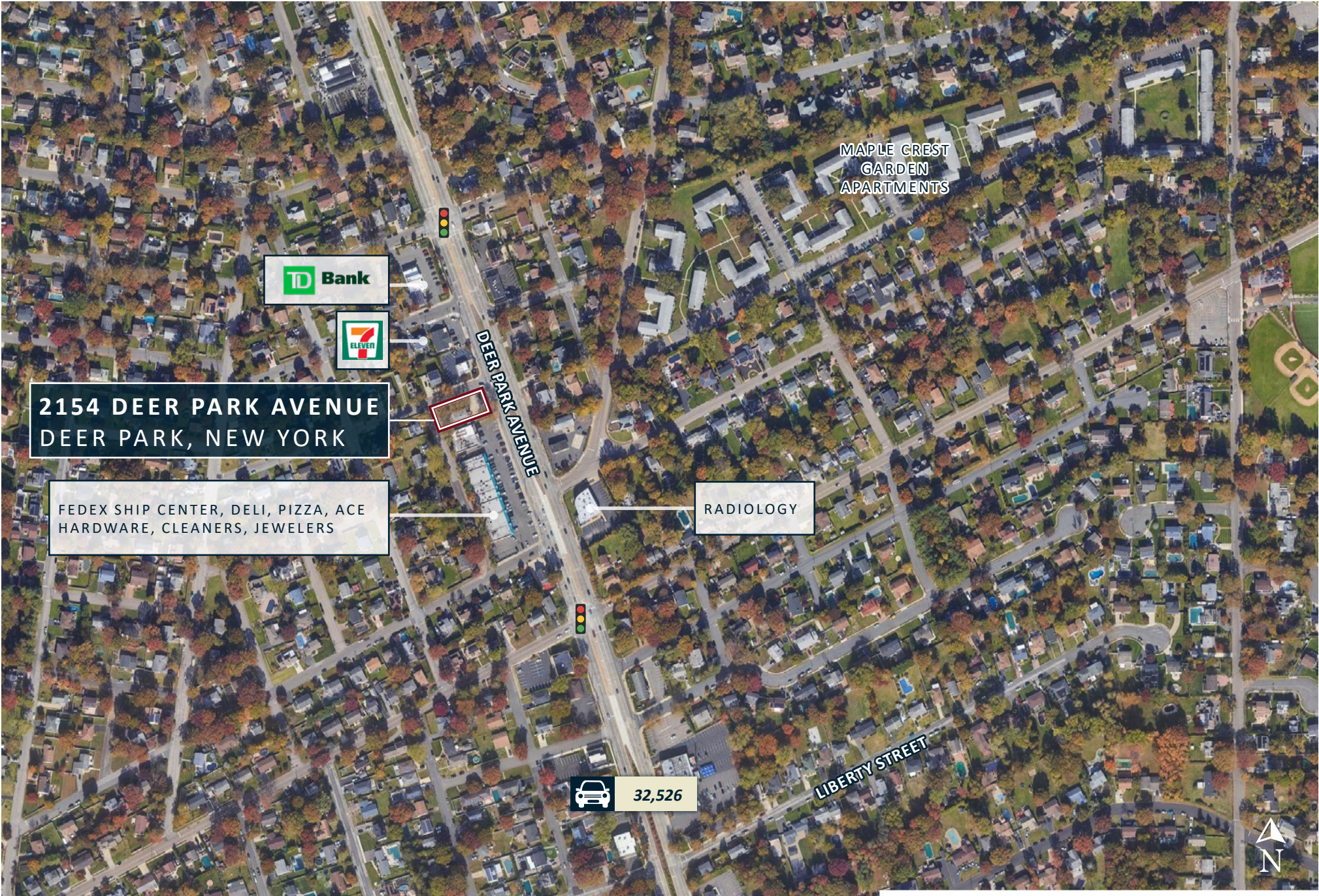
Highly visible site with 32,526 cars passing this site daily



PROPERTY OVERVIEW

INTERSECTION	SWC OF CAMBRIDGE STREET
GROSS LEASABLE AREA	± 800 SF
LOT SIZE	.28 ACRES
LOT FRONTAGE	± 80' ON DEER PARK AVENUE
PARKING	± 4 SPACES
CURB CUTS	3
ZONING	BUS E
LEASE PRICE	\$80,000 PER ANNUM NNN
REAL ESTATE TAXES	\$9,686.39 (2023)
POPULATION (5 MILE)	236,143 PEOPLE
MEDIAN INCOME (1 MILE)	\$114,801
TRAFFIC COUNT	32,526 CARS DAILY






**2154 DEER PARK AVENUE
DEER PARK, NEW YORK**

FEDEX SHIP CENTER, DELI, PIZZA, ACE
HARDWARE, CLEANERS, JEWELERS

RADIOLOGY

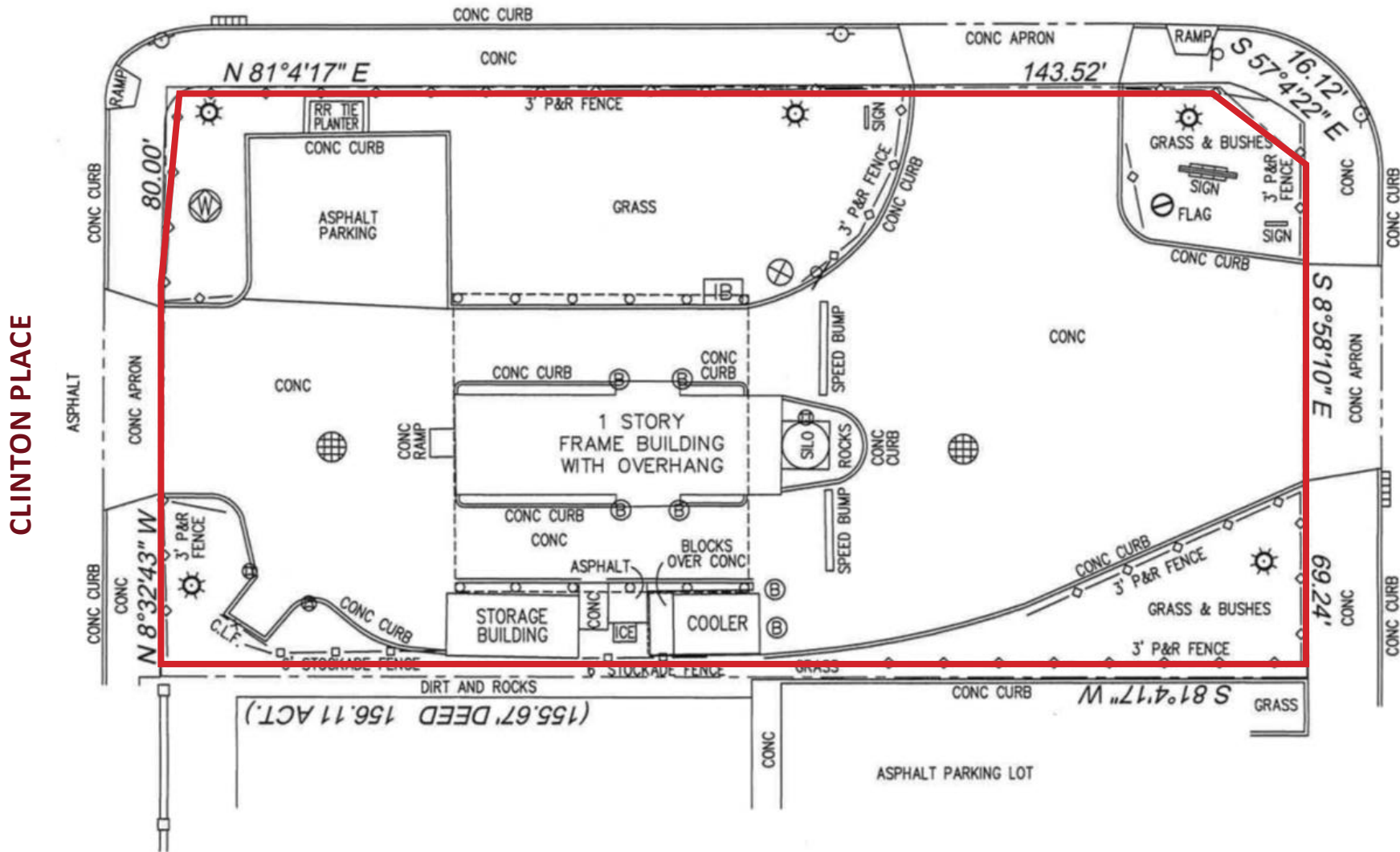
MAPLE CREST
GARDEN
APARTMENTS



 32,526

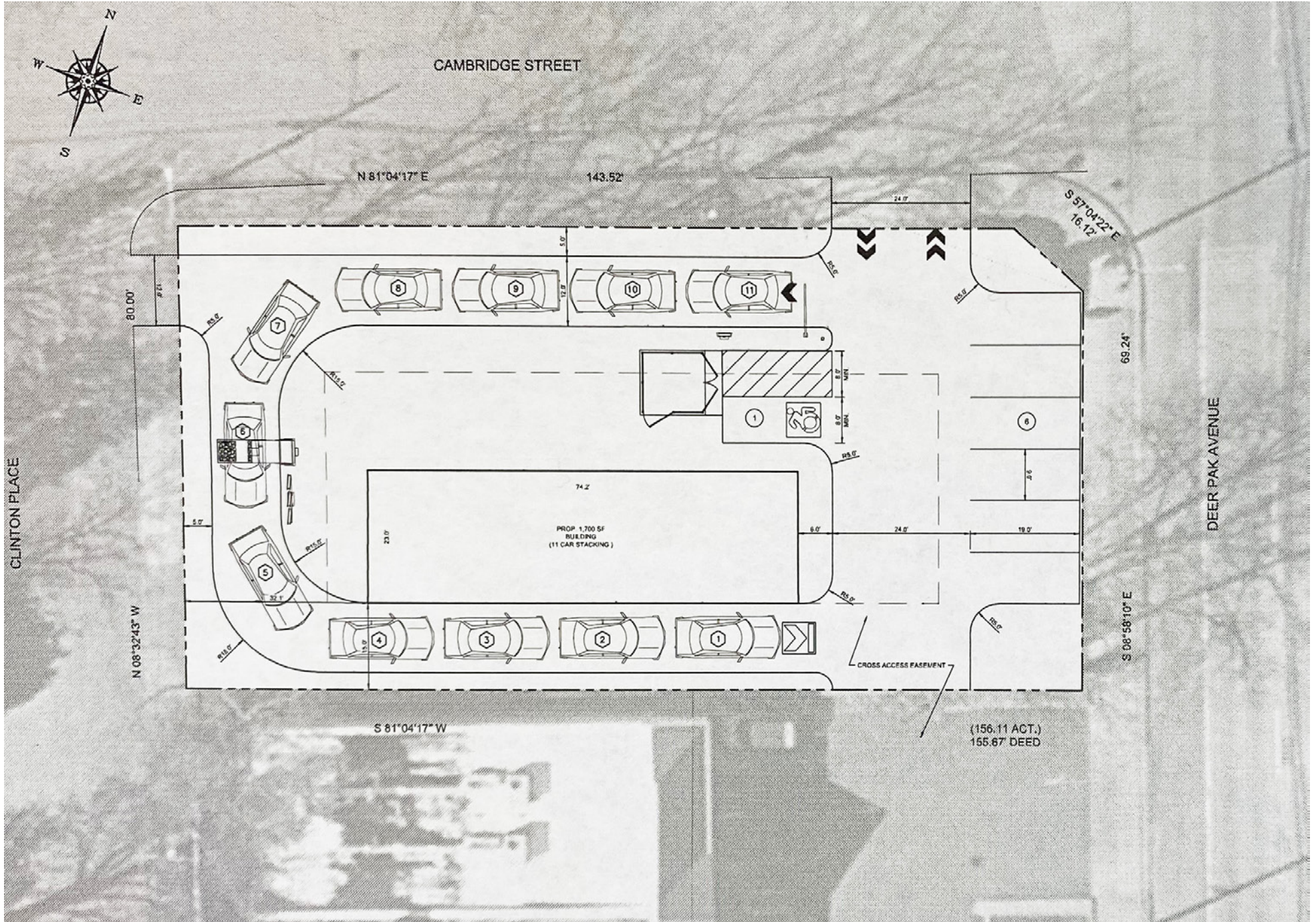


CAMBRIDGE STREET



CLINTON PLACE

DEER PARK AVENUE
32,526 CARS DAILY

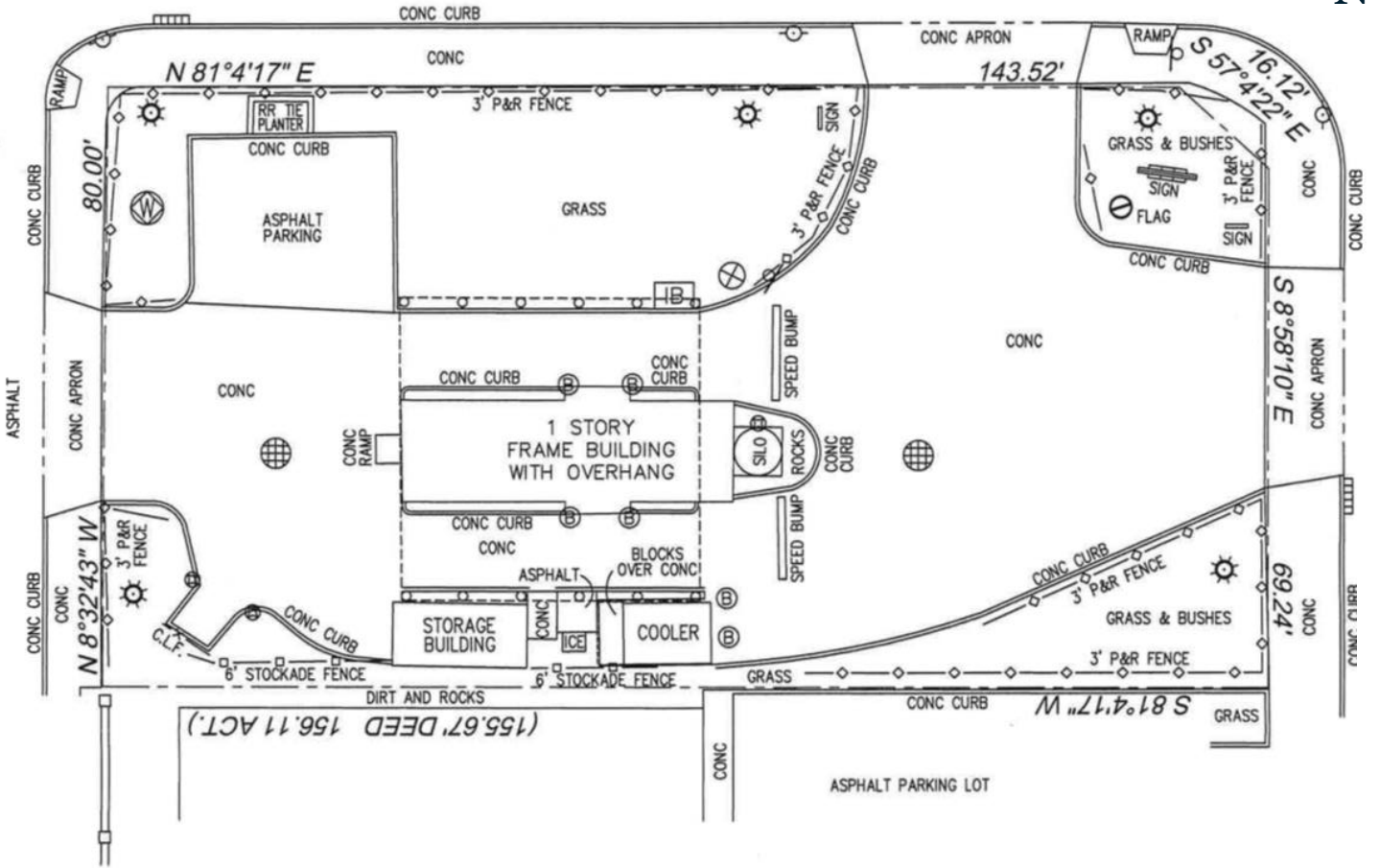


CAMBRIDGE STREET



CLINTON PLACE

DEER PARK AVENUE
32,526 CARS DAILY



LEGEND			
	WATER METER		3' POST & RAIL FENCE
	IRRIGATION HANDHOLE		STOCKADE FENCE
	MANHOLE		CHAIN LINK FENCE
	WOOD UTILITY POLE		BUILDING OVERHANG
	LIGHT POLE		PROPERTY LINE
	FLAGPOLE		DROP CURB
	BOLLARD		S 41°19'11\"/>
	METAL POST		
	OVERHANG COLUMN		
	DROP INLET		
	CATCH BASIN		
	SIGN		
	LARGE SIGN		

PROPERTY SURVEY
SITUATED IN
DEER PARK
TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK

154 DEER PARK AVENUE, DEER PARK, NY DAIRY BARN STORE #306

SUFFOLK COUNTY TAX MAP DIST. 100, SEC. 20, BLOCK 3, LOT 34.2

<p>Matthew Dunigan 127 Hamlet Drive Monut Sinai, New York (631)-331-1249</p>	DATE OCTOBER 4, 2012	CERTIFIED TO:
	SCALE 1"=20'	TITLEPRO AGENCY, LLC
	SHEET 1 OF 1	FIRST AMERICAN TITLE INSURANCE CO.
	PROPERTY NO. NLTP004742	PURCHASER: SIMI ENT., LLC
		LENDER: DAIRY BARN STORES, INC.





SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

CLEM COTÉ III

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