

S

FOR LEASE

85 E Park Avenue, Long Beach, NY



Only grocery anchored center in Long Beach | FOR LEASE

ADDRESS

85 E Park Avenue, Long Beach, NY

AVAILABLE

911- 4,087 square feet inline

3,035 square foot pad opportunity

ASKING RENT

Negotiable

EXTRAS

\$11.77 per square foot

CO-TENANTS

Stop & Shop, Cold Stone Creamery, Rite Aid, Subway, Dunkin' Donuts and more

AREA RETAIL

Starbucks, Five Guys Burgers & Fries, Burger King, La Bottega, Bank of America, US Post Office, Citibank, AT&T, Verizon Wireless, Ralph's Italian Ices and more

Demographics	1 mile	3 miles	5 miles
Population	24,461	42,550	55,900
Median HHI	\$81,590	\$87,167	\$94,428
Daytime Population	7,624	11,811	17,086

- Stop and Shop - only large grocery anchor in Long Beach
- Located next to the LIRR Long Beach train station with 8,721 riders daily
- Ample parking

SABRE

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SITE PLAN

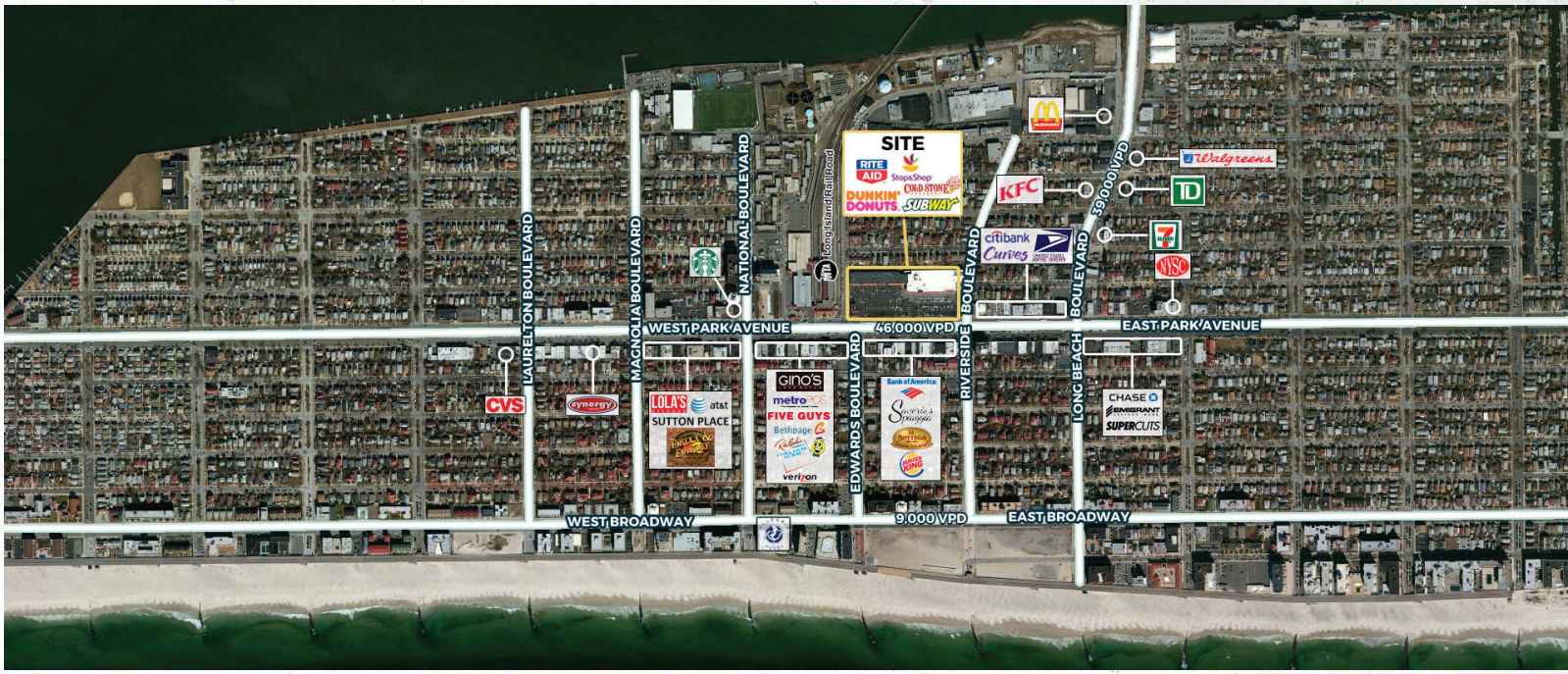


#	TENANT	AREA
	RITE AID	12,377 SQ. FT.
29	CHINESE RESTAURANT	1,228 SQ. FT.
31A	AVAILABLE	1,149 SQ. FT.
31	ANGEL TIPS	1,496 SQ. FT.
33A	AVAILABLE	911 SQ. FT.
33B	AVAILABLE	911 SQ. FT.
35	SUBWAY	1,424 SQ. FT.
37	AVAILABLE	2,396 SQ. FT.
39	AVAILABLE - FORMER RESTAURANT	1,691 SQ. FT.
41	DELTA CLEANERS	2,100 SQ. FT.
43	PLAZA WINE & LIQUOR	1,394 SQ. FT.
45	PLAZA WINE & LIQUOR	2,118 SQ. FT.
47	COLD STONE CREAMERY	1,135 SQ. FT.
51	DUNKIN' DONUTS	1,344 SQ. FT.
	LANDLORD'S UTILITY SPACE	326 SQ. FT.
TOTAL STRIP CENTER		32,000 SQ. FT.
	AVAILABLE - FORMER CAPITAL ONE	3,035 SQ. FT.



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