



For Lease

Island Park, NY

4535 Austin Boulevard

Nassau County

4,200 SF

Proposed building - divisible or ground lease



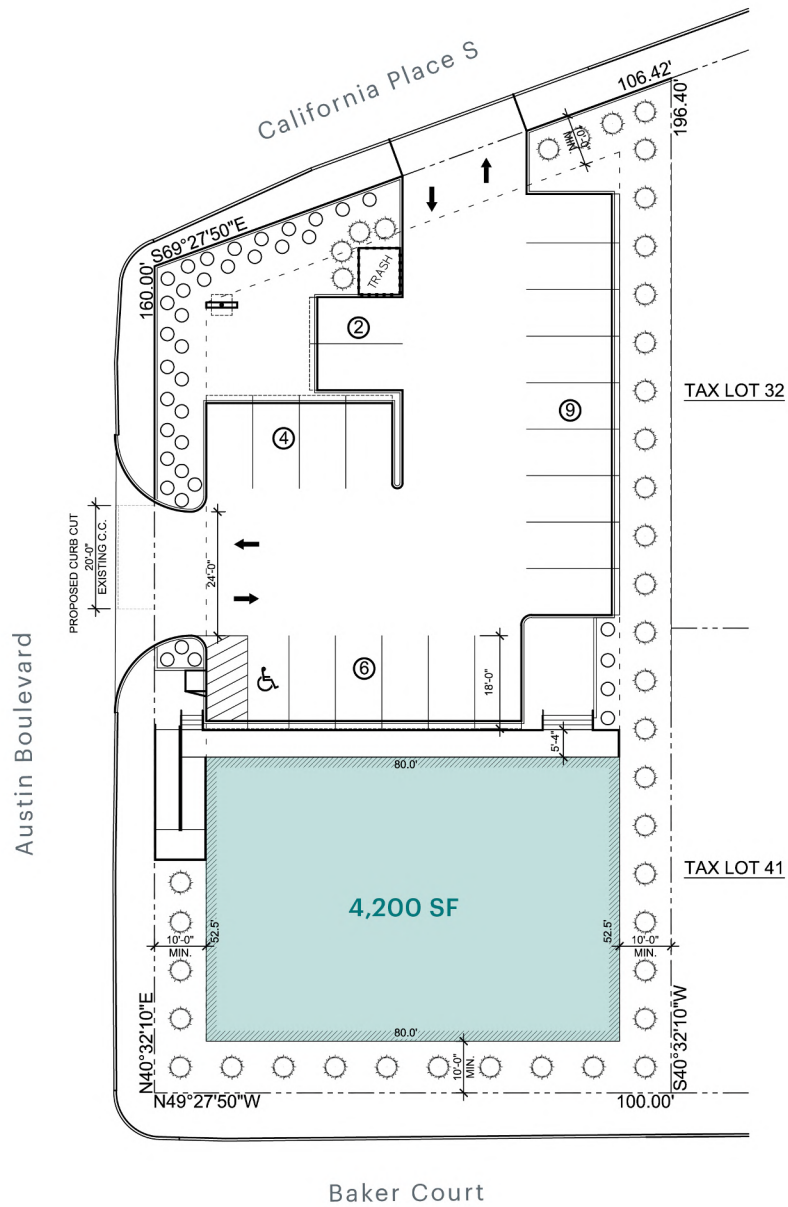
RIPCO
RETAIL LEASING

Contact
Exclusive Agents

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Space Details



Size	4,200 SF Proposed Building (Divisible or Ground Lease)
Frontage	160 FT on Austin Boulevard
Rent	Upon request
Neighbors	Starbucks, King Kullen, Wendy's, Sangria 71, Saatchi Jewelry, Ralph's Italian Ices, Aura Coastal Mediterranean, Moo Burger, Austin Kitchen, Enso Sauna, Uncle Leo's South Shore Grill
Comments	New Construction. One block away from a new residential development. Close proximity to the LIRR.

Market Aerial

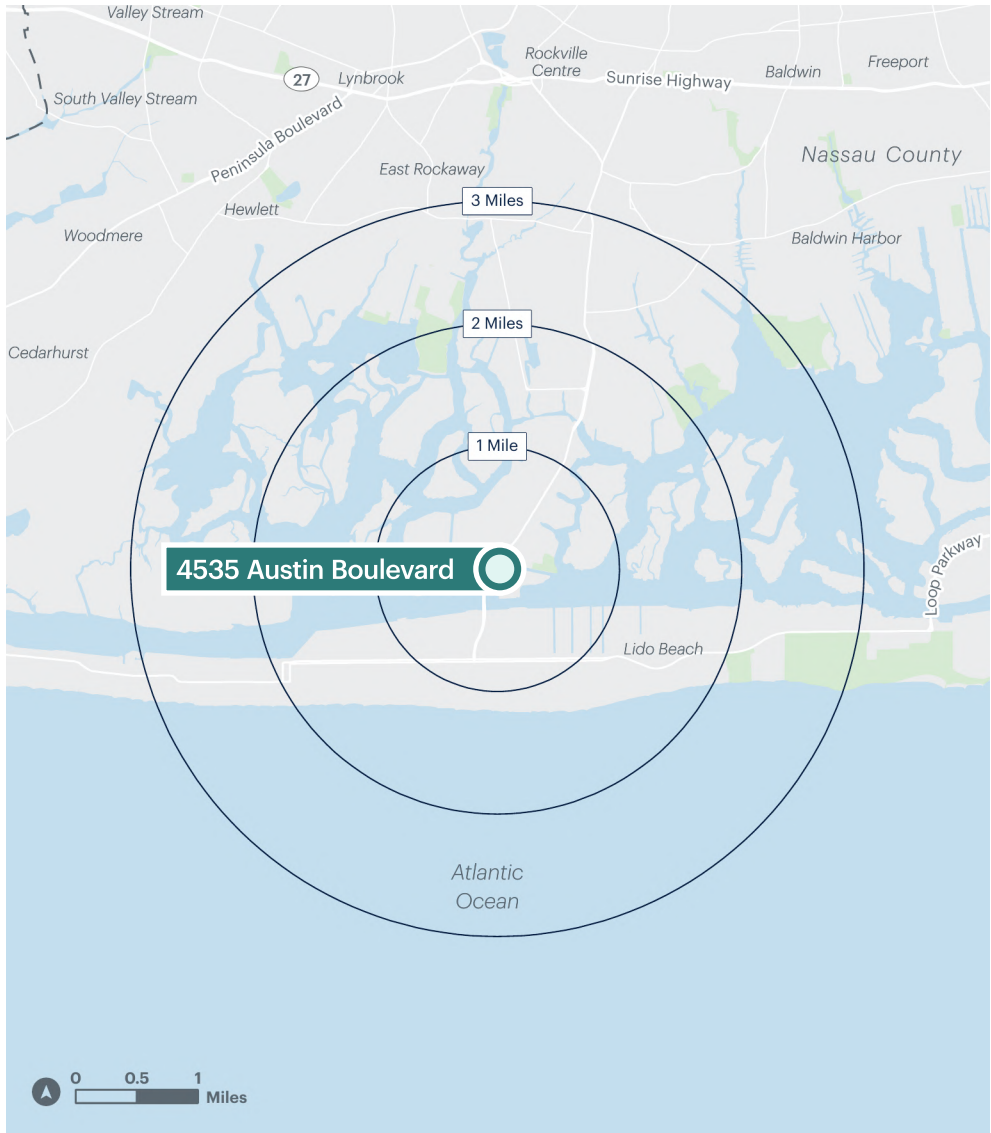


Close Up Aerial



Oblique Aerial





Area Demographics

	1 mile	2 miles	3 miles
Population	22,184	45,909	74,968
Total Households	7,874	19,263	30,284
Average Household Income	\$162,591	\$161,939	\$174,200
Median Household Income	\$126,122	\$126,295	\$135,393
% Population with Bachelors +	43.58%	49.93%	50.99%
Daytime Population	17,404	35,761	58,017
Total Daytime Employees	6,917	14,614	23,557
Total Businesses	851	1,588	2,529