

# Deer Park, NY

## 1948 Deer Park Avenue

pad to ShopRite | for lease, ground lease, or build to suit



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,570	96,779	266,267
Median HHI	\$101,730	\$105,265	\$105,554
Daytime Population	13,408	68,269	215,622

Address	1948 Deer Park Avenue, Deer Park, NY
Available	3,531 square feet with drive thru .95 acres for ground lease which can be expanding onto adjacent property 1,900 square feet - end cap
Asking Rent	Upon Request
Area Retail	ShopRite, CVS, Walgreens, Five Guys, Sprint, Dunkin', Taco Bell, Kohl's, The Home Depot, Stop&Shop, The Tanger Outlets, Panera, Buffalo Wild Wings, Texas Roadhouse and many more
Comments	<ul style="list-style-type: none"> <li>• prime pad opportunity in front of area's premier grocery anchored center</li> <li>• building can be divided or re-developed</li> <li>• 36 exclusive parking spaces with additional parking on surrounding property</li> </ul>

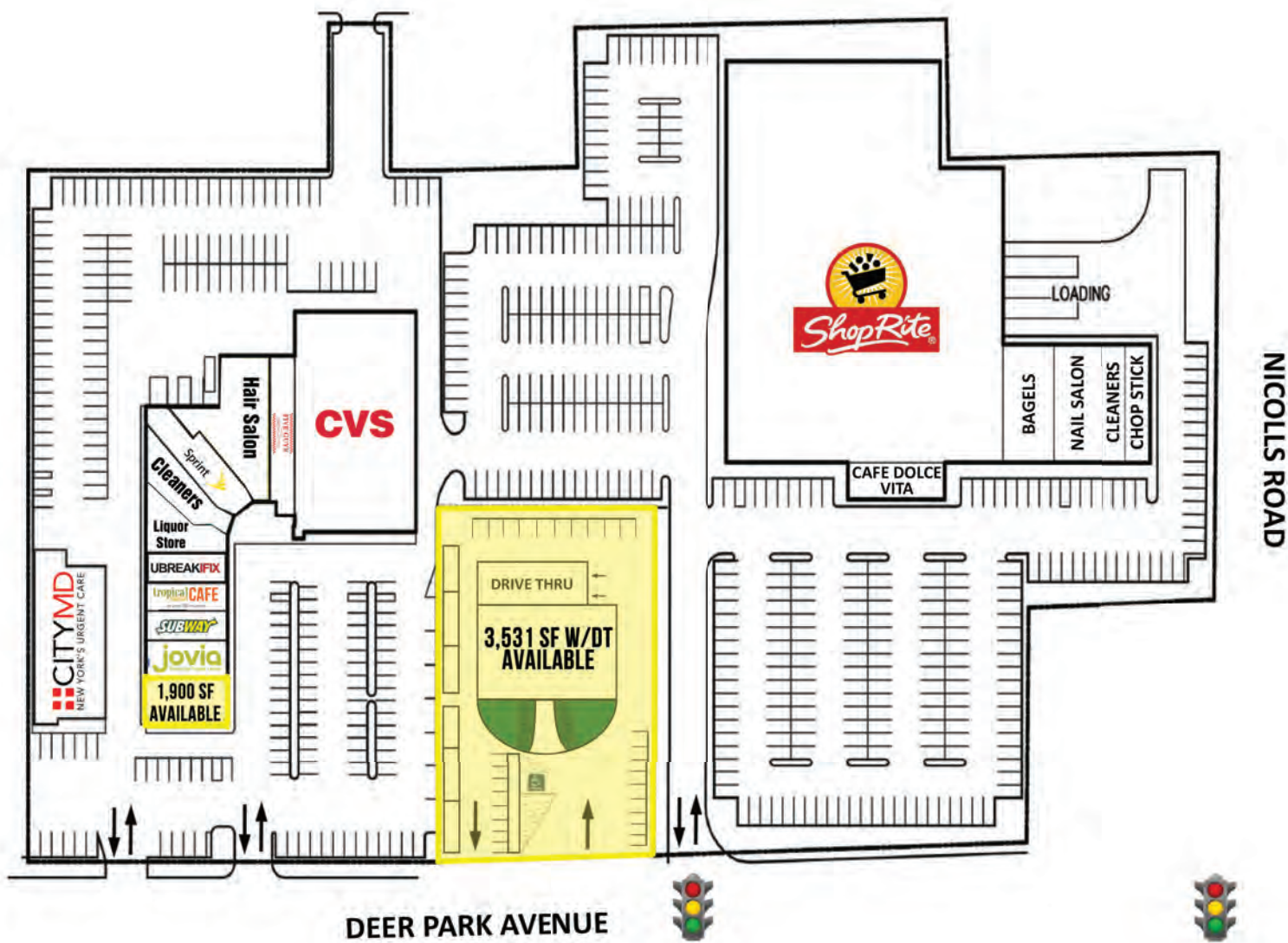
**For More Information:**  
**Russel Helbling** | helbling@sabre.life | T 516 874 8070 x 1506  
**William Diakakis** | diakakis@sabre.life | T 516 874 8070 x 1521  
**Jayson Siano** | siano@sabre.life | T 516 874 8070 x 1501

**sabre.life**



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PROPERTY PHOTOS



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DRIVE THRU PHOTOS



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AERIAL VIEW



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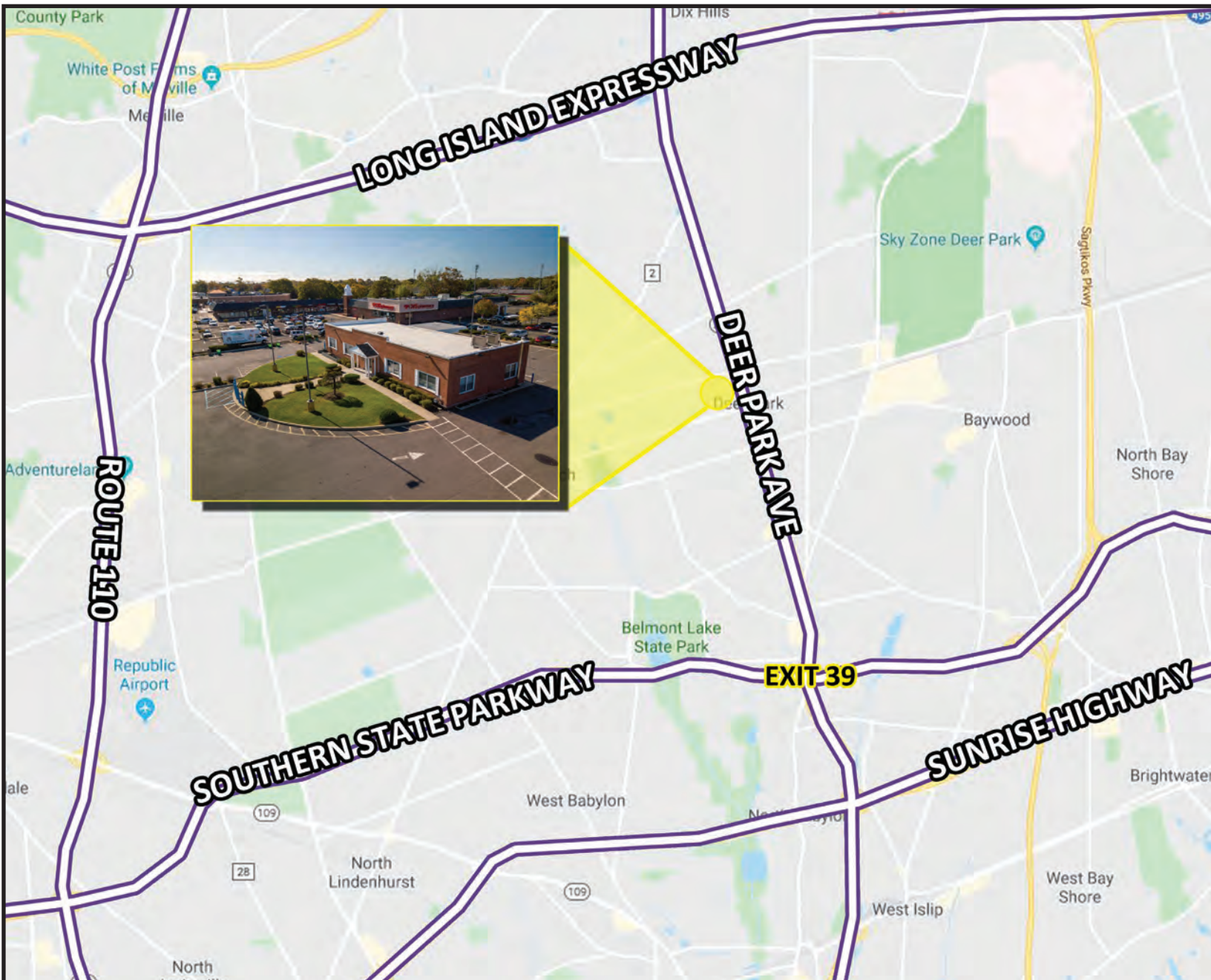
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## LOCATION OVERVIEW



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Sabre Real Estate Group, LLC

500 Old Country Road Garden City NY 11530

500 Route 17 South Hasbrouck Heights NJ 07604

135 Madison Ave 8th Floor New York NY 10016

[sabre.life](http://sabre.life)

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