

long beach, ny

85 east park avenue

only grocery anchored center in long beach | for lease



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	24,461	42,550	55,900
Median HHI	\$81,590	\$87,167	\$94,428
Daytime Population	7,624	11,811	17,086

Available	911 - 2,396 square feet
Asking Rent	Negotiable
Extras	\$10.08 per square foot
Co Tenants	Stop & Shop, Rite Aid, Subway, Capital One, Dunkin' Donuts and more
Area Retail	Starbucks, Five Guys Burgers & Fries, Burger King, La Bottega, Bank of America, US Post Office, Citibank, Pier 1 Imports, Synergy Fitness, AT&T, Verizon Wireless, Ralph's Italian Ices and more
Comments	<ul style="list-style-type: none">• brand new Stop and Shop - only grocery store in Long Beach• located next to the LIRR Long Beach train station with 8,721 riders daily• ample parking• new facade to be updated in the next few months

For More Information:

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#	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	1,691 SQ. FT.
41	DELTA CLEANERS	2,100 SQ. FT.
43	AVAILABLE	1,394 SQ. FT.
45	PLAZA WINE & LIQUOR	2,118 SQ. FT.
47	LEASE OUT	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.
CAPITAL ONE BANK		3,035 SQ. FT.

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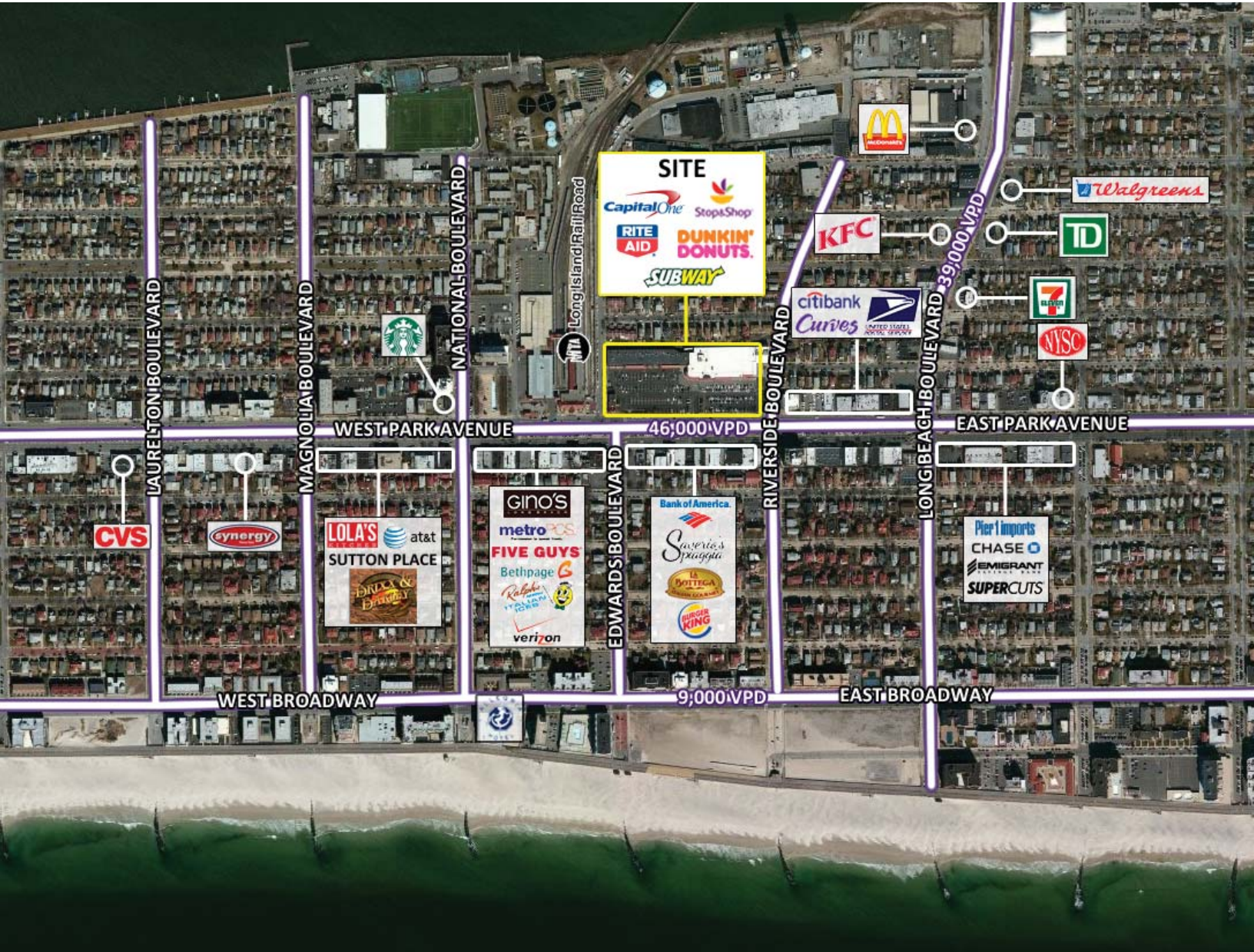
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