

North Babylon, NY

Sunset Plaza

2,000 SF of Retail Space Available for Lease
1160 Deer Park Avenue



SIZE
2,000 SF

ASKING RENT
Call for Details

POSSESSION
February 1, 2017

CURRENTLY
Elements Massage

COMMENTS

- Highly successful King Kullen anchored shopping center
- New major tenants opening later in 2017

DEMOGRAPHICS

2000-2010 Census, 2016 Estimates

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|----------|----------|
| Population | 16,893 | 140,242 | 287,467 |
| Household | 5,797 | 46,120 | 91,559 |
| Median Household Income | \$94,402 | \$92,783 | \$94,277 |
| Daytime Population | 4,133 | 47,944 | 121,346 |

Contact Our Exclusive Agents:

Bradley Ripka
bripka@ripcony.com
516.933.8880

Joanne Argenti
jargenti@ripcony.com
516.933.8880

Ripco
REAL ESTATE



SITE PLAN



| CURRENT RETAILERS | | |
|-------------------|-------------------------------|------------|
| 1-3 | La Fitness Coming Soon | 34,000 SF |
| 4-6 | Petsmart - Coming Soon | 17,600 SF |
| 7 | Game Stop | 3,375 SF |
| 8 | Rite Aid | 12,800 SF |
| 9 | US PS | 6,300 SF |
| 10 | Avenue | 3,750 SF |
| 11 | The Athlete Shop | 1,800 SF |
| 12 | Nail Salon | 3,000 SF |
| 13 | Red Mango | 2,640 SF |
| 14 | Sunset Plaza Wines | 4,100 SF |
| 15 | King Kullen | 39,241 |
| 16 | Elements Therapeutic Massage | 2,000 SF |
| 17 | Pizzaiola Restaurant | 3,600 SF |
| 18 | A One Cleaners | 960 SF |
| 19 | Park Avenue South Salon | 2,240 SF |
| 20 | Romar Jewelers | 960 SF |
| 21 | iBeauty Supply | 1,130 SF |
| 22 | 9 Round Kickboxing Fitness | 1,200 SF |
| 23 | Sunset City Eyewear | 1,920 SF |
| 24 | GNC | 1,120 SF |
| 25 | Maracas Southwest Grill | 1,638 SF |
| 26 | H&R Bridal | 2,260 SF |
| 27 | Teachers Federal Credit Union | 3,150 SF |
| 28 | PM Pediatrics | 7,200 SF |
| 29 | China Buffet | 10,000 SF |
| 30 | Buffalo Wild Wings | 8,820 SF |
| 31 | Stand Up MRI | 3,414 SF |
| 32 | Citibank | 2,807 SF |
| 33 | Wendy's | 2,880 SF |
| 34 | Starbucks | 1,600 SF |
| | TOTAL | 187,565 SF |

PHOTO



MANHATTAN

150 East 58th Street
15th Floor
New York, NY 10155

T. 212.750.6565
F. 212.750.6767

LONG ISLAND

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753

T. 516.933.8880
F. 516.933.2514

NEW JERSEY

125 Chubb Avenue
Suite 150S
Lyndhurst, NJ 07071

T. 201.777.2300
F. 201.777.2314

BROOKLYN

32 Court Street
10th Floor
Brooklyn, NY 11201

T. 212.750.6565
F. 212.750.6767

Proudly serving

Long Island
New Jersey
New York City
Westchester
Rockland
Connecticut

www.ripcony.com

*All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental prior sale and withdrawal notices.