

# westhampton, ny

## 87-131 sunset avenue

join cvs in new westhampton development | available for lease



| DEMOGRAPHICS       | 1 MILES   | 3 MILES  | 5 MILES  |
|--------------------|-----------|----------|----------|
| Population         | 1,807     | 6,941    | 16,241   |
| Median HHI         | \$105,711 | \$96,496 | \$87,519 |
| Daytime Population | 3,238     | 5,814    | 7,494    |

|             |                                                                                                                                                                                                                   |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available   | 829 - 1,166 square feet (Spaces A, C, and D are restaurant spaces)<br>2,508 square feet (restaurant)                                                                                                              |
|             | Stand alone building:<br>4,000 square feet ground floor<br>2,000 square feet second floor<br>1,500 square feet basement                                                                                           |
| Asking Rent | Upon Request                                                                                                                                                                                                      |
| Extras      | TBD                                                                                                                                                                                                               |
| Delivery    | Q4 2017                                                                                                                                                                                                           |
| Area Retail | CVS, Best Market, 7-Eleven, Astoria Bank, Island Surf, The Mill Roadhouse, Cor-J Seafood, Justin's Cop Shop, Calypso, Hampton Coffee Company, Chase, Goldberg's, Blue One, Margarita Grille                       |
| Comments    | <ul style="list-style-type: none"><li>• anchor tenant is CVS</li><li>• located in the heart of Westhampton Beach</li><li>• rarely approved "wet use" stores available</li><li>• walkable "village" feel</li></ul> |

### For More Information:

**Stephanie Zulic** | High Street Specialist | [stephanie@sabreny.com](mailto:stephanie@sabreny.com) | T 516 874 8070 x1518

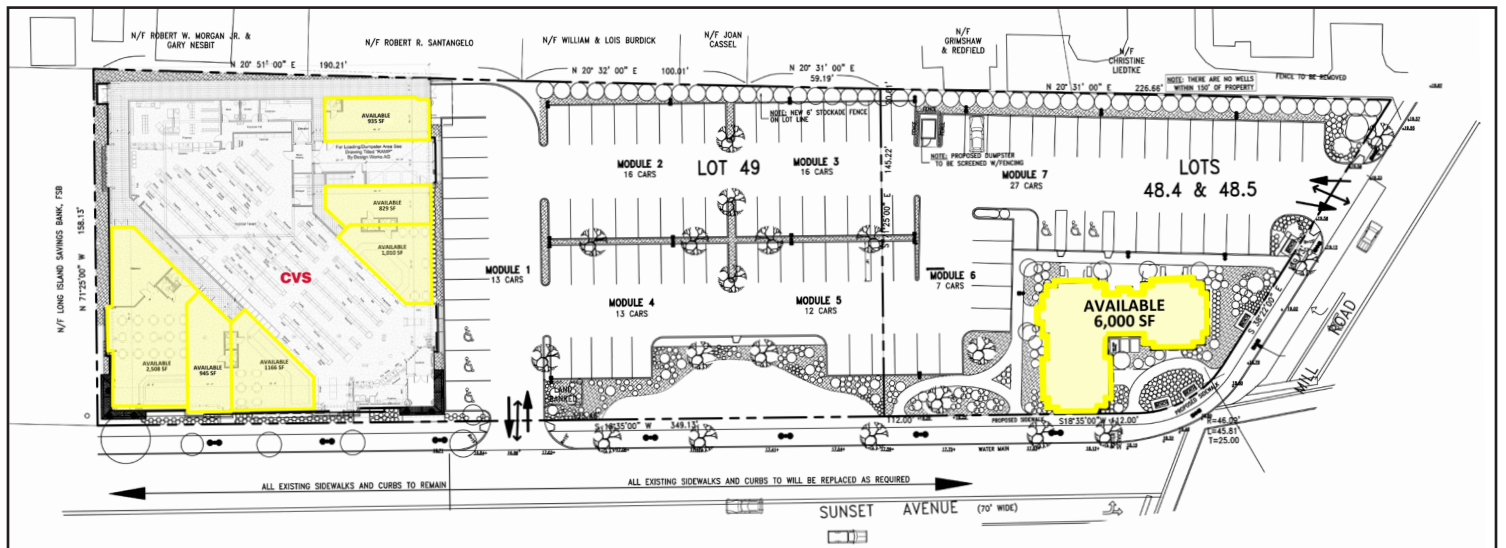
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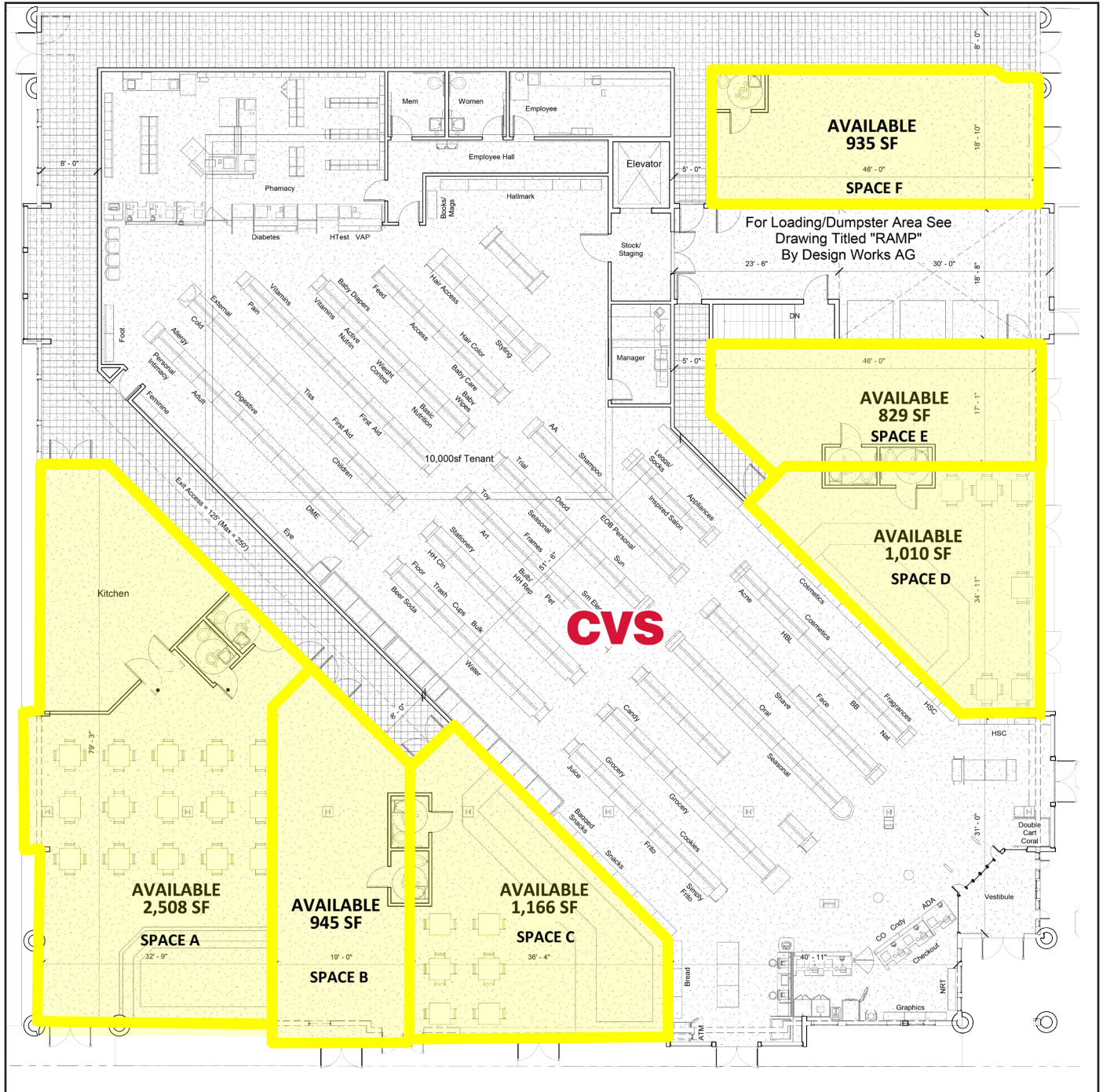
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### CVS BUILDING SITE PLAN:



**For More Information:**

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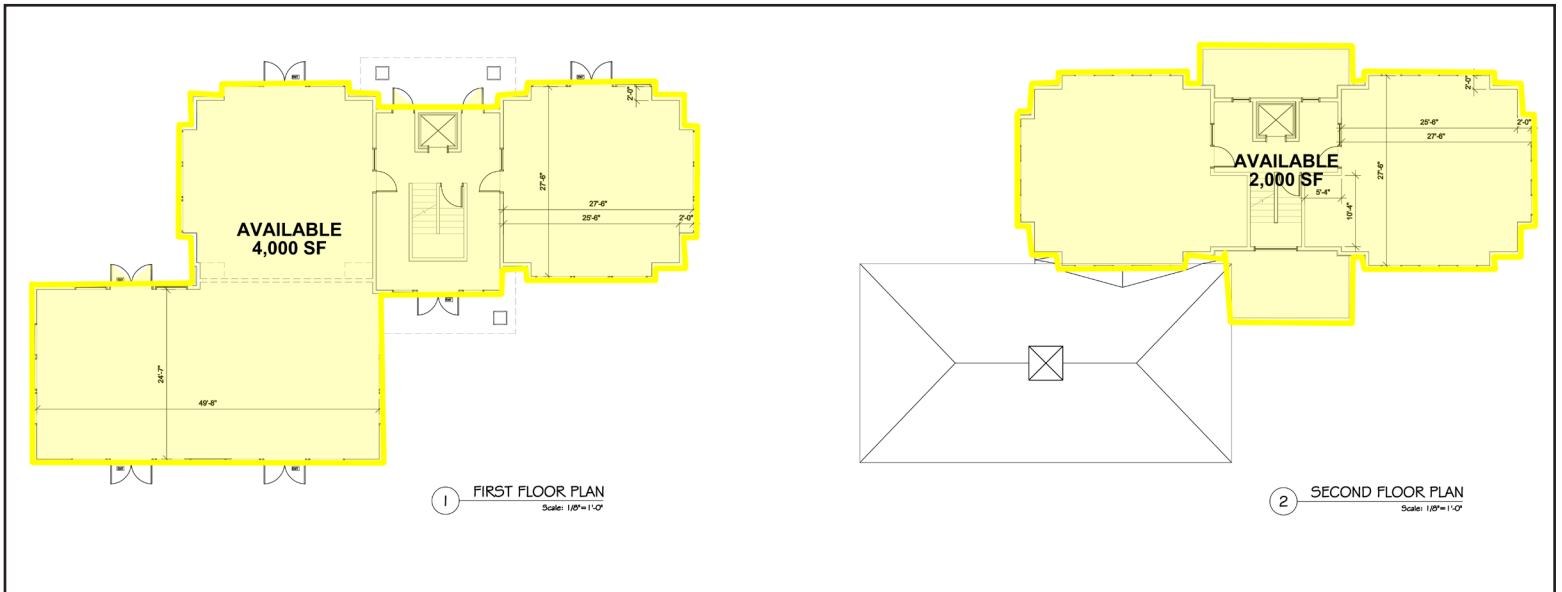
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FREE STANDING CORNER BUILDING:



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