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12.231 VPD

1983 MARCUS AVENUE, SUITE 102 / LAKE SUCCESS, NY 11042

11111

ATTLANTIC AVE

65 CHALLENGER ROAD, SUITE 305 / RIDGEFIELD PARK, NJ 07660

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GREAT LINCOLN SHOPPING CENTER

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SIGNALIZED CORNER

1983 MARCUS AVENUE, SUITE 102 / LAKE SUCCESS, NY 11042

2962 LONG BEACH RD

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PROPERTY INFORMATION

TYPE:RETAIL CORNER, INTERSECTION OFATLANTIC AVE & LONG BEACH ROAD

SIZE: VARIOUS PROPOSED PLANS ± 50,000 SF OF LAND WITH AN EXISTING 1,540 SF BUILDING AND A 851 SF BUILDING

COMMENTS:

- CORNER OF SIGNALIZED INTERSECTION
- HIGH VISIBILITY. HIGH TRAFFIC COUNT
- STRONG DEMOGRAPHICS

AREA TENANTS:





DEMOGRAPHICS:	.5 mile	1 miles	2 miles
Population	6,605	24,187	79,831
Households	2,179	8,244	29,413
Average HH Income	\$128,639	\$139,098	\$133,554

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AREA MAP



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SITE OVERVIEW



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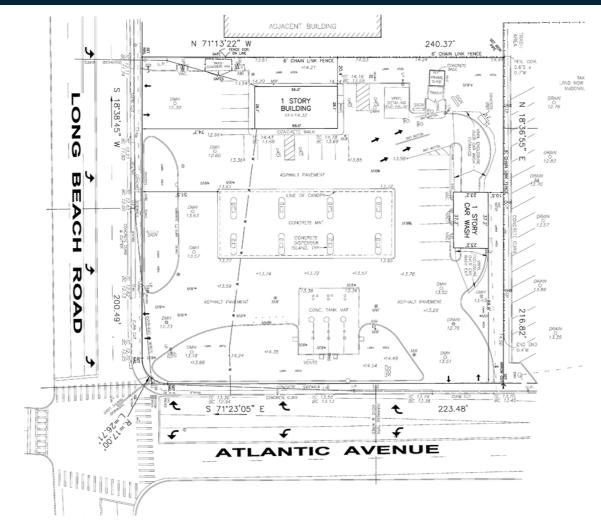
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PROPOSED PLAN

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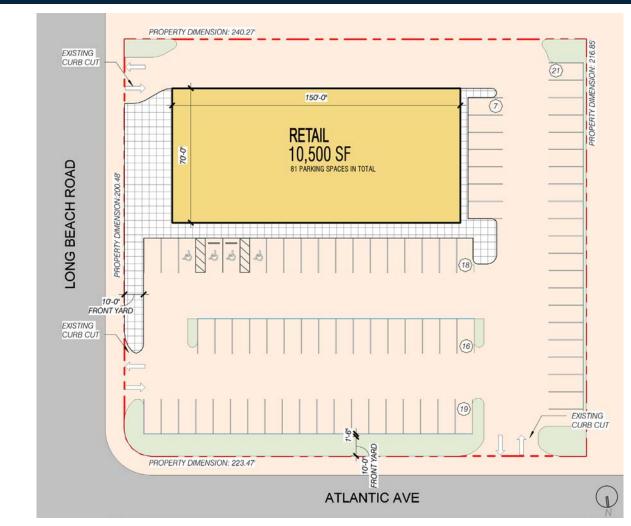
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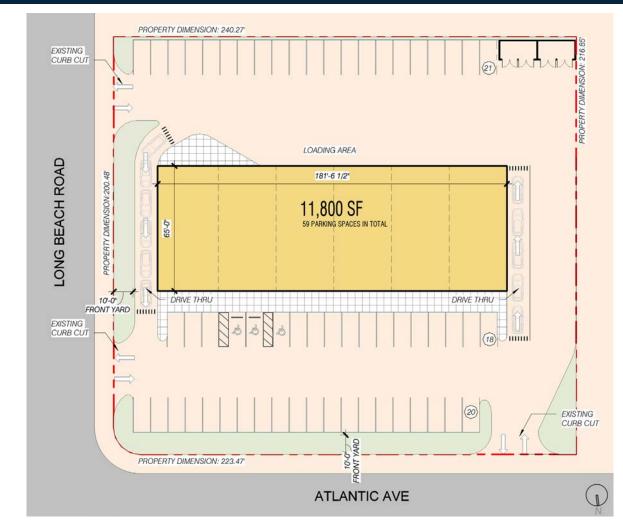
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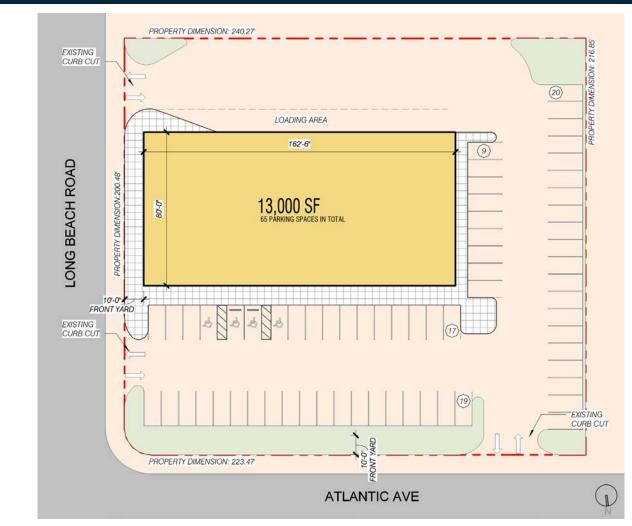
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