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JESSICA VILMENAY Associate RE Broker jessica@schuckmanrealty.com

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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

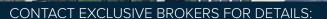
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GREAT LINCOLN SHOPPING CENTER

12.231 VPD



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SIGNALIZED CORNER

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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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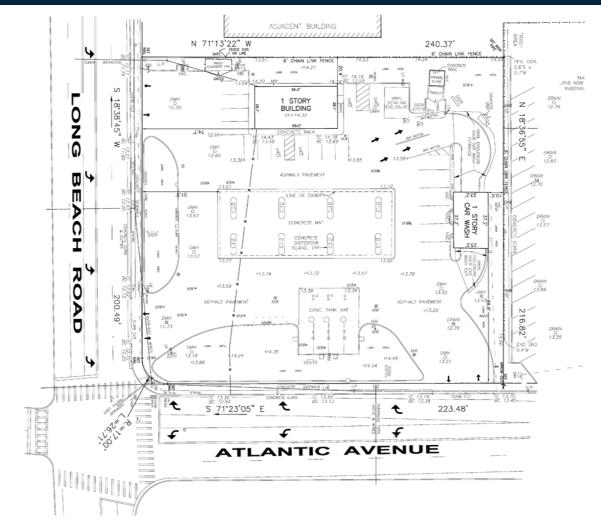
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**EXISTING SURVEY** 

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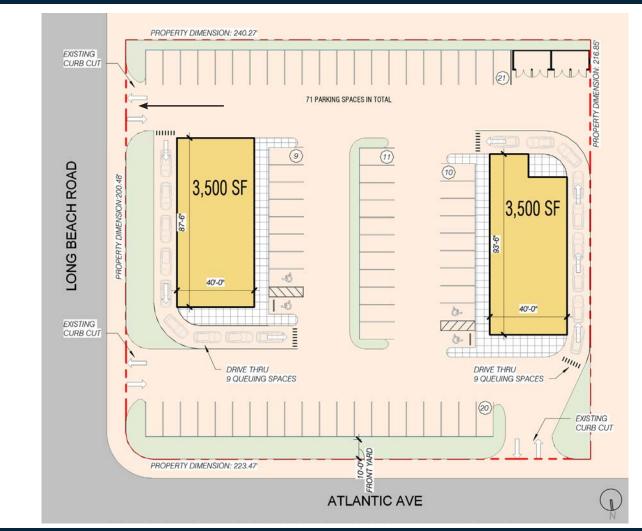
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**PROPOSED PLAN** 

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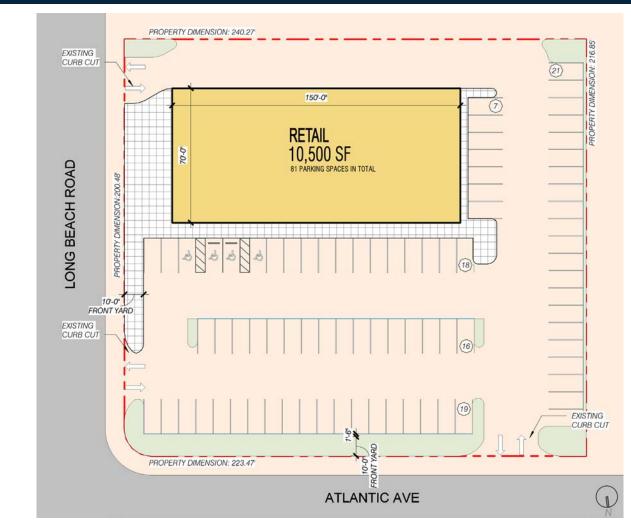
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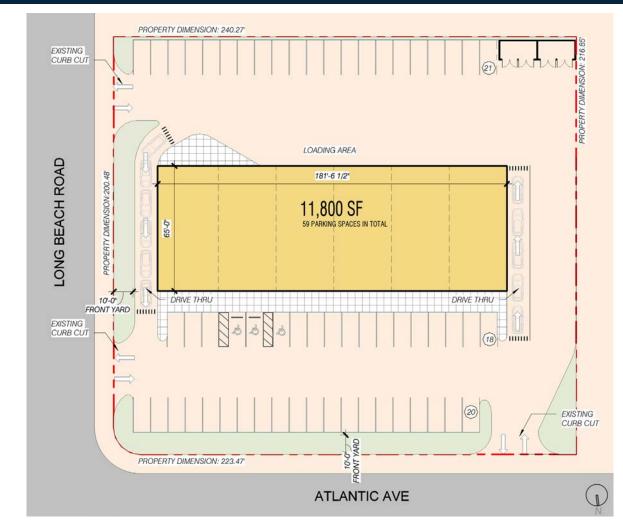
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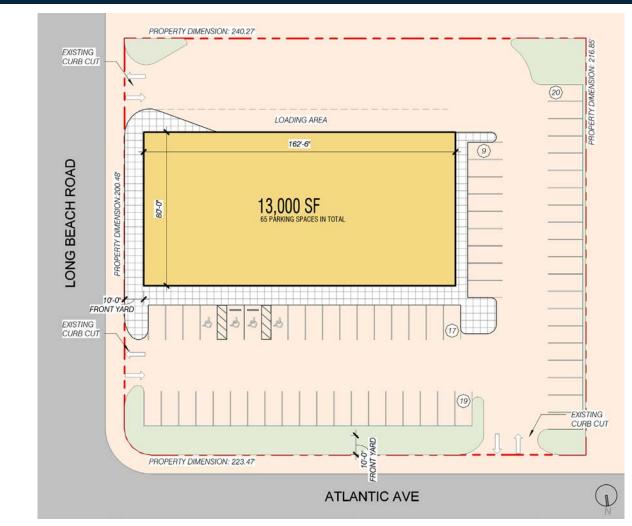
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