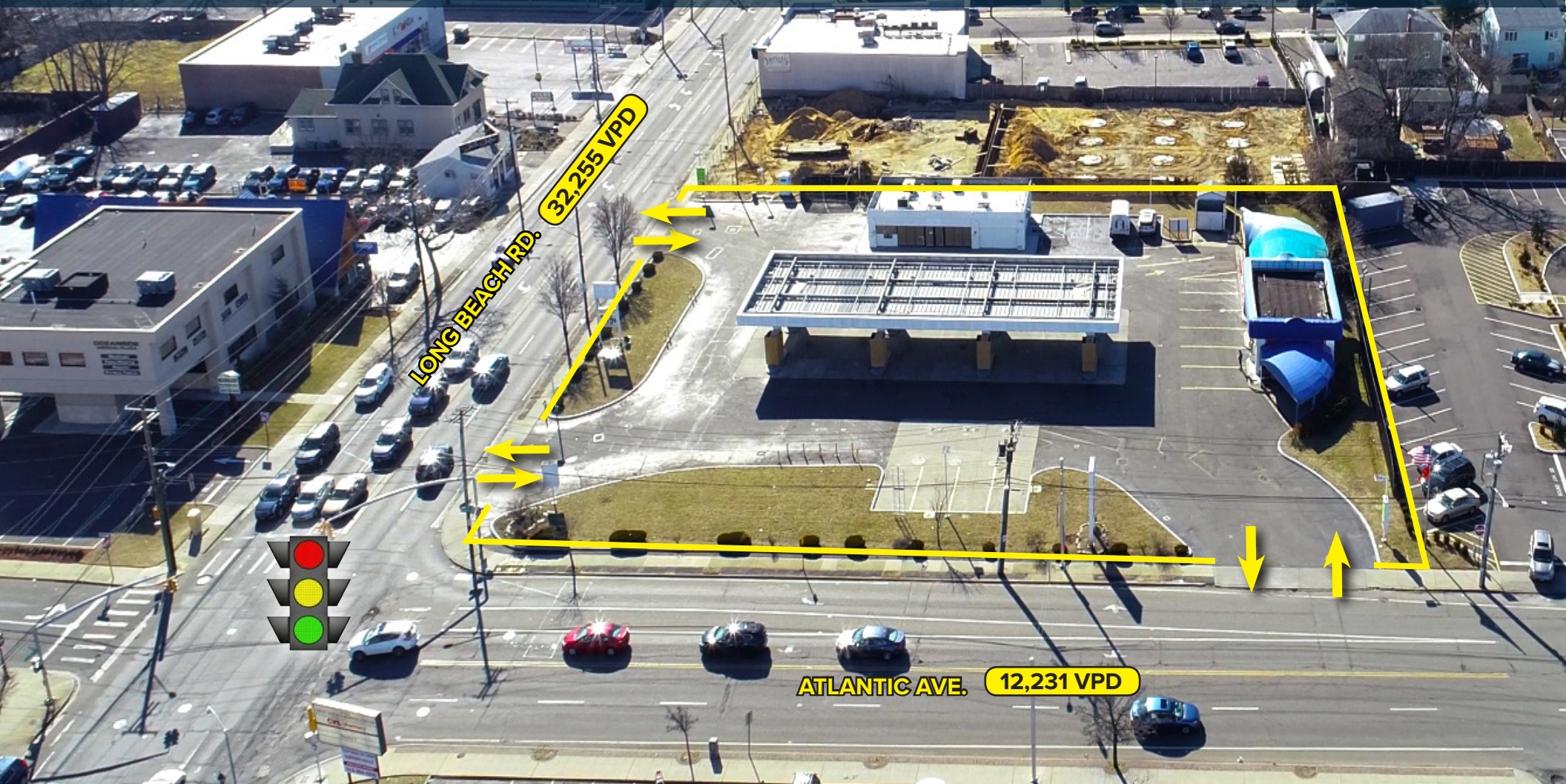


CORNER REDEVELOPMENT OPPORTUNITY

2962 LONG BEACH ROAD | OCEANSIDE, NY 11572



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P. 516.496.8888

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PROPERTY INFORMATION

TYPE: RETAIL CORNER, INTERSECTION OF ATLANTIC 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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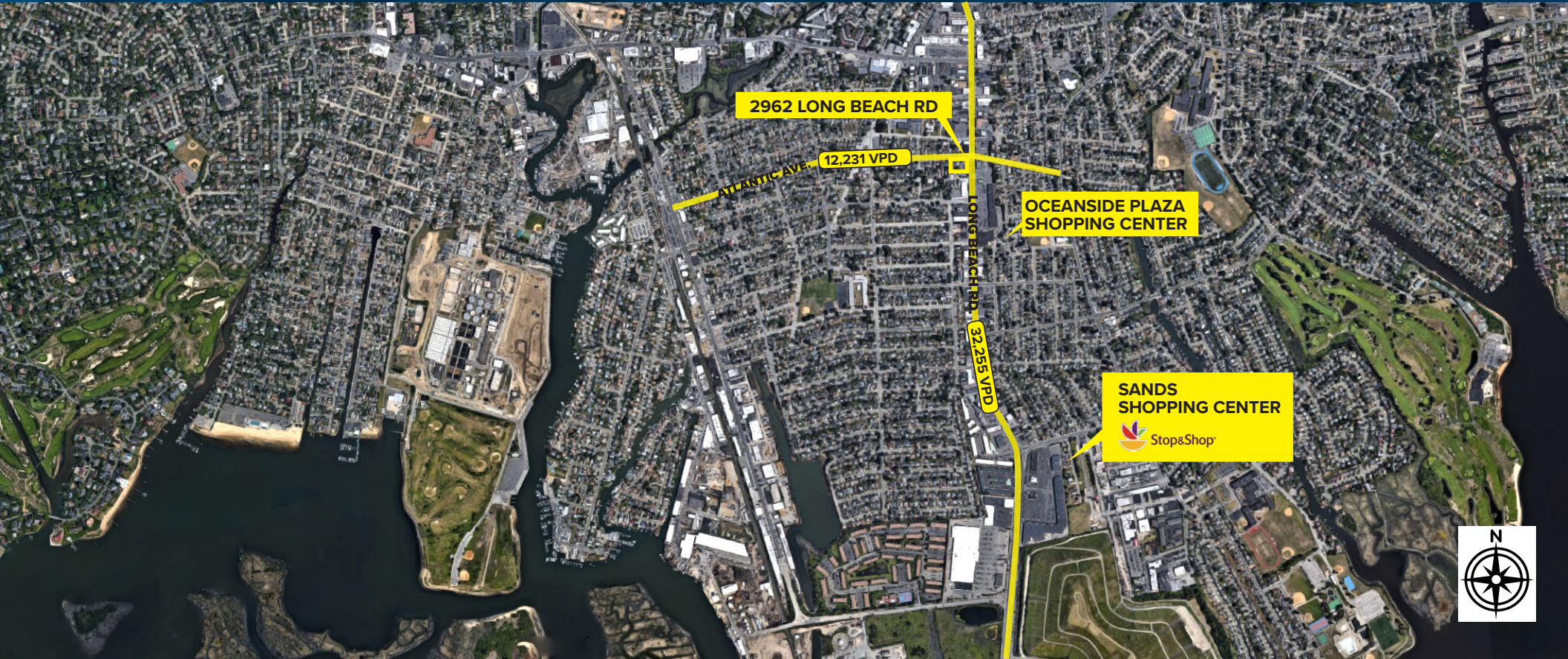
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AREA MAP



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SITE OVERVIEW



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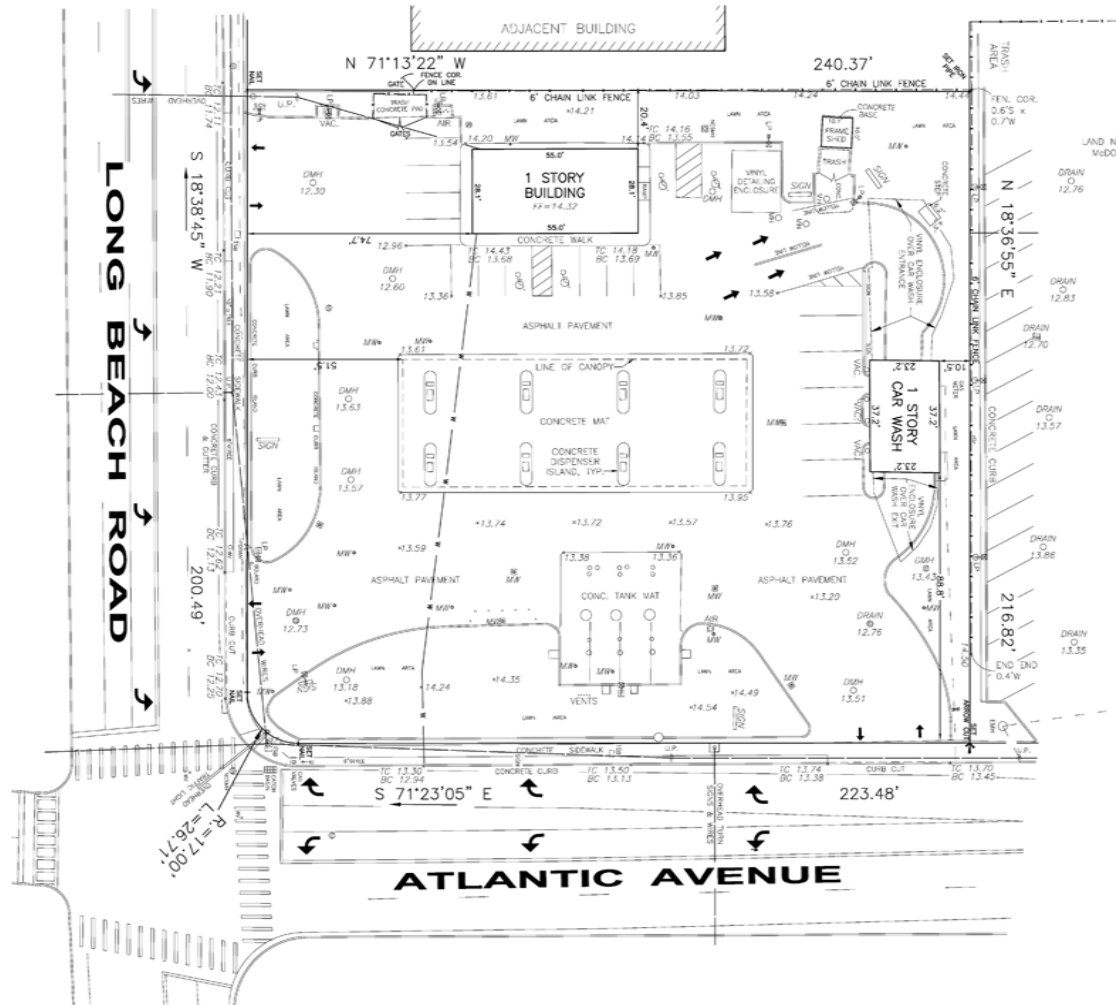
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EXISTING SURVEY



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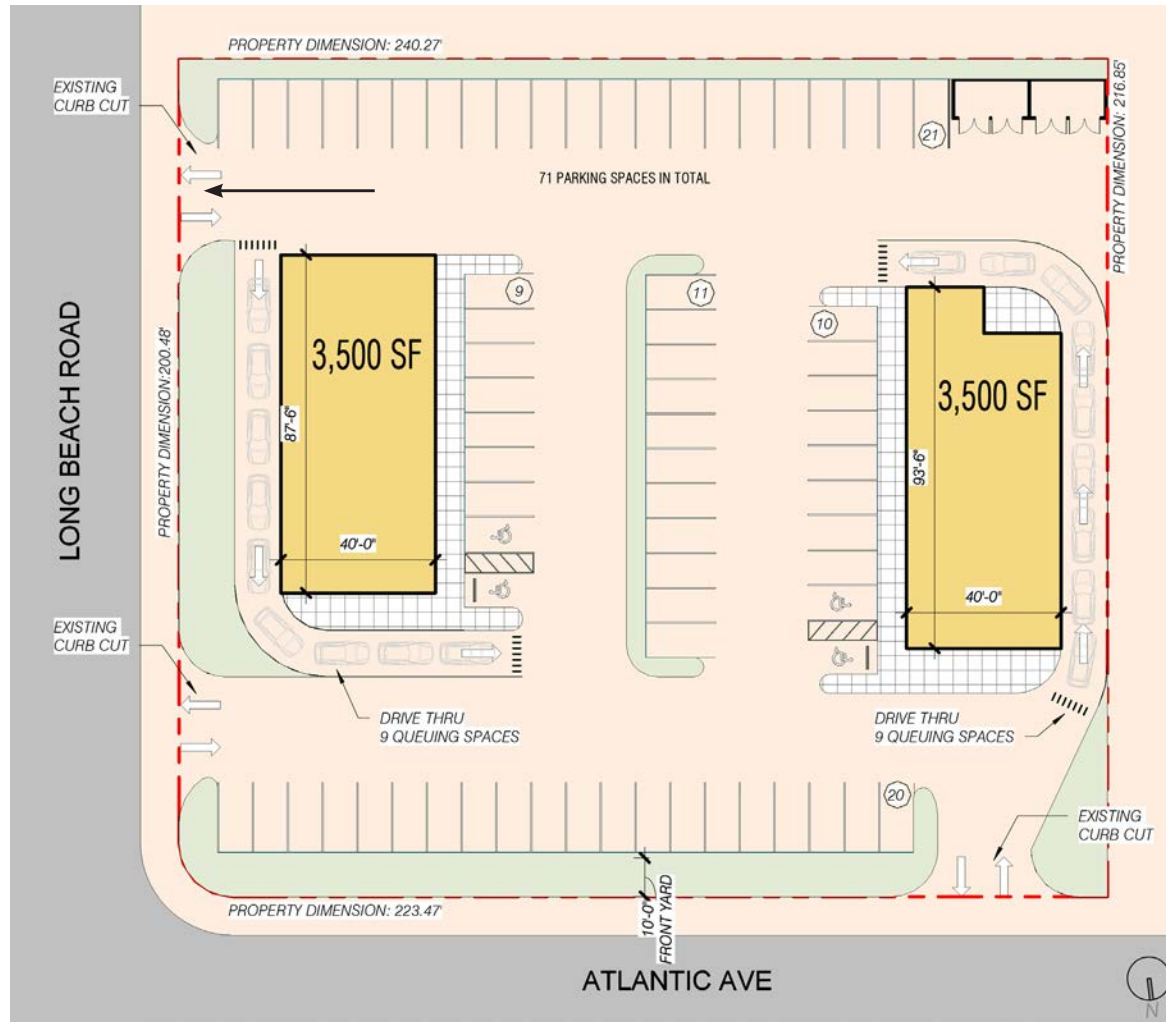
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PROPOSED PLAN



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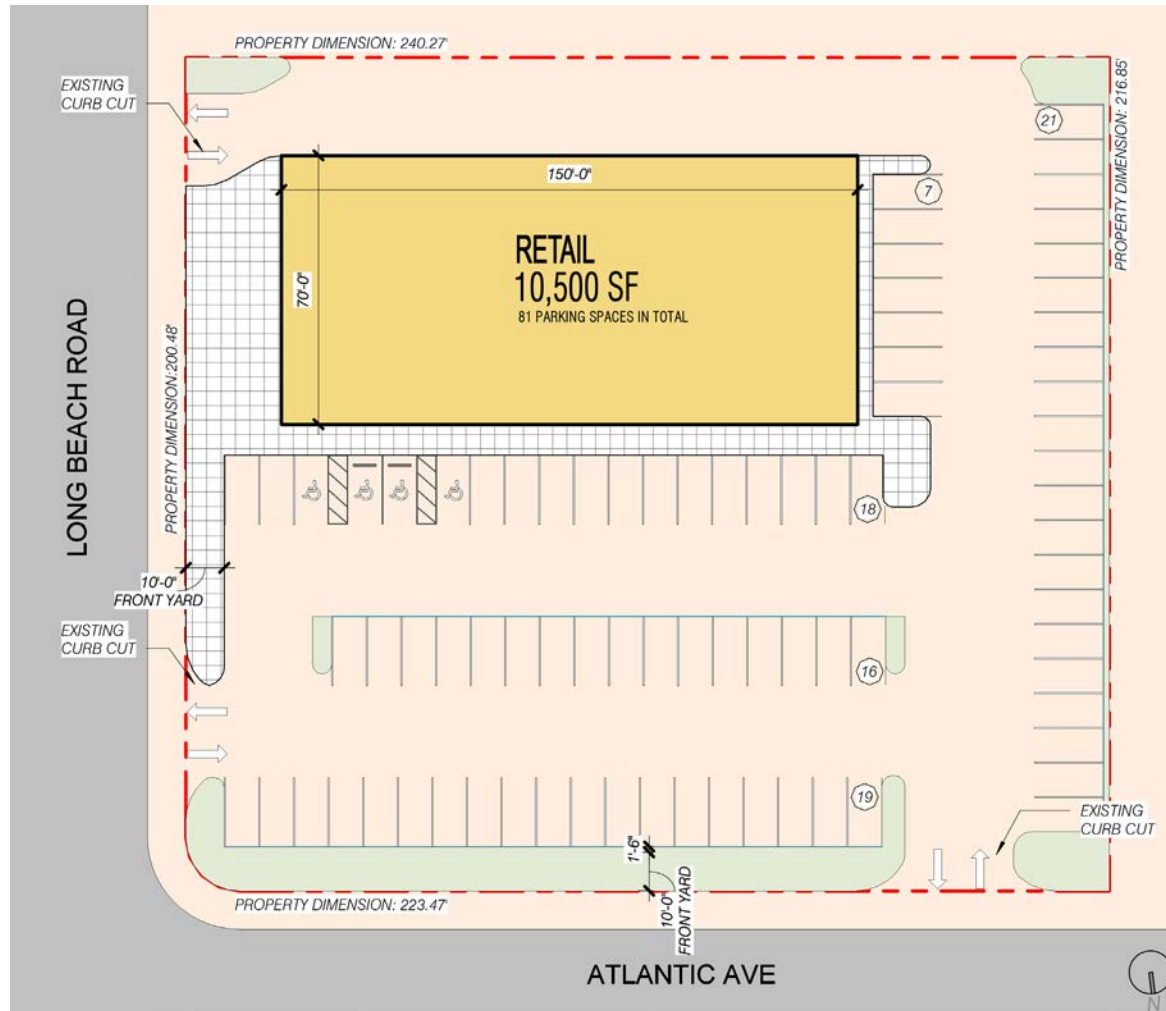
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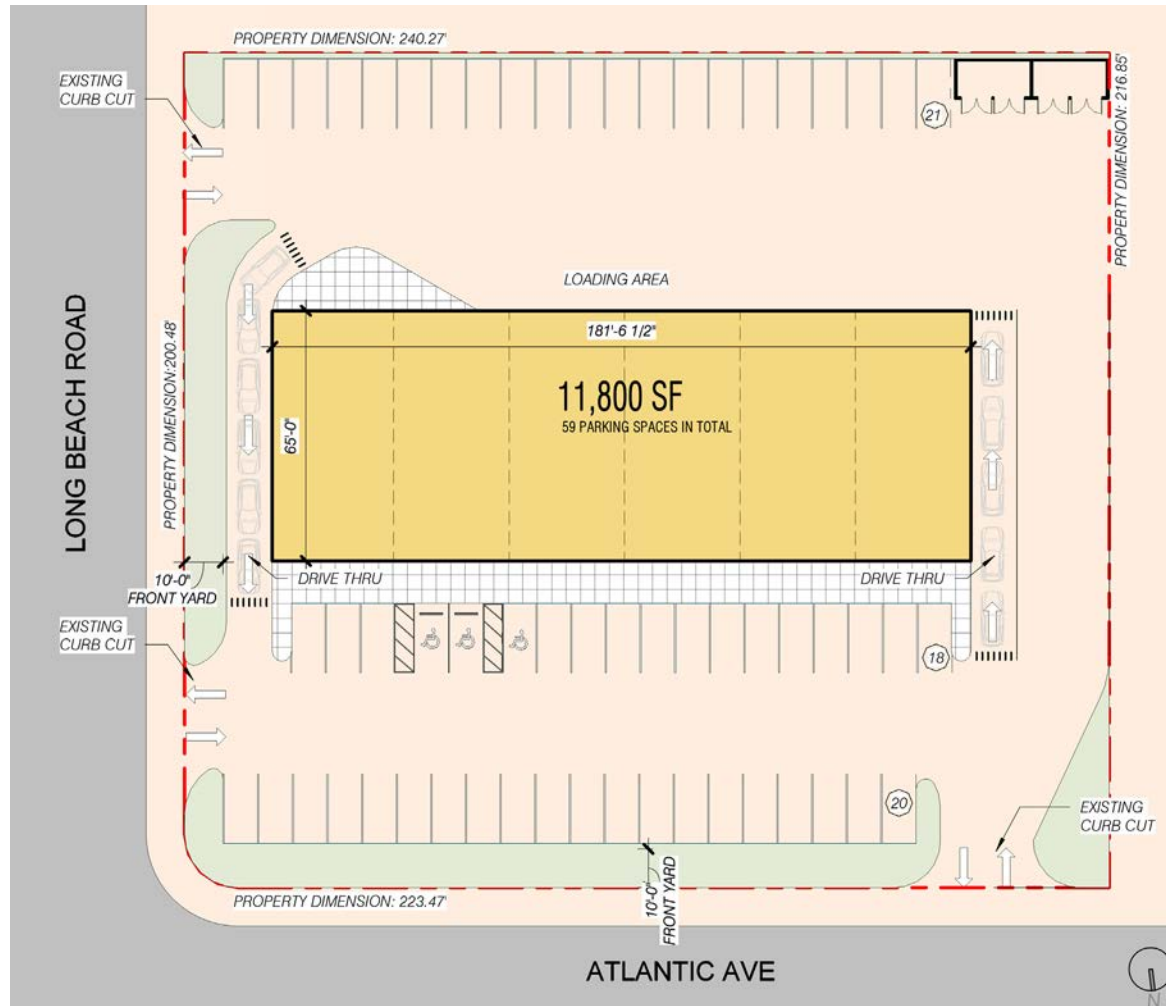
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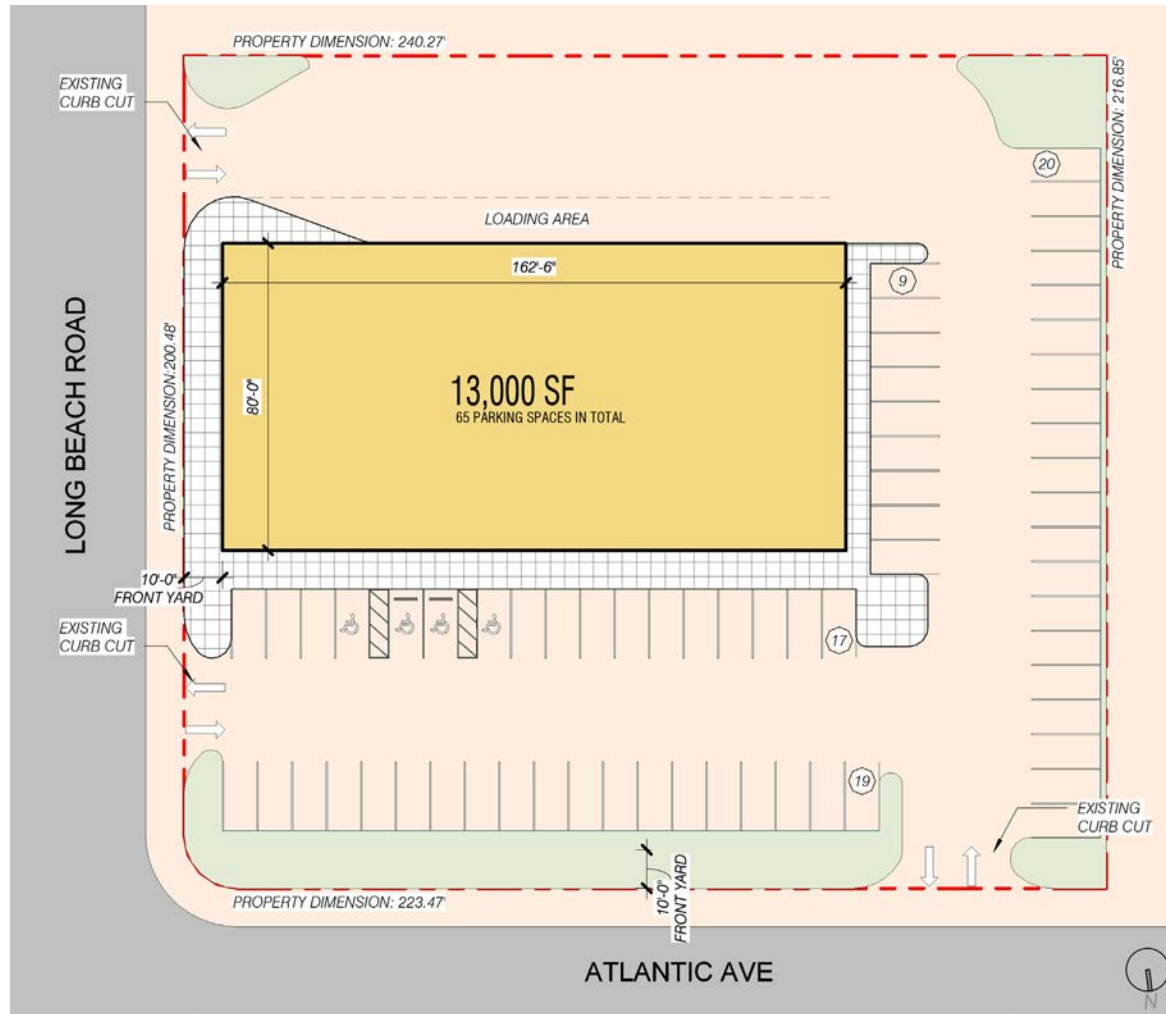
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