



For Lease

RIPCO
RETAIL LEASING

Copiague, NY

1940 Great Neck Road

| Space A: ±1,100 SF & Space B: ±550 SF

30 FT of Frontage with Ample Private Parking on Great Neck Road

Contact
Exclusive
Agents

Jason Sobel
jsobel@ripcony.com
516.933.8880

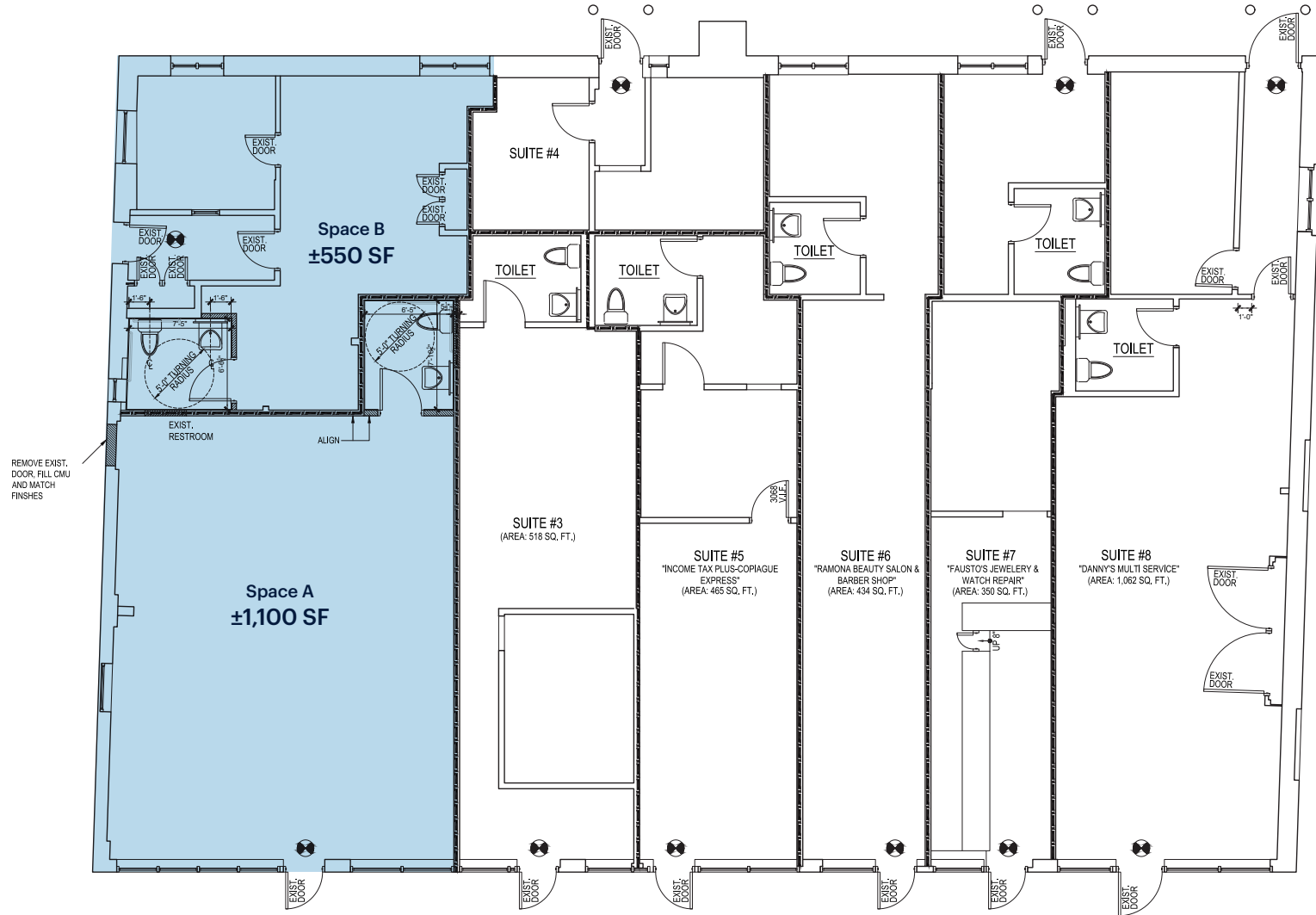
Sydney Schmitt
sschmitt@ripcony.com
516.933.8880

Space Details

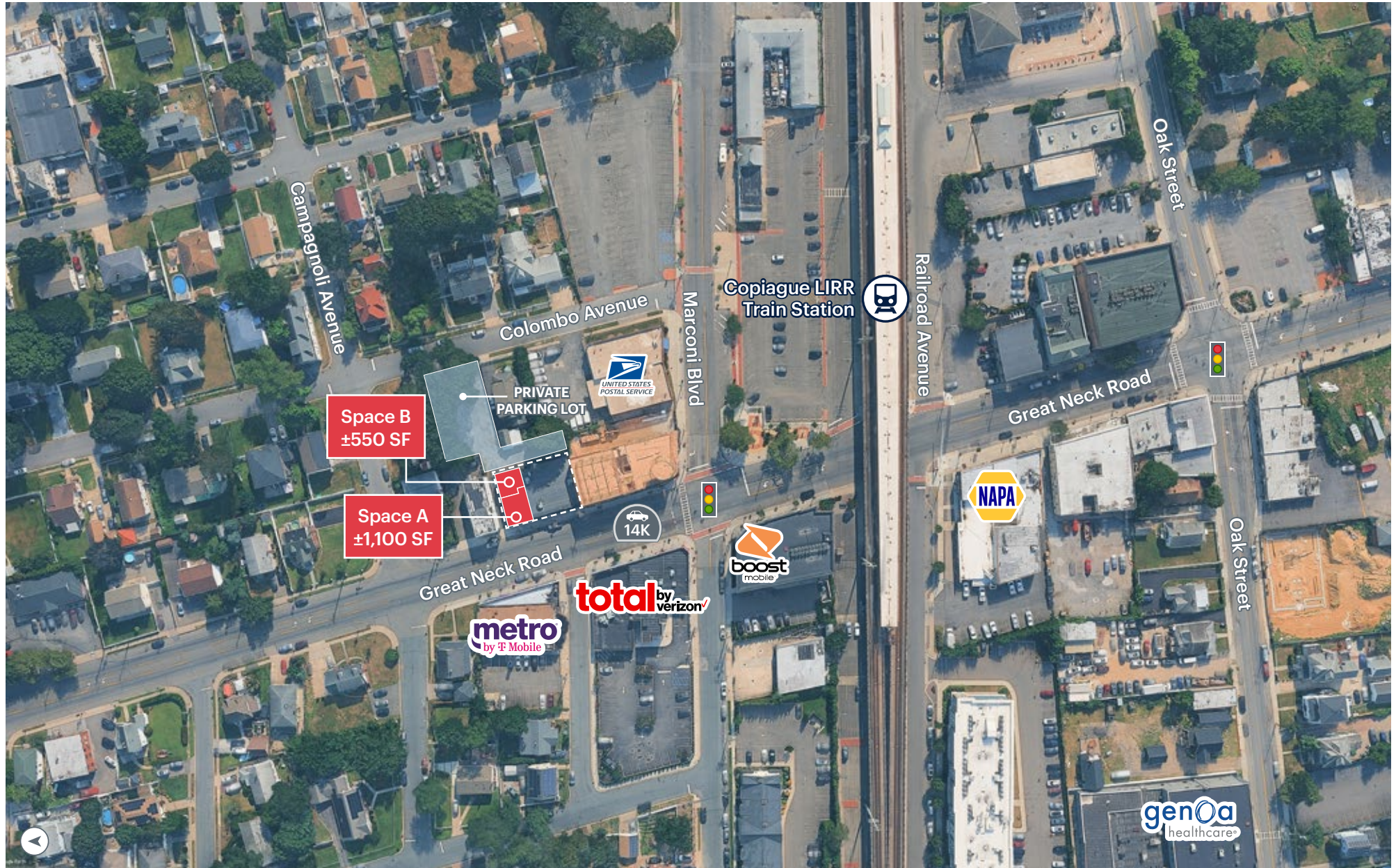


Size	Space A: ±1,100 SF Space B: ±550 SF
Frontage	30 FT on Great Neck Road
Possession	Immediate
Rent	Upon request
Co-Tenants	Danny's Multiservice Cell Phone Store, Fausto's Jewelry
Neighbors	Root + Branch Brewing, Nico's Charred Pizza Pies, Copiague Deli-Grocery, Copiague Wine & Spirits
Comments	Over 14,000 vehicles pass this site daily on Great Neck Road. Located one block from the Copiague Long Island Railroad train station. Ample private parking in rear.

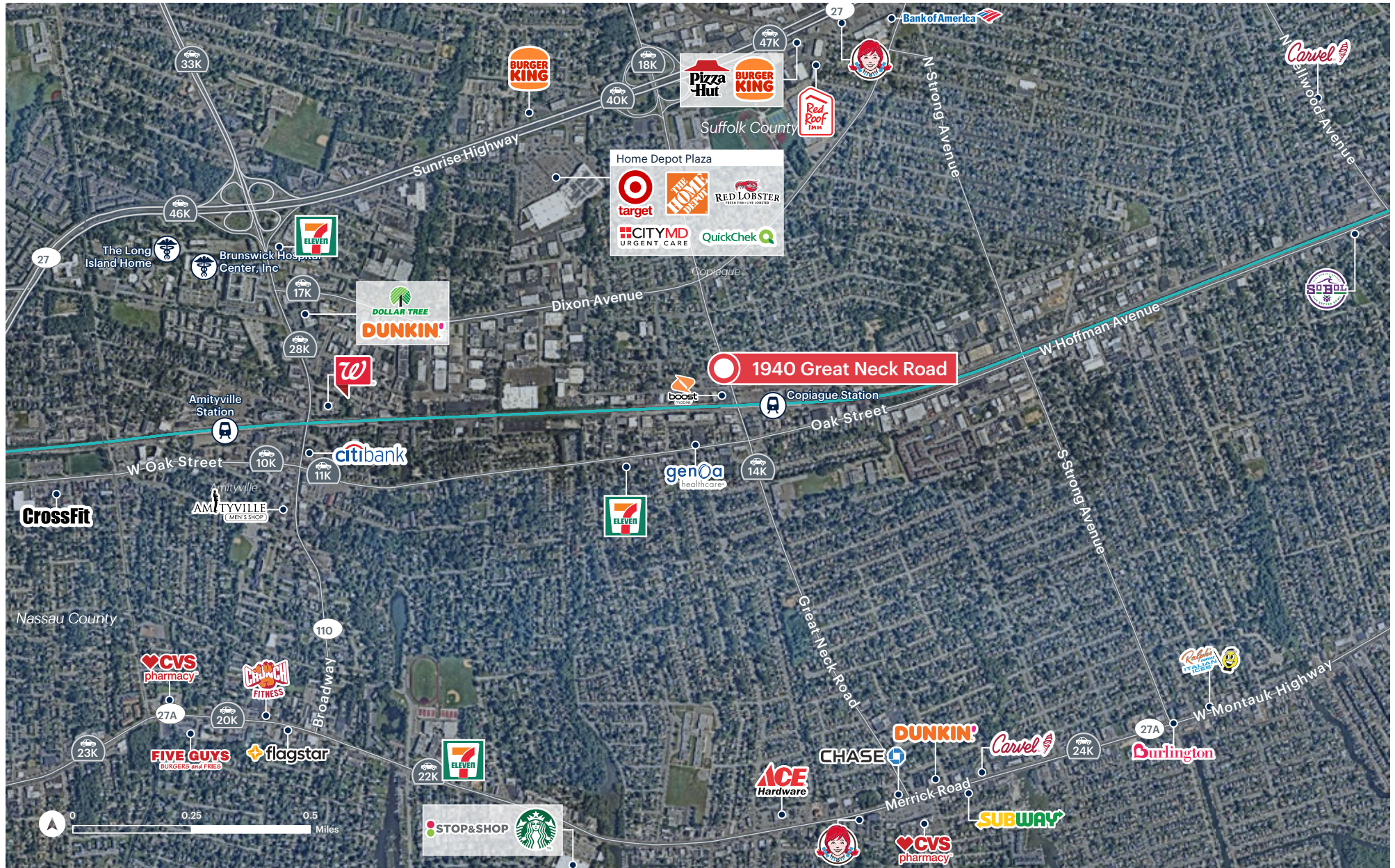
Floor Plan



Area Retail

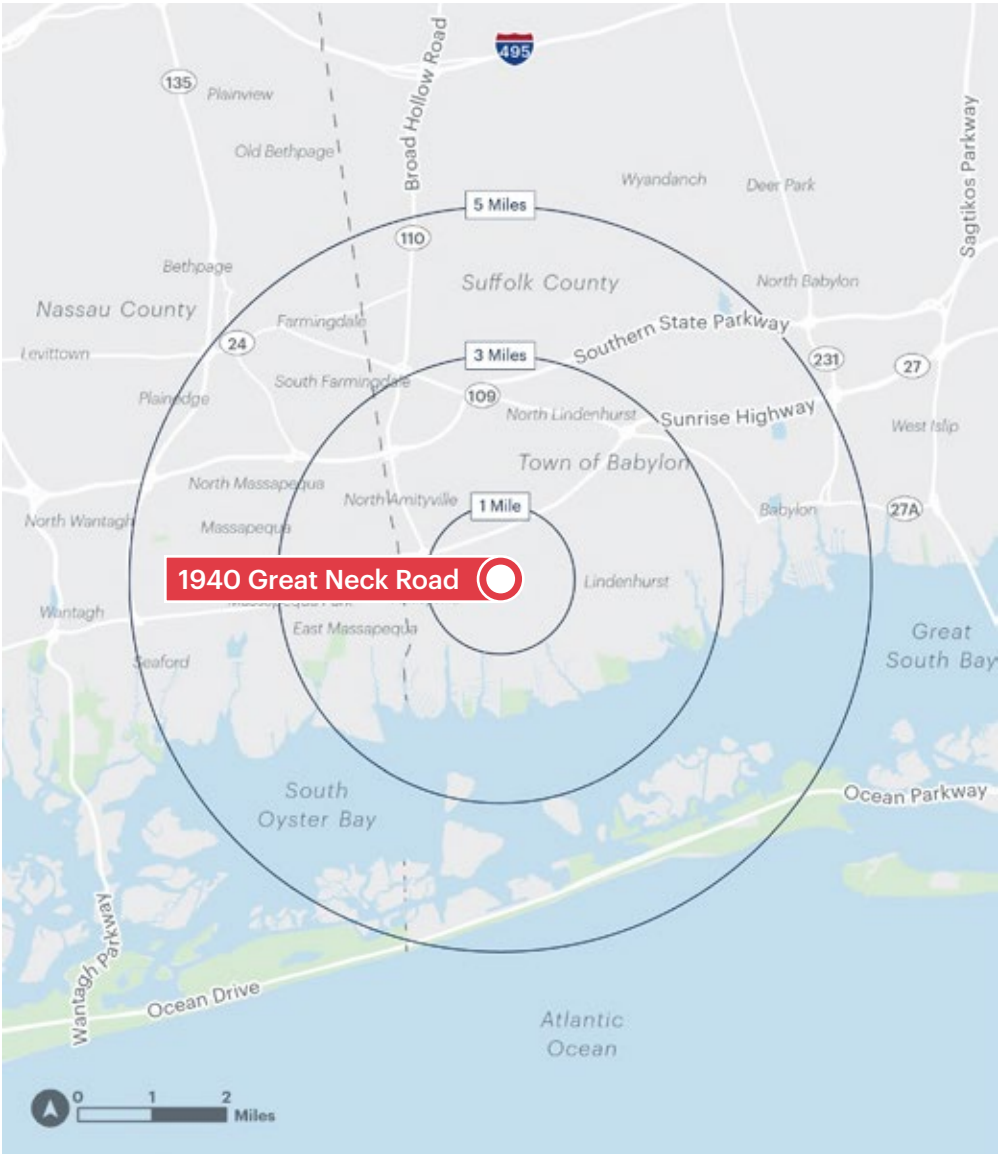


Area Retail



Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	23,025	144,732	280,540
Total Households	7,060	49,616	96,609
Average Household Income	\$140,603	\$160,602	\$173,513
Median Household Income	\$117,455	\$128,054	\$139,271
% Population with Bachelors +	26.55%	37.54%	41.85%
Daytime Population	19,796	115,456	236,581
Total Daytime Employees	9,427	49,061	107,053
Total Businesses	963	4,767	10,276