

FOR LEASE

# REDEVELOPMENT OF LOMAN PLAZA

140-170 DEER PARK AVENUE, BABYLON, NY

1,000 - 8,500 SF AVAILABLE

A red outline highlights a specific section of the building's facade, including the entrance area and the gable above it.

**RESTAURANT  
COMING SOON**



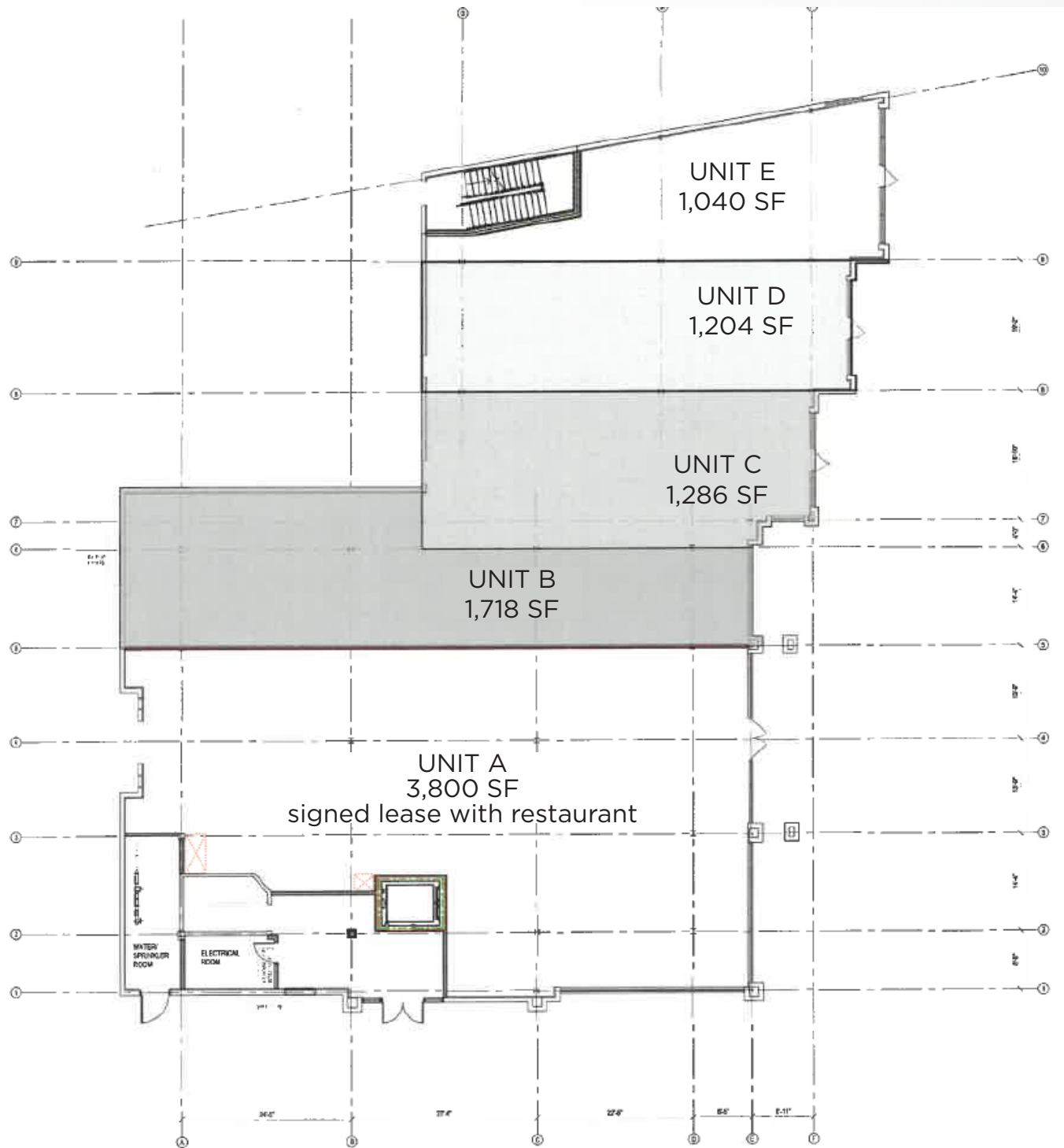
140-170 DEER PARK AVE

RESTAURANT  
COMING SOON

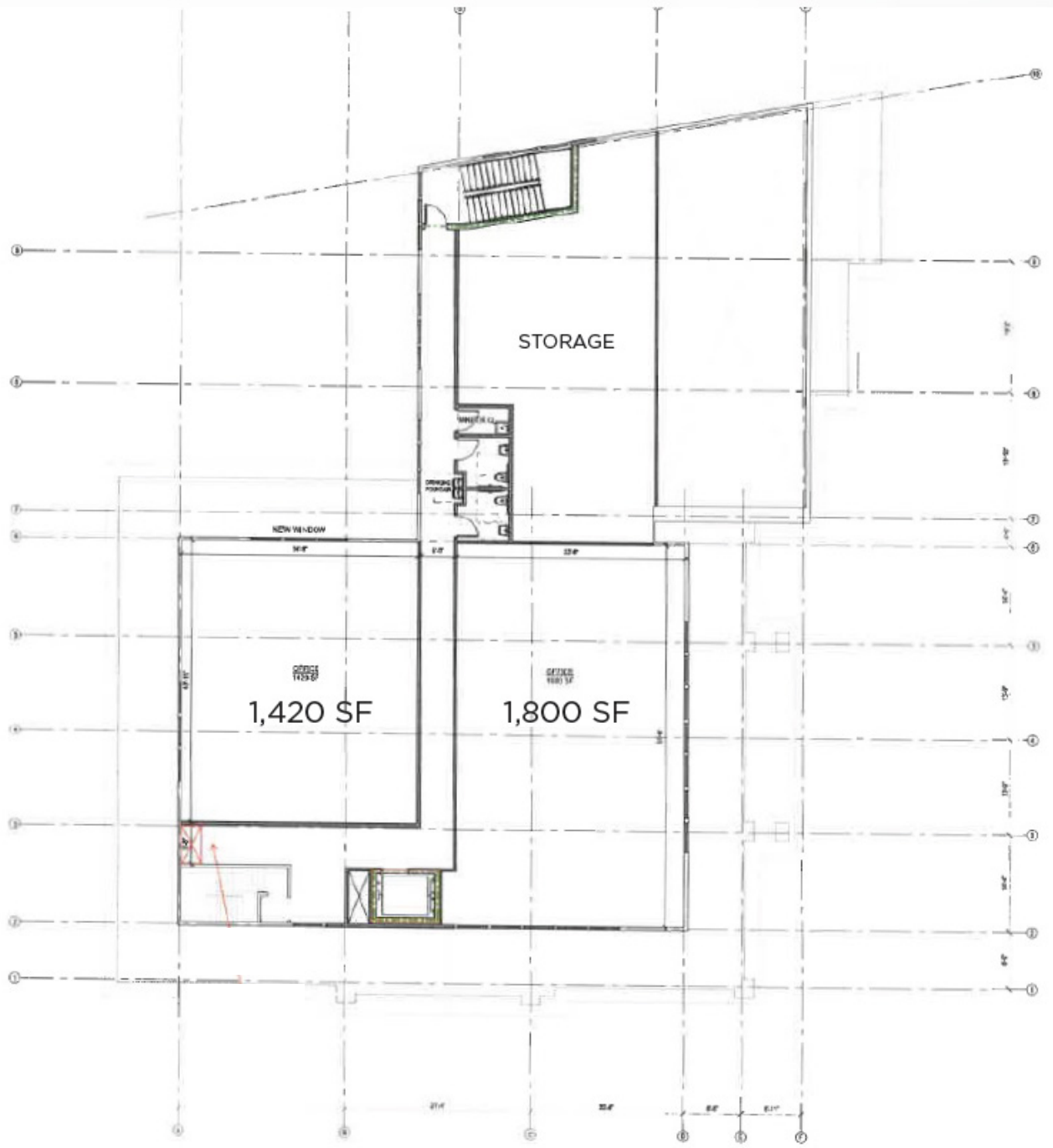
## PROPERTY DETAILS

Building Size:	16,051 SF
Stories:	Two
Lot Size:	0.62 Acres
Available Space:	1st Floor: 1,000 - 5,200 SF (space and write space can be combined or demised down to 1,000 SF - See Plan) 2nd Floor: 3,300 SF (Office/Medical) (See Plan)
Frontage:	160' on Deer Park Avenue 145' on Grove Place
Parking:	23 Parking Spaces

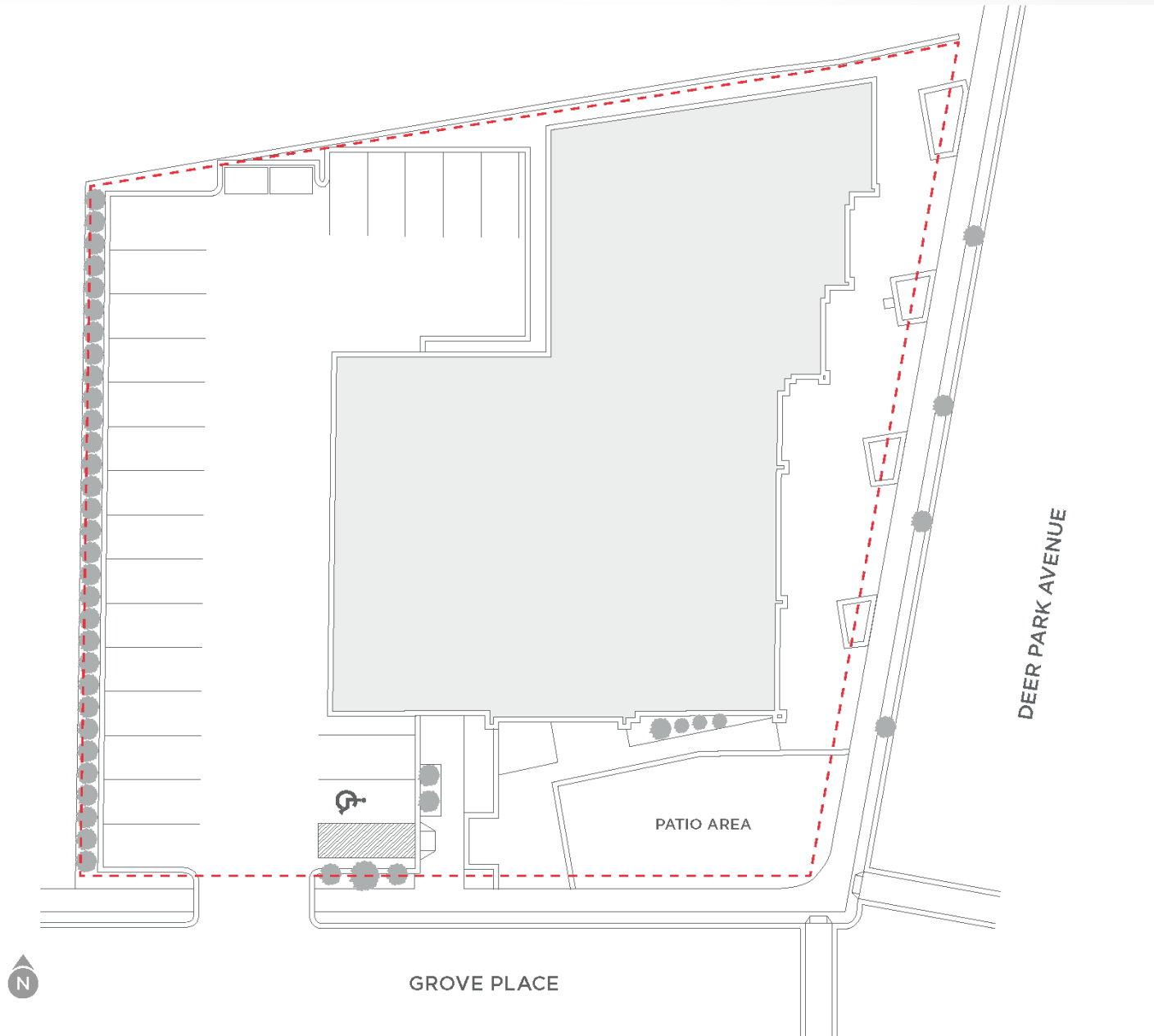
# FIRST FLOOR PLAN



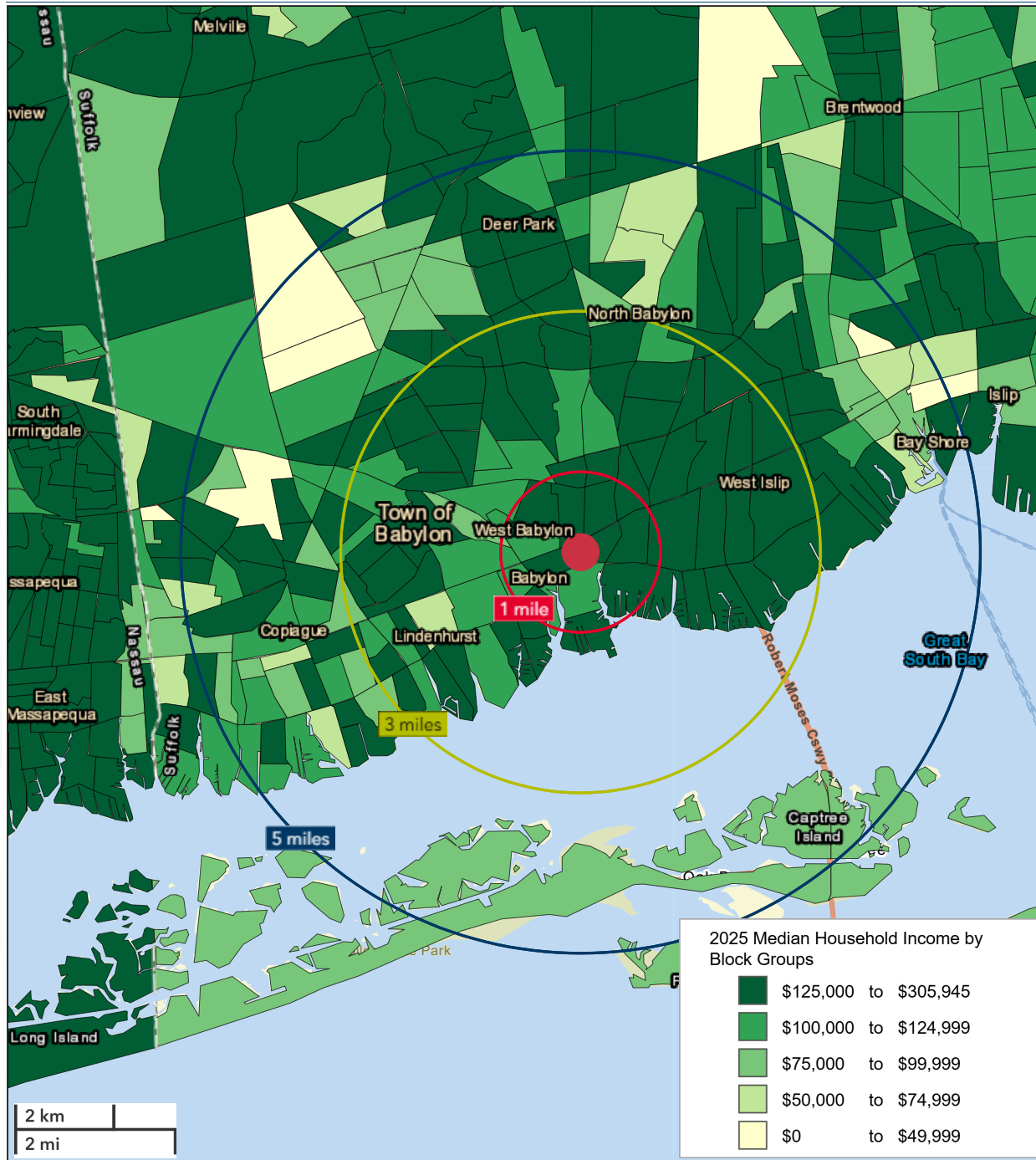
# SECOND FLOOR PLAN



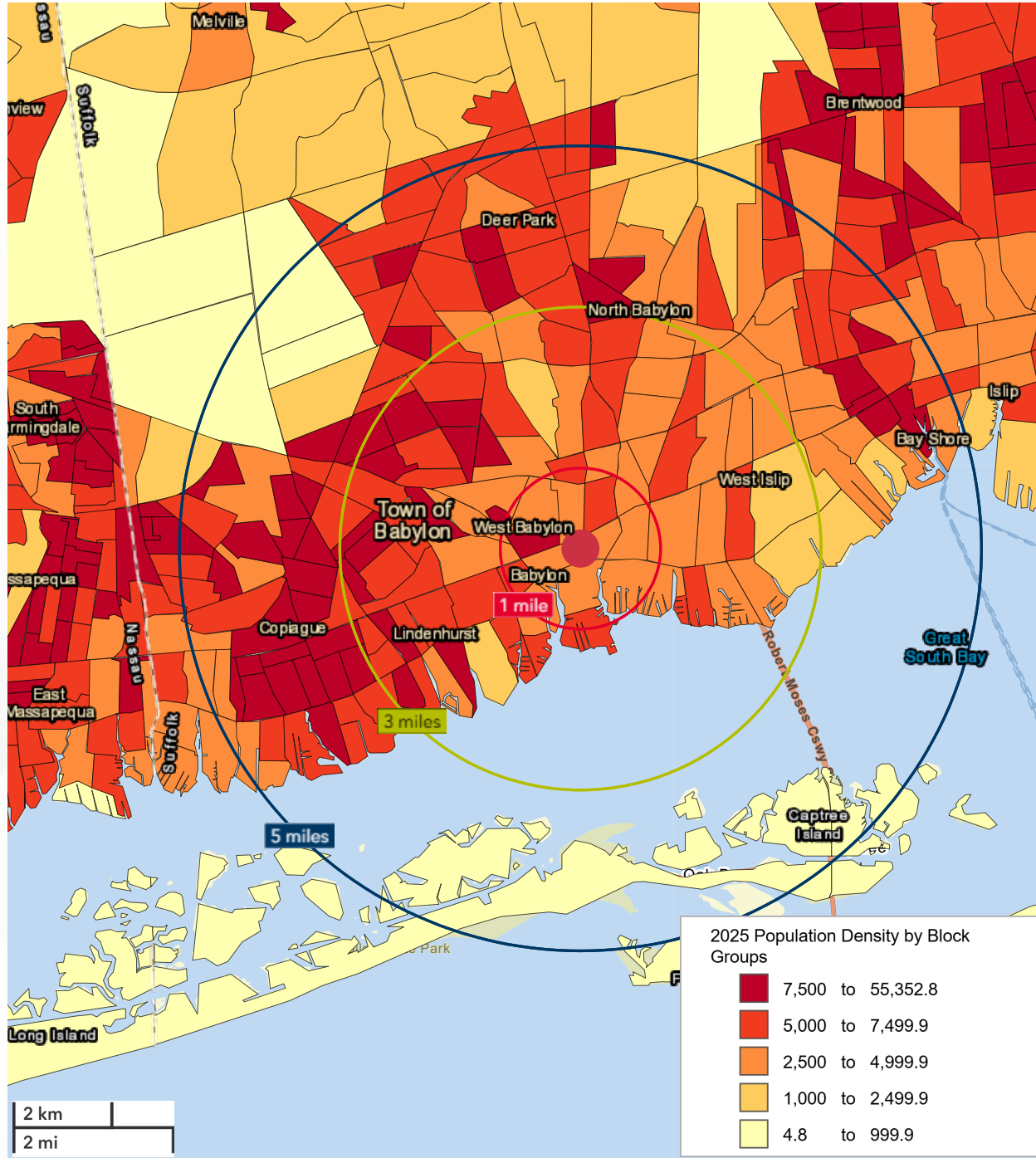
# SITE PLAN



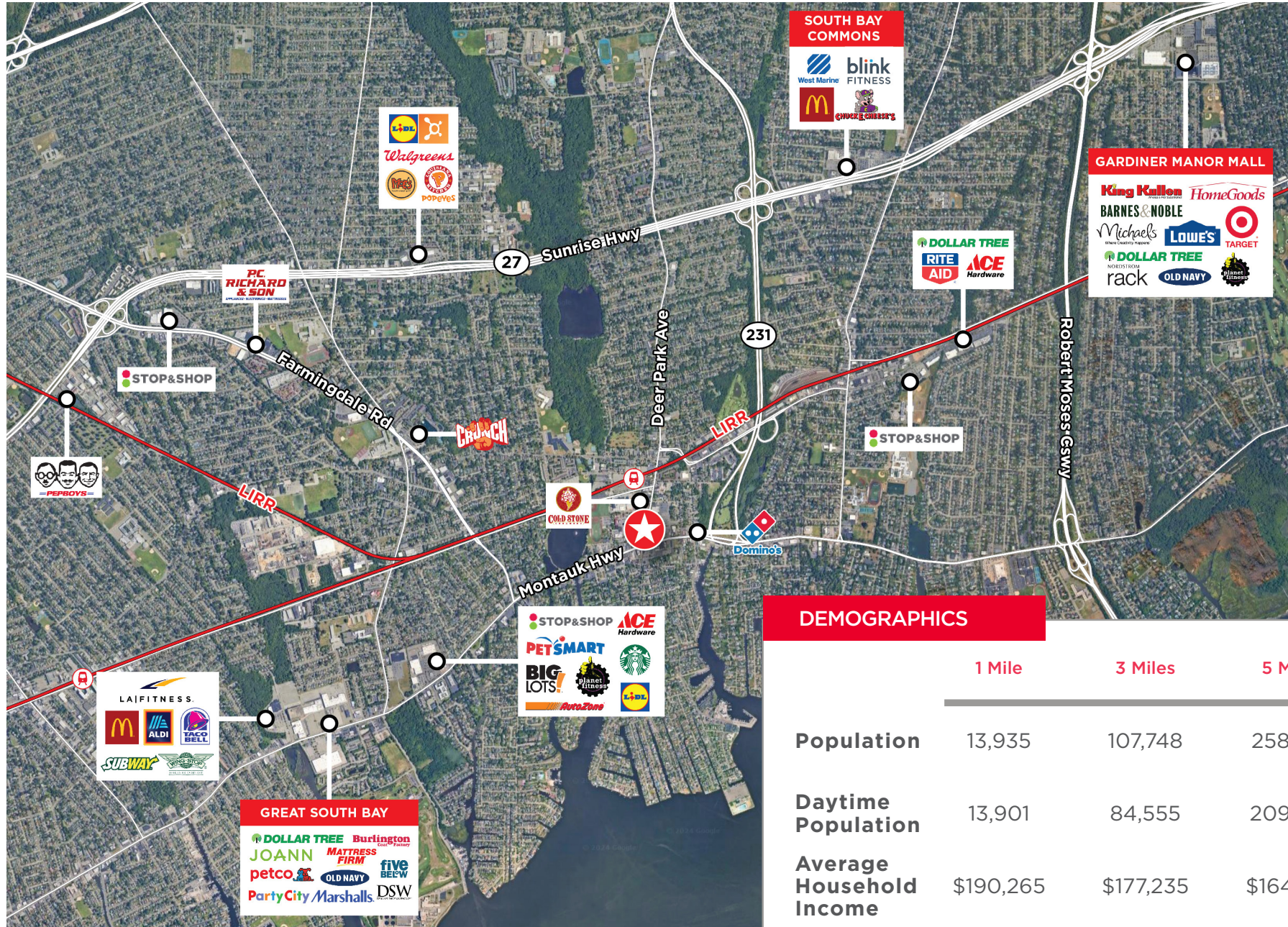
# MEDIAN HHI MAP



# POPULATION DENSITY



# LOCATION MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	13,935	107,748	258,573
<b>Daytime Population</b>	13,901	84,555	209,276
<b>Average Household Income</b>	\$190,265	\$177,235	\$164,925
<b>Median Household Income</b>	\$149,330	\$137,636	\$127,577



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