



For Lease

Long Beach, NY

257 West Park Avenue

3,400 SF

Fully built out medical space

RIPCO
RETAIL LEASING

Contact
Exclusive Agents

Jason Sobel
jsobel@ripcony.com | 516.342.8290

Sydney Schmitt
sschmitt@ripcony.com | 516.933.8880

Space Details

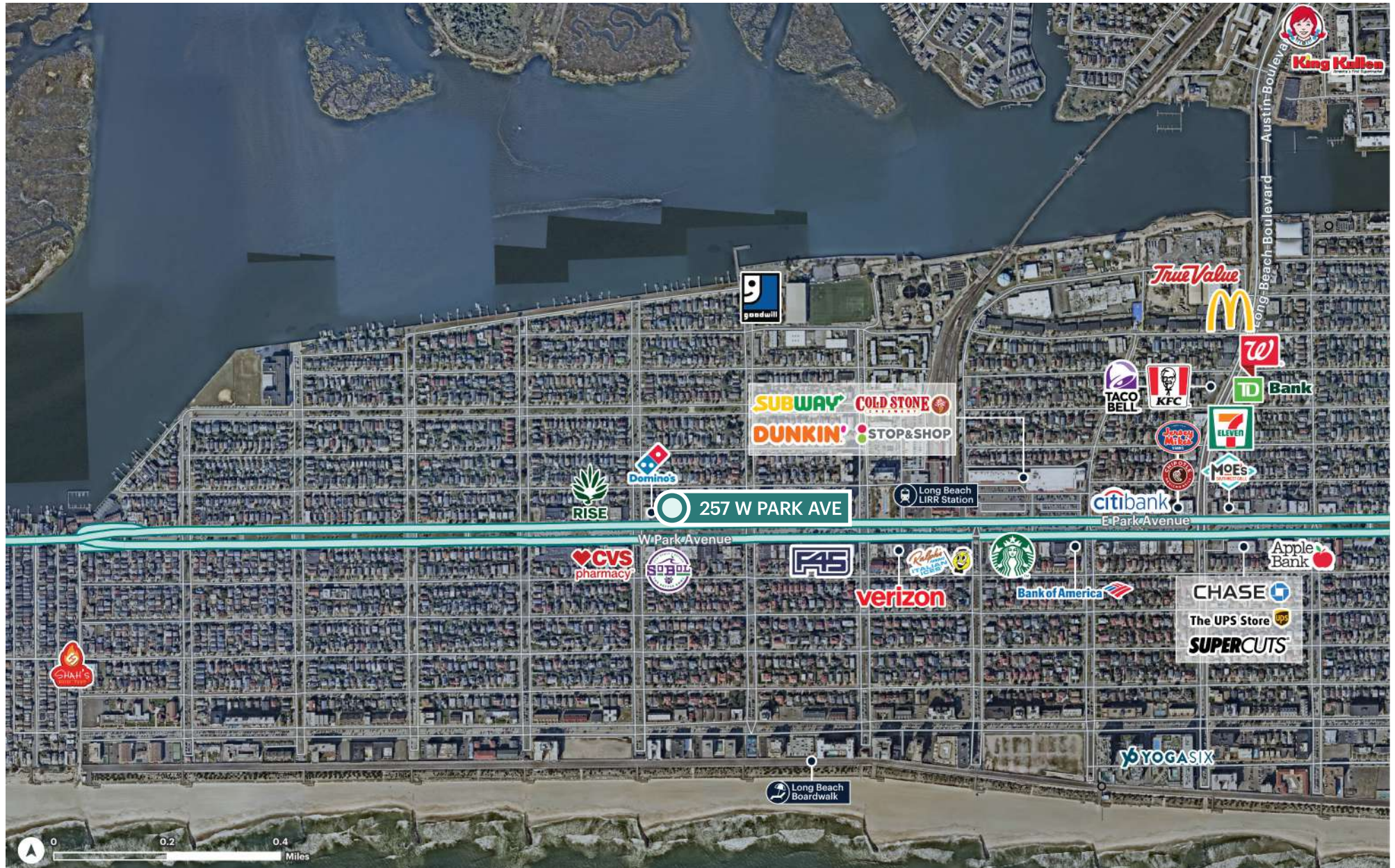


Size	3,400 SF
Frontage	40 FT on West Park Avenue
Possession	February 2026
Rent	Upon request
Co-Tenants	Icy Blue Lash, Pediatrician, South Shore Family Medical, Avi's Salon, Mo's Deli and Grocery, Domino's, Long Beach Surgical Supply, Laurel Tailors & Dry Cleaners
Neighbors	CVS Pharmacy, Laurel Diner, SoBol, Synergy
Comments	Fully built out medical space All uses considered Close proximity to the LIRR and Boardwalk

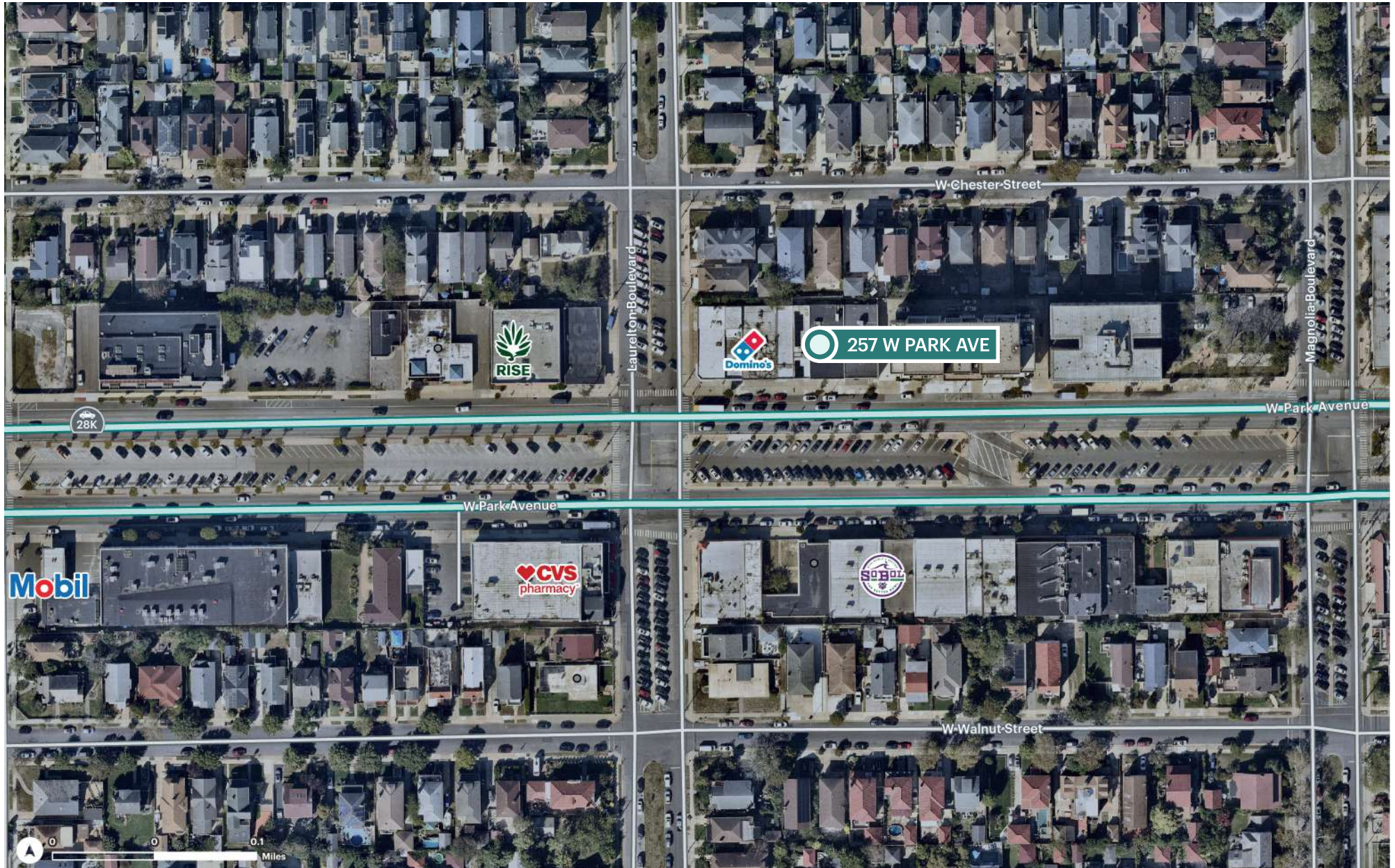
Interior Photos



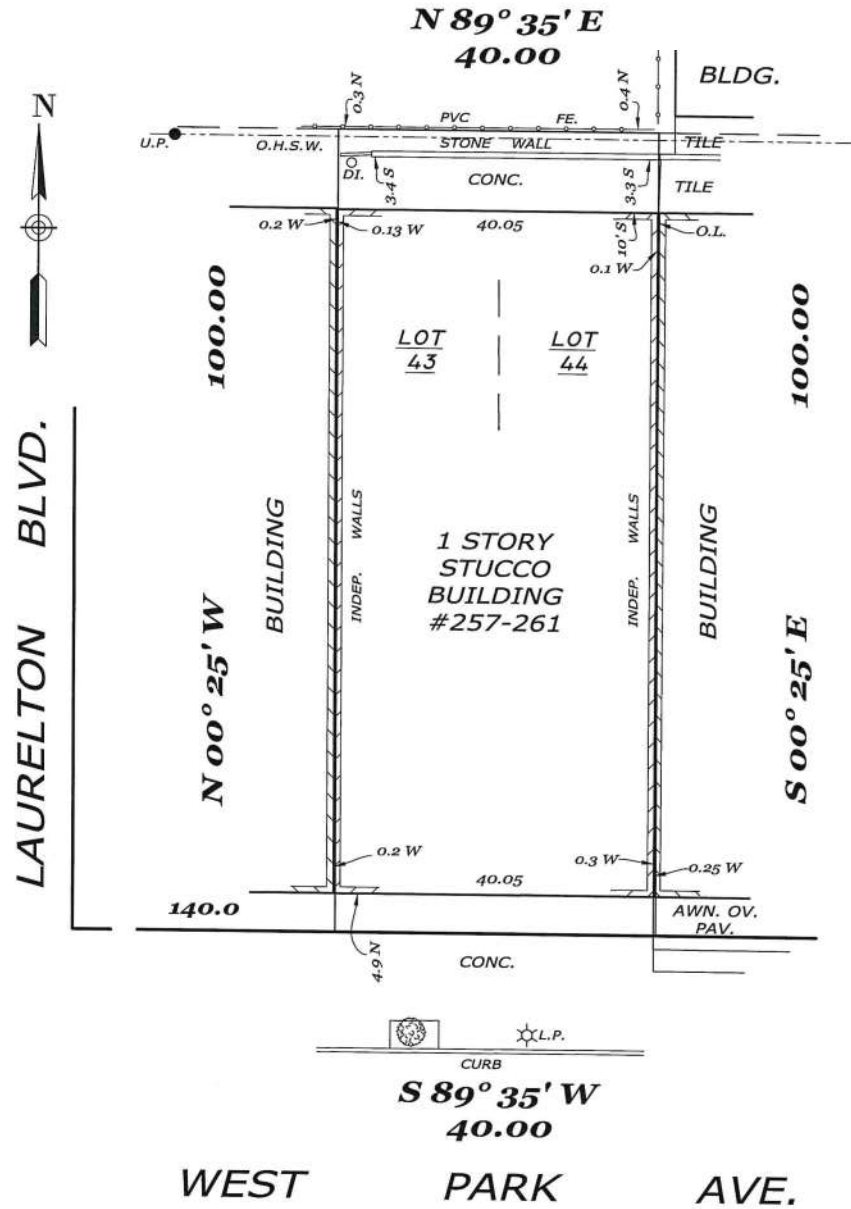
Market Aerial



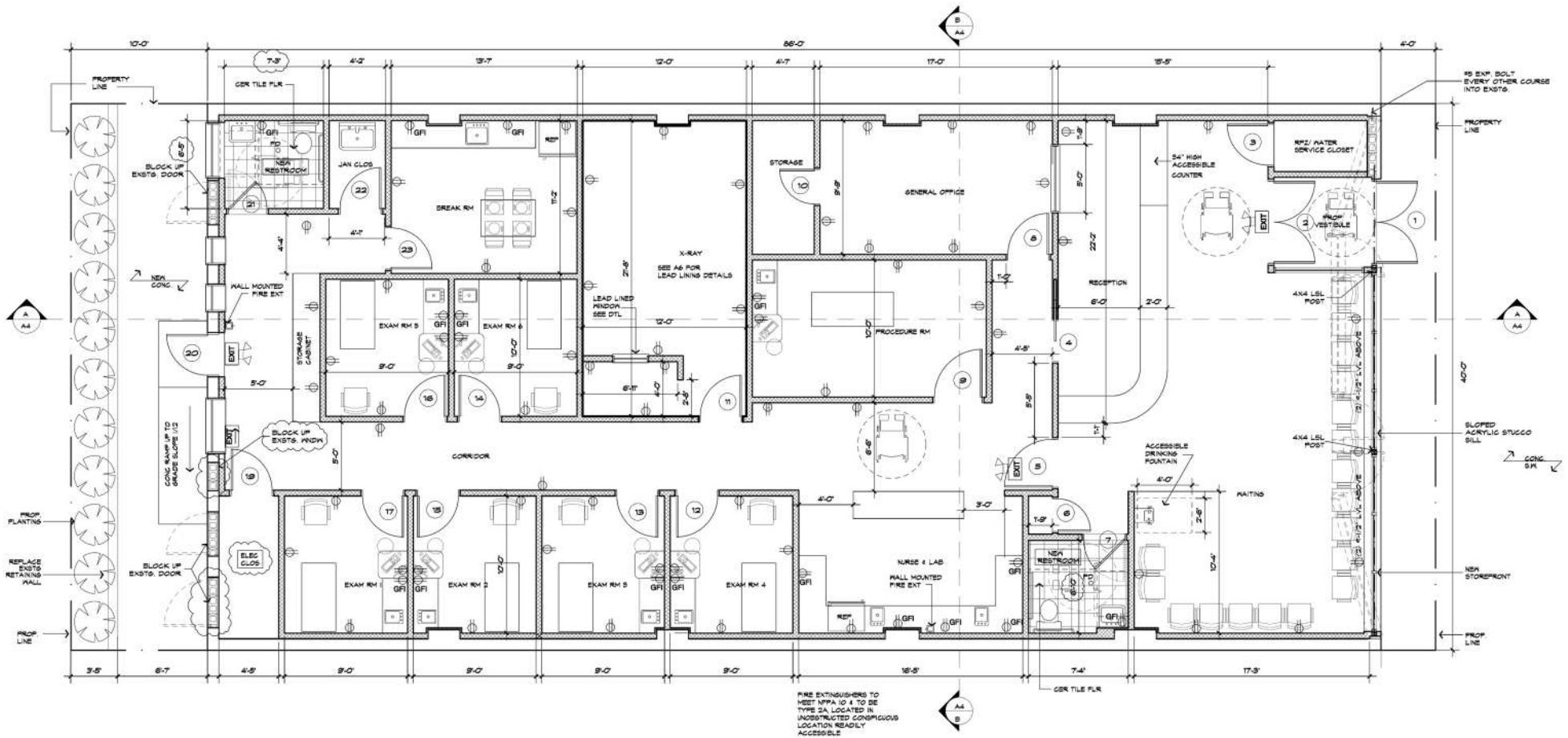
Aerial



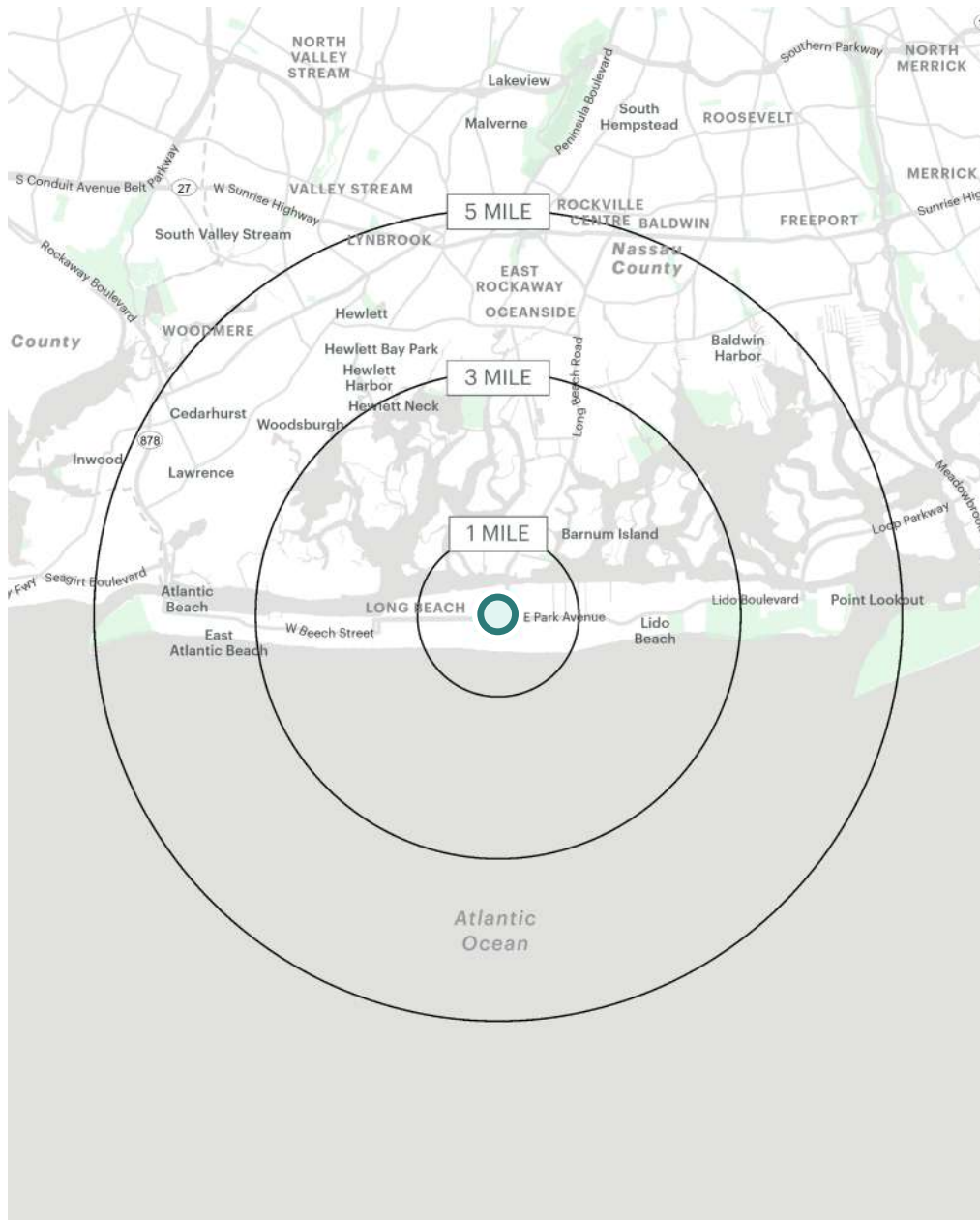
Survey



Floor Plan



Area Demographics



	1 mile	3 miles	5 miles
Population	28,571	57,840	210,128
Total Households	12,194	24,154	76,332
Average Household Income	\$146,710	\$156,217	\$156,249
Median Household Income	\$108,411	\$112,981	\$111,813
% Population with Bachelors +	50.0%	50.0%	51.0%
Daytime Population	20,306	44,692	178,796
Total Daytime Employees	7,663	18,571	72,429
Total Businesses	927	1,998	8,396