

GREAT SOUTH BAY SHOPPING CENTER

WEST BABYLON, NY

South Shore's Iconic Retail Destination: Newly Renovated
1,240 SF - 15,225 SF Retail Space



 OLSHAN
PROPERTIES

RIPCO
REAL ESTATE

 Burlington

 Marshalls

 OLD NAVY

 five BELOW

 DSW

 ULTA
BEAUTY

 SKECHERS

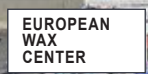
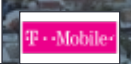
 ALDI

PROPOSED
SPROUTS
FARMERS MARKET

STRONG CO-TENANCY



CLOSE UP AERIAL



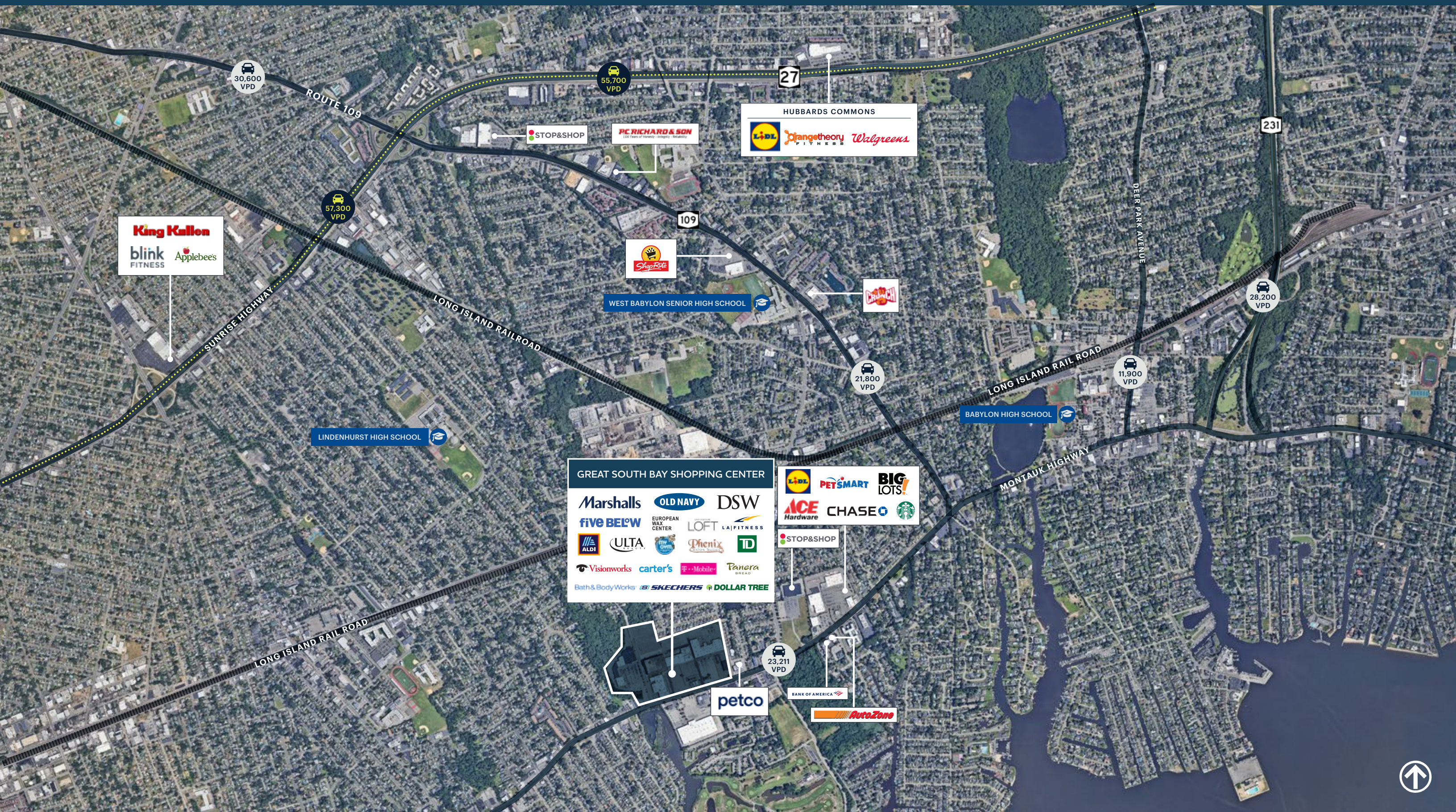
MONTAUK HIGHWAY



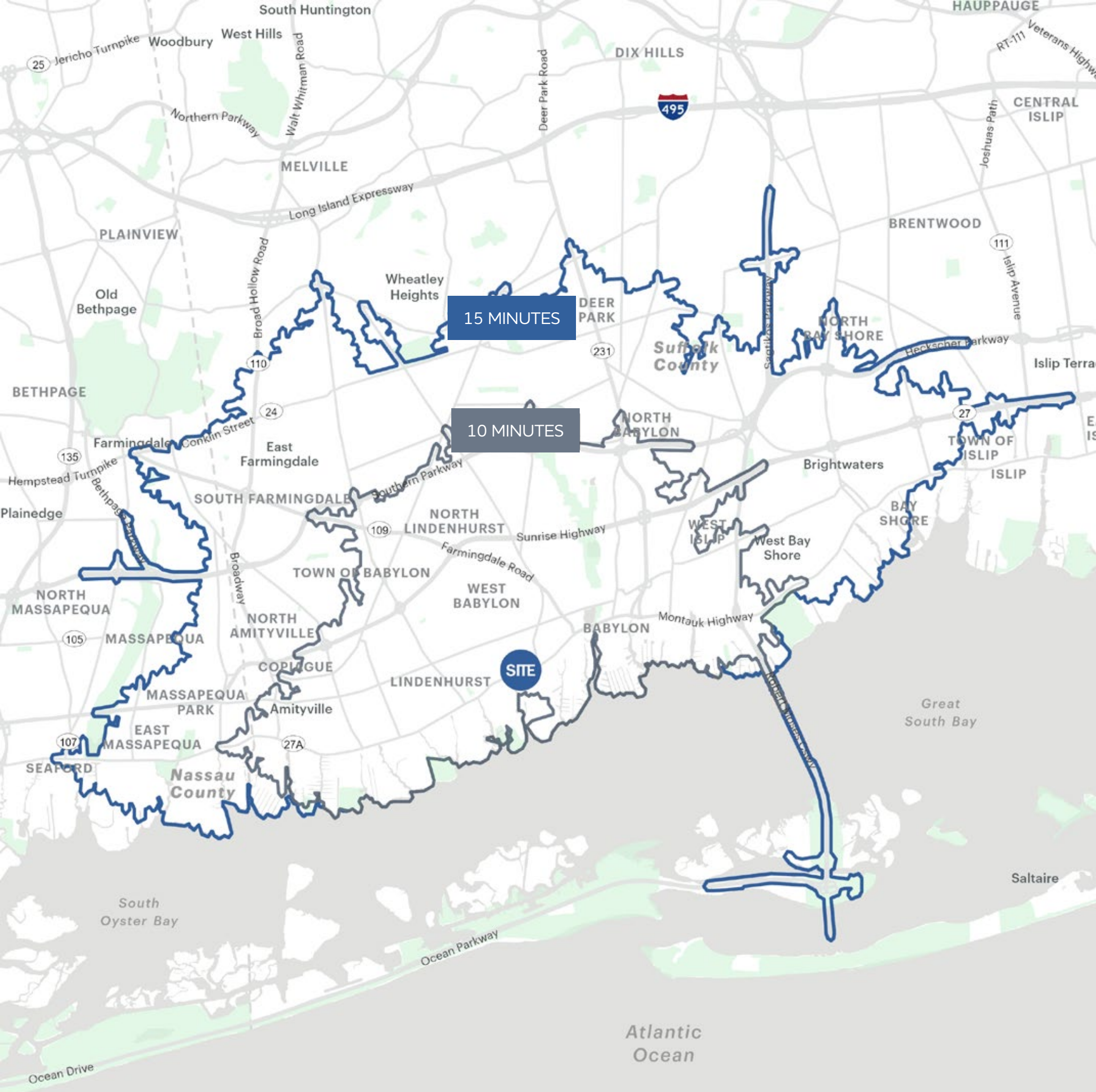
MULTIPLE OPPORTUNITIES



MARKET AERIAL



DEMOGRAPHICS



10 MINUTE DRIVE-TIME

POPULATION

100,133

HOUSEHOLDS

34,868

AVERAGE HOUSEHOLD INCOME

\$137,908

MEDIAN HOUSEHOLD INCOME

\$107,150

COLLEGE GRADUATES (BACHELOR'S +)

23,723 - 31.0%

TOTAL BUSINESSES

3,822

TOTAL EMPLOYEES

30,795

DAYTIME POPULATION (W/ 16 YR +)

79,837

15 MINUTE DRIVE-TIME

POPULATION

253,295

HOUSEHOLDS

83,715

AVERAGE HOUSEHOLD INCOME

\$140,372

MEDIAN HOUSEHOLD INCOME

\$108,874

COLLEGE GRADUATES (BACHELOR'S +)

60,704 - 34.0%

TOTAL BUSINESSES

9,811

TOTAL EMPLOYEES

89,194

DAYTIME POPULATION (W/ 16 YR +)

216,092

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