

LAST REMAINING SPACE

6,200 SF AVAILABLE FOR LEASE

3939-3965 Long Beach Road | Island Park, NY 11558



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

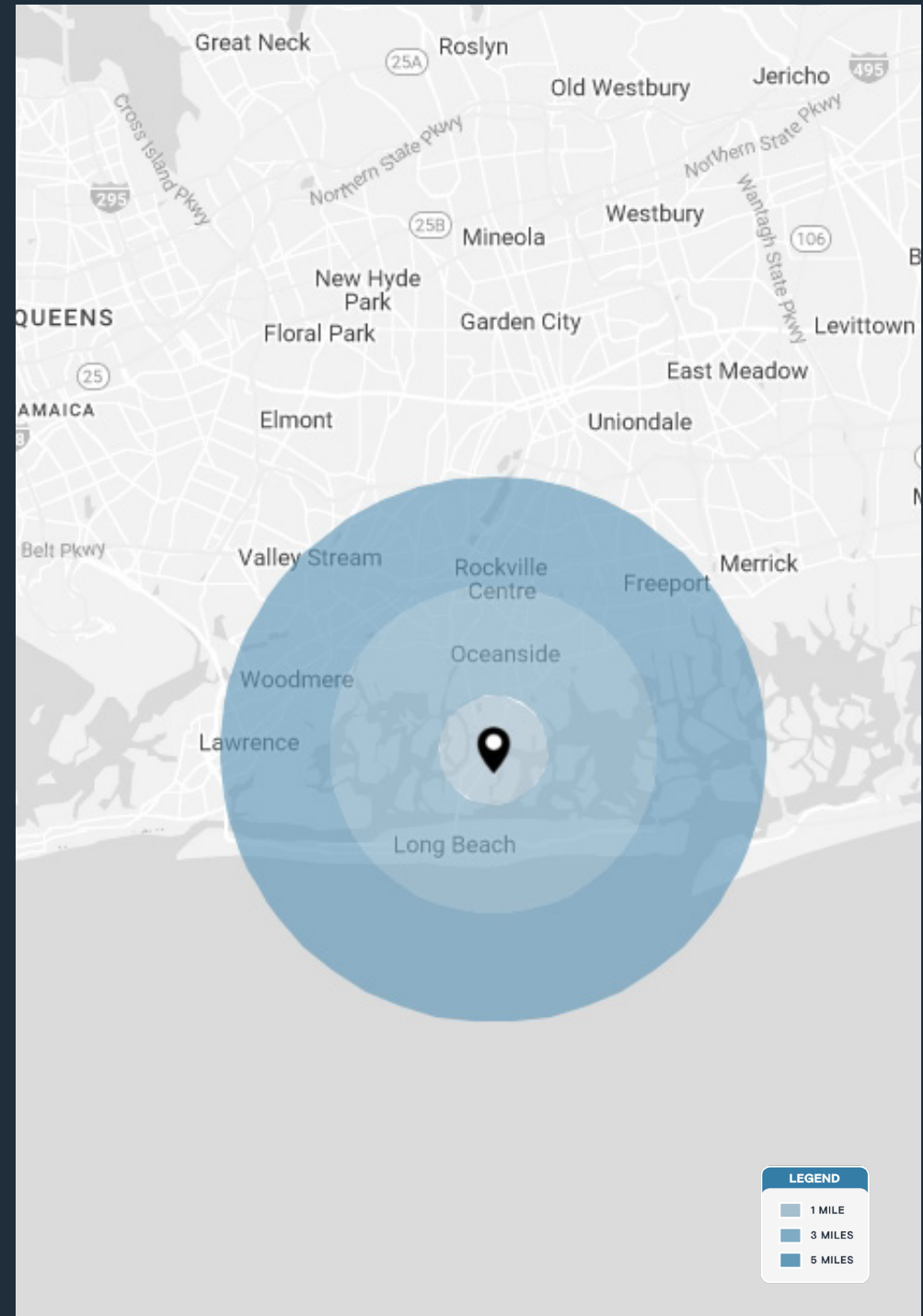
- Center is anchored by long-term tenant, Ace Hardware, driving consistent traffic
- 6,200 SF Available; reasonable divisions considered
- Located in the first major shopping center northbound on Long Beach Road
- NNN Costs: \$12.59
- High traffic and exceptional visibility on Long Beach Road and Austin Boulevard

DEMOGRAPHICS

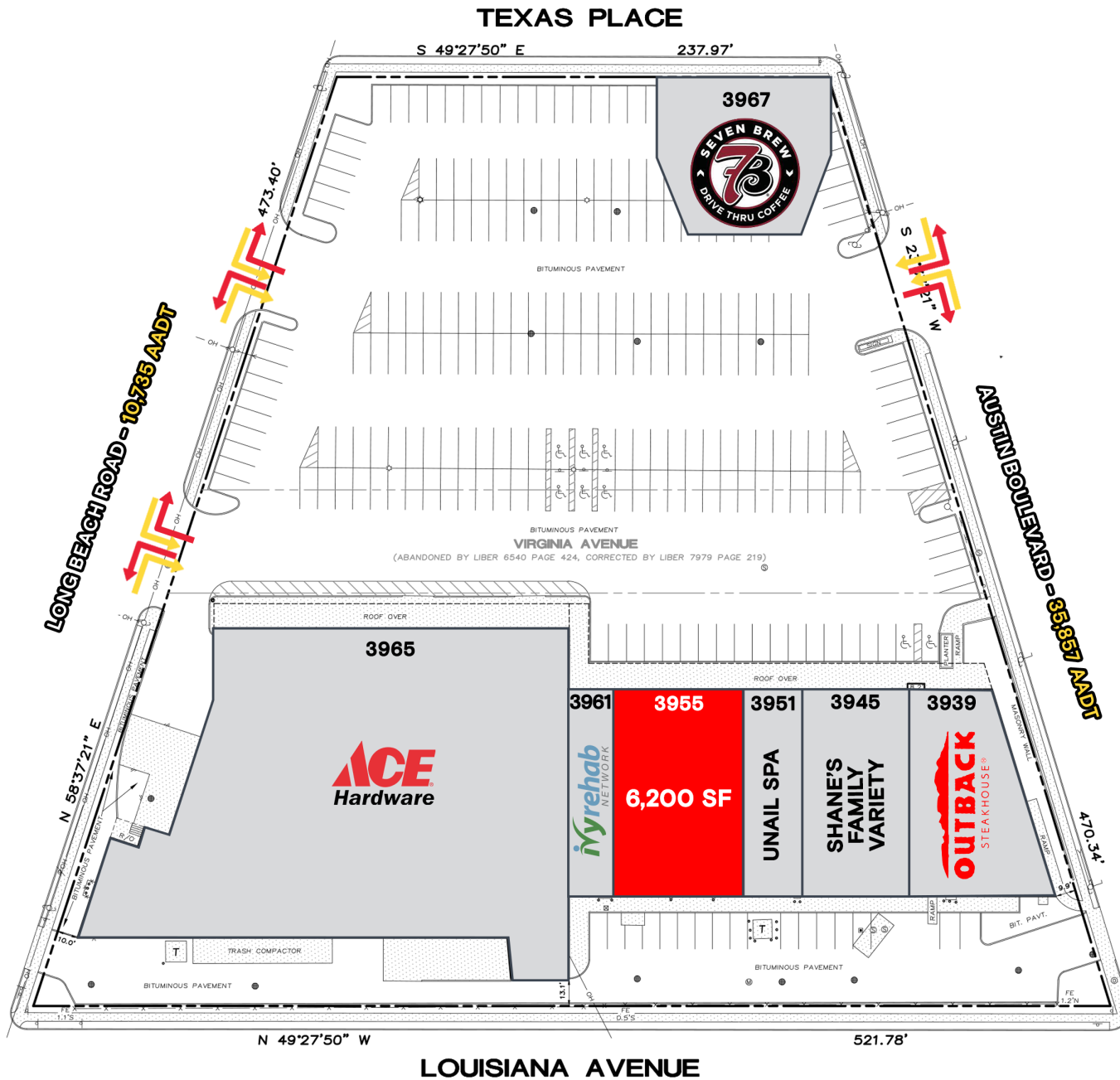
	1 MILE	3 MILES	5 MILES
POPULATION	9,436	112,937	312,777
HOUSEHOLDS	3,602	42,904	107,693
EMPLOYEES	3,234	29,317	90,540
AVERAGE HH INCOME	\$132,816	\$157,979	\$165,223

TRAFFIC COUNTS

AUSTIN BOULEVARD	35,857 AADT
LONG BEACH ROAD	10,735 AADT



Tenant Roster



3939	Outback Steakhouse
3945	Shane's Family Variety
3951	Unail Spa
3955	6,200 SF Available Spaces can be combined/divided
3961	Ivy Rehab
3965	Ace Hardware
3967	7 Brew Coffee





Contact Brokers

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