

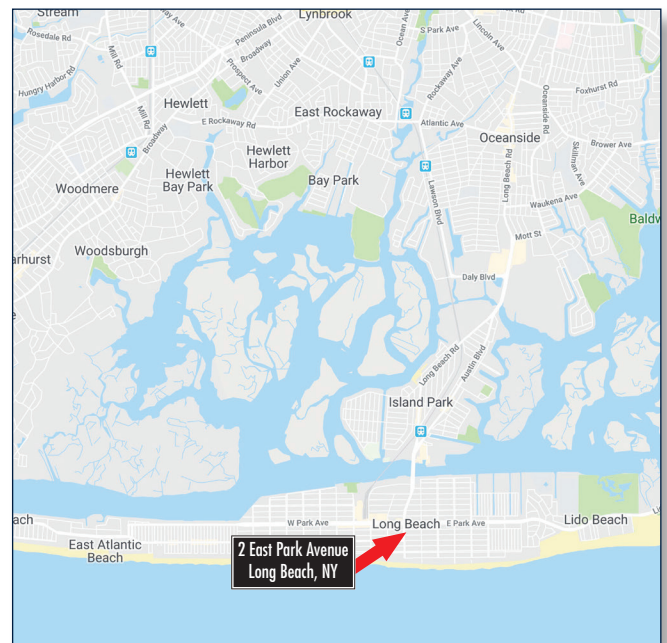


2 EAST PARK AVENUE | LONG BEACH, NEW YORK



PROPERTY OVERVIEW

- Located on East Park Avenue, at its juncture with West Park Avenue and just west of the intersection of Long Beach Boulevard, in the heart of the city of Long Beach, Nassau County, New York
- Currently occupied by a 3,019 sf Burger King with a drive-thru
- 19 Parking Spaces on property, plus 28 Municipal Parking Spaces on East Park Avenue and 36 Municipal Parking Spaces on Edwards Boulevard
- Directly across from Long Beach LIRR train station

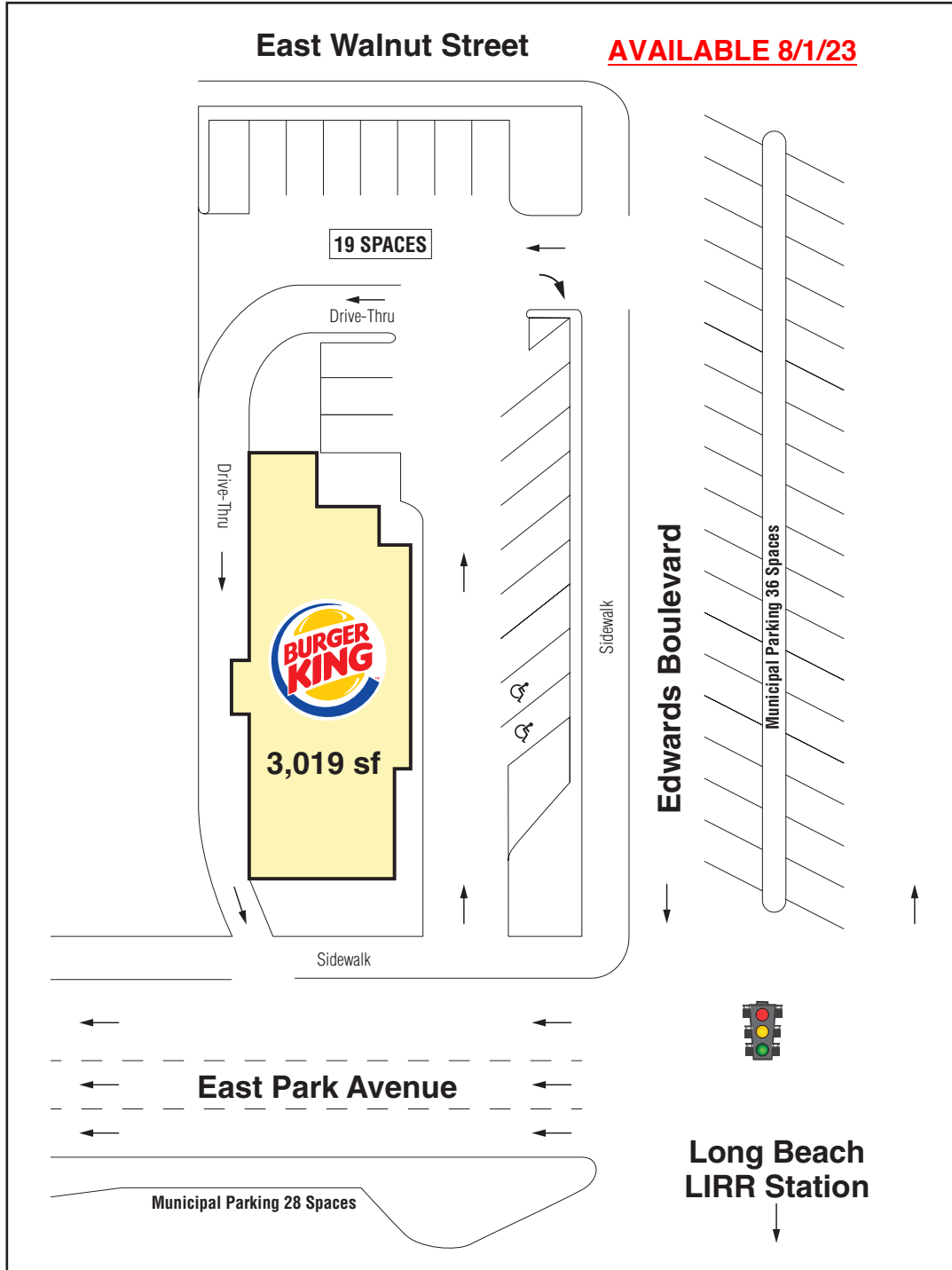


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
▪ Population	23,917	54,181	215,054
▪ Average HH Income	\$116,037	\$131,501	\$126,414
▪ Total HH	10,146	22,817	79,479
▪ Median Age	41.4	43.0	41.2





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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

