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171 EAST PARK AVENUE

LONG BEACH, NEW YORK

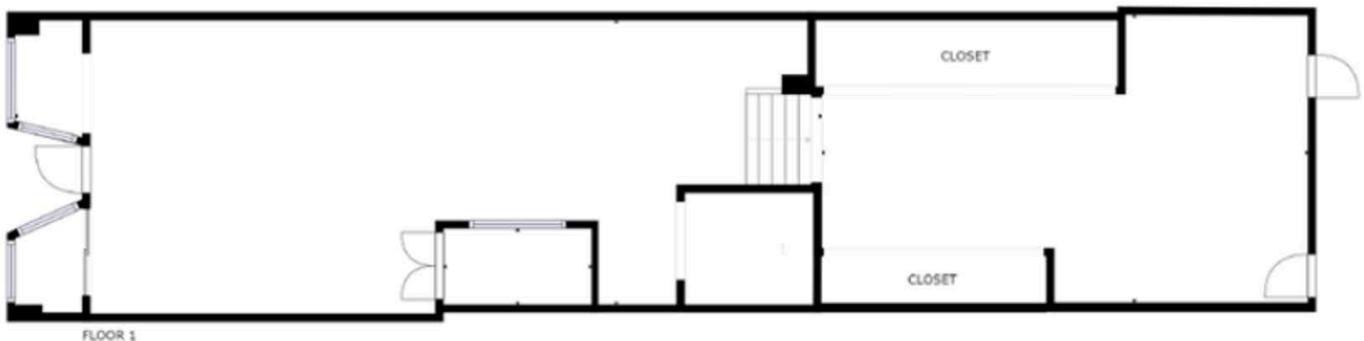


PROPERTY OVERVIEW

- Prime retail located directly on East Park Avenue in the heart of Long Beach, Nassau County, New York
- Currently occupied by a smoke shop
- Next door to Long Beach movie theater, just off the corner of East Park Avenue and Long Beach Boulevard
- High traffic retail corridor filled with restaurants, shopping, banks, schools, and more
- Walking distance to Long Beach LIRR 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.

