

# Sunset Plaza



1112-1238 Deer Park Avenue,  
North Babylon, NY 11703



187,565 SF



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Property Summary GLA: 187,565

## Highlights

Sunset Plaza is the dominant neighborhood shopping center in the immediate trade area and anchored by Uncle Giuseppe's Marketplace, LA Fitness, PetSmart, and Rite Aid. Sunset Plaza is located at a key intersection directly off Deer Park Avenue, one of the major north-south thoroughfares on Long Island. The property serves as the primary community gathering place and recently underwent large-scale renovations.



Trade Area

|                          | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------------|-----------|-----------|-----------|
| <b>Population</b>        | 16,931    | 141,567   | 292,000   |
| <b>No. of Households</b> | 5,637     | 46,050    | 91,787    |
| <b>Avg. HH Income</b>    | \$159,305 | \$154,164 | \$157,453 |

Where It Really Matters.





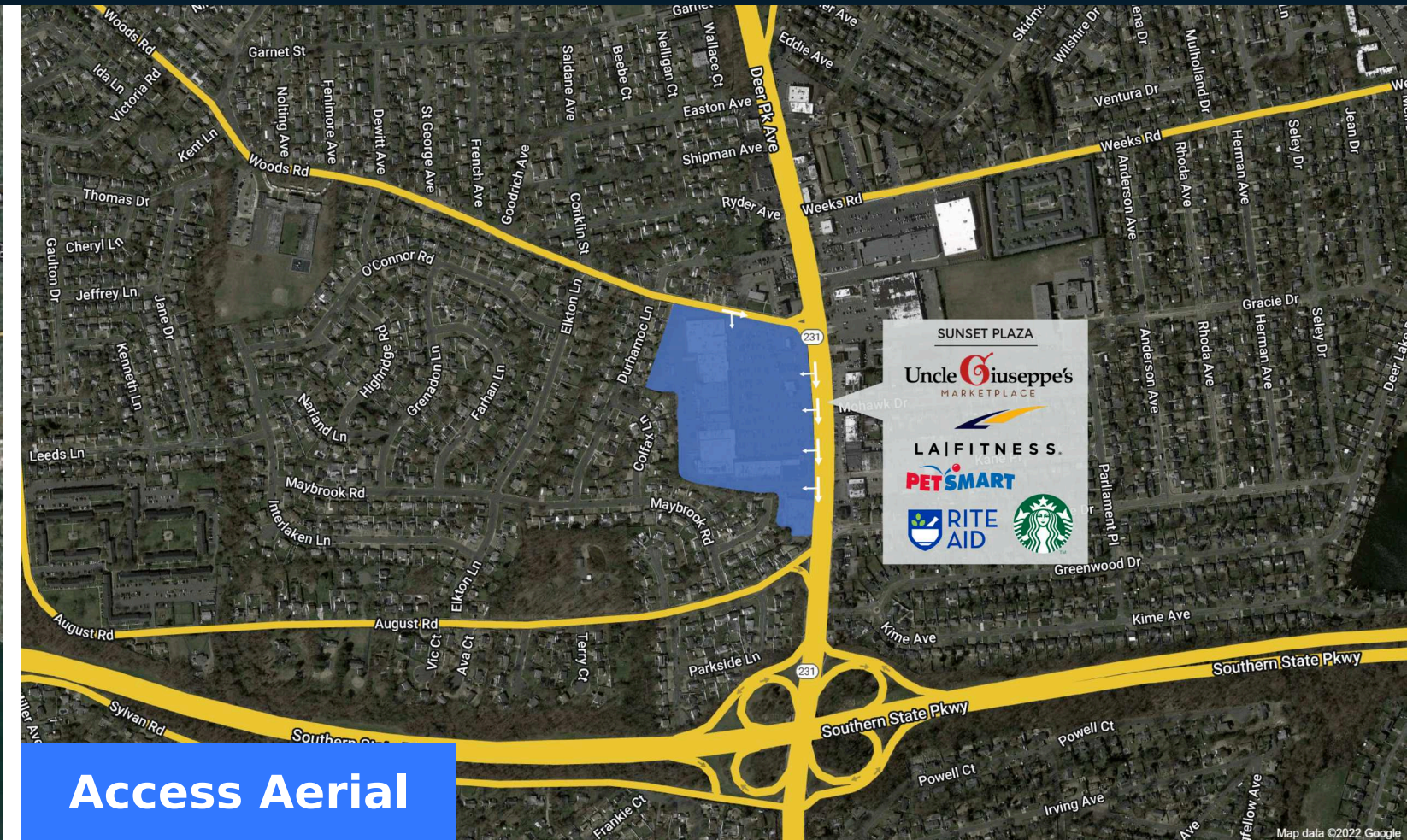
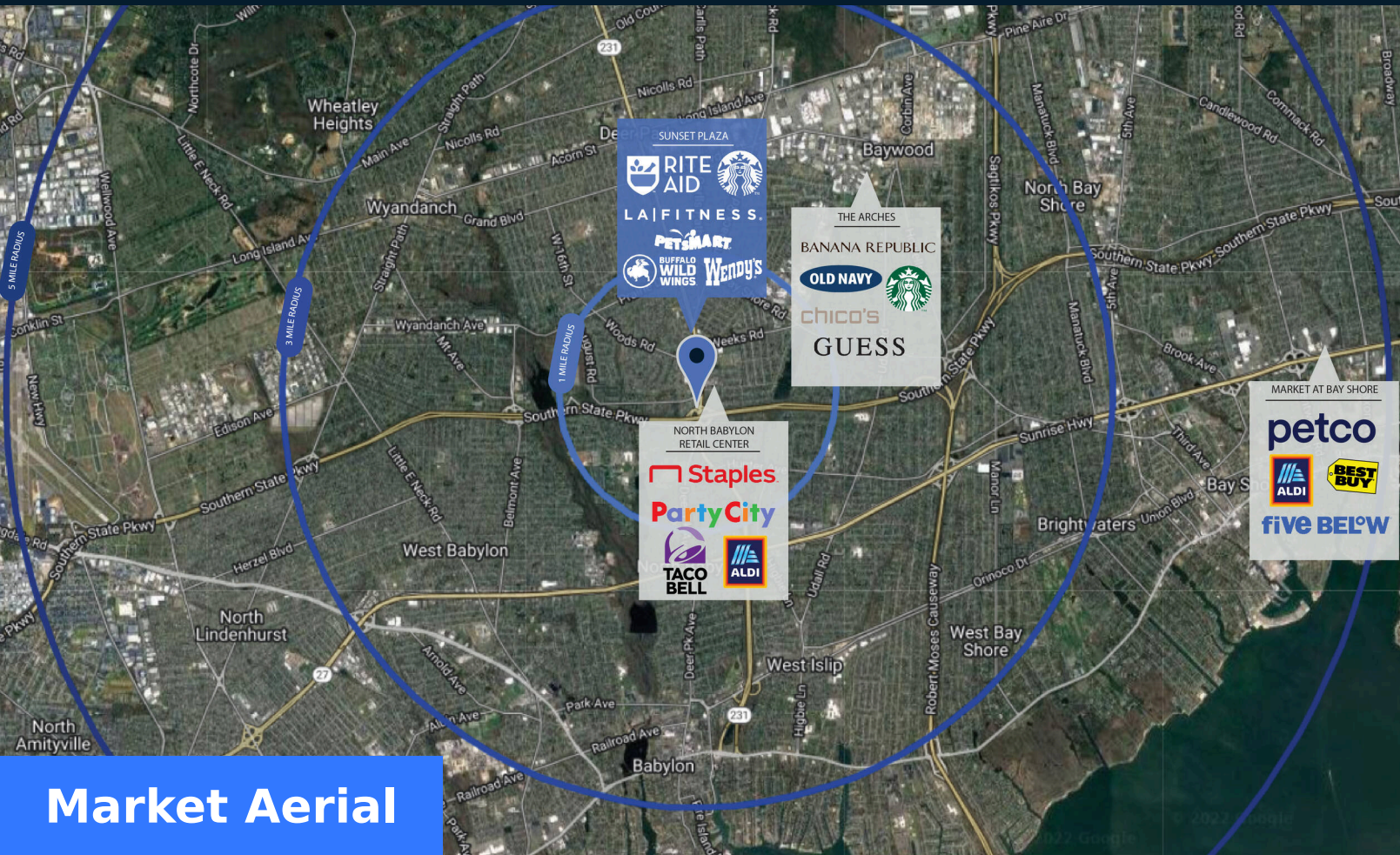
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■ AVAILABLE SPACE

| Retailers                | SF           |
|--------------------------|--------------|
| 01 L.A. Fitness          | 34,000       |
| 04 PetSmart              | 17,600       |
| <b>07 Available</b>      | <b>3,375</b> |
| 08 Rite Aid              | 12,800       |
| 09 U.S. Postal Office    | 6,300        |
| 10 Leased Space          | 3,750        |
| 11 Boss Cuts Barber Shop | 1,740        |
| 12 Fashion Nails and Spa | 3,000        |
| <b>13 Available</b>      | <b>2,640</b> |
| 14 Sunset Plaza Wines    | 4,100        |

| Retailers                 | SF           |
|---------------------------|--------------|
| 15 Uncle Giuseppe's       | 39,241       |
| 16 Optimum                | 2,000        |
| 17 Pizzaiola Restaurant   | 3,600        |
| 18 Cupcakes by Lili       | 960          |
| 19-21 Voodoo Crab         | 4,330        |
| 22 Philly Pretzel Factory | 1,200        |
| 23 Sunset City Eyewear    | 1,920        |
| 24 GNC                    | 1,120        |
| 25 Guac Time              | 1,638        |
| <b>26 Available</b>       | <b>2,260</b> |

| Retailers                         | SF     |
|-----------------------------------|--------|
| 27 Teachers Federal Credit Uni... | 3,150  |
| 28 PM Pediatrics Management ...   | 7,200  |
| 29 China Buffet                   | 10,000 |
| 30 Buffalo Wild Wings             | 8,820  |
| 31 Stand Up MRI                   | 3,414  |
| 32 Citibank                       | 2,807  |
| 33 Wendy's                        | 2,880  |
| 34 Starbucks                      | 1,600  |

**GLA TOTAL 187,565**

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