



60 NORTHERN BOULEVARD

SHIRLEY, NY 11967

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Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

1.46 Acres

Building Size:

15,000 SF

Zoning:

J2

PROPERTY OVERVIEW

Retail/Office leasing opportunity on the South Shore of Long Island. End-cap and in-line space available. Located at the corner of William Floyd Parkway and Northern Boulevard. Easy access to Sunrise Highway, Montauk Highway, and the Long Island Expressway [I-495]. Over 65,000 vehicles-per-day on Sunrise Highway

PROPERTY HIGHLIGHTS

- Ideal for Retail or Office Use
- End Cap and In-Line Spaces Available
- Easy access to Sunrise Highway, Montauk Highway, and the Long Island Expressway via William Floyd Parkway
- Seconds from a multitude of major national tenants such as: McDonald's, Rite Aid, Kohl's, Famous Footwear, Home Depot, Walgreens, Dunkin Donuts, Subway, Chase Bank, Wendy's, Carvel, King Kullen, and more
- High summer traffic conduit to ocean beaches at Smith Point Park
- Less than 500 feet from the Mastic-Shirley Long Island Railroad [LIRR] station on the Montauk Branch

Retailer Map



Additional Photos



Exterior



Suite 9



Suite 9



Suite 9

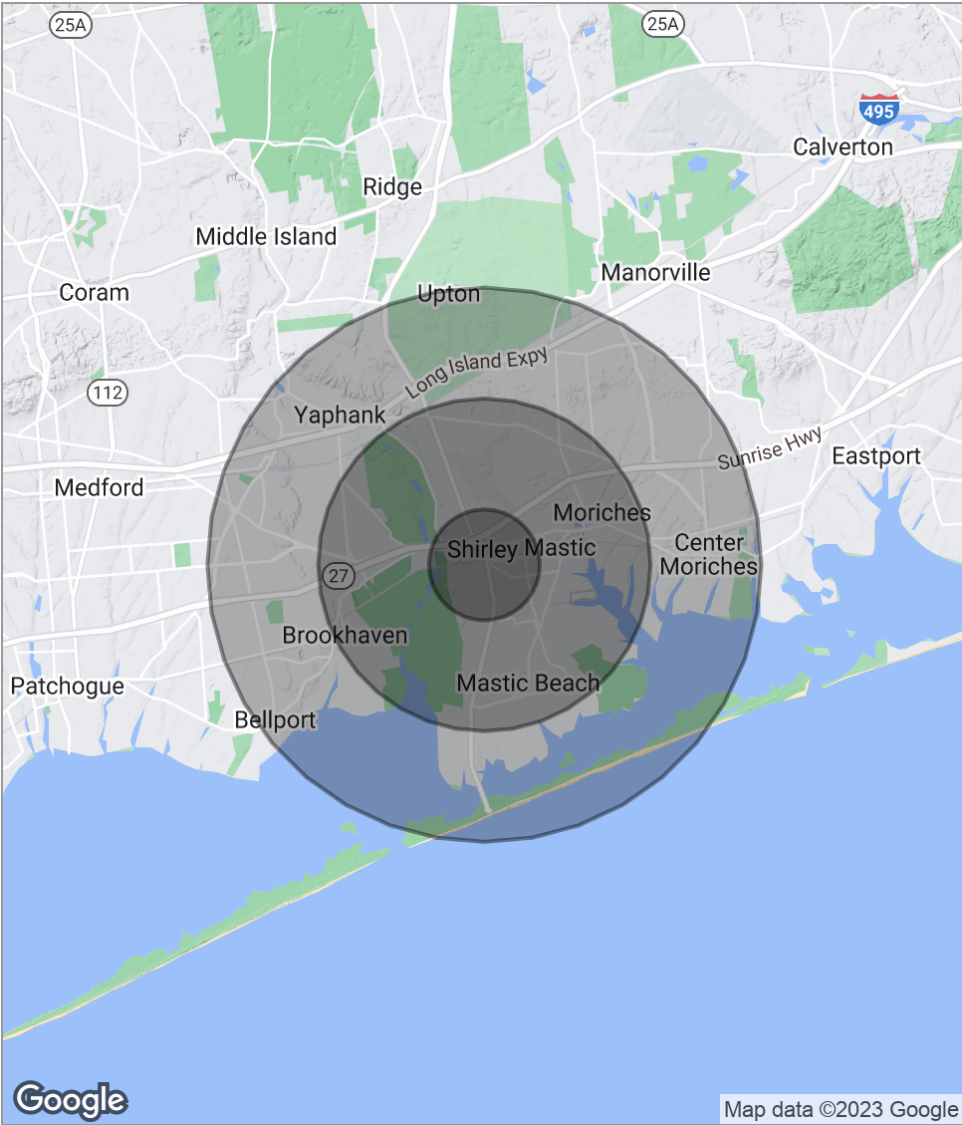


Suite 2



Suite 2

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,865	60,162	106,012
Median age	33.6	34.6	35.8
Median age [Male]	34.4	34.8	36.0
Median age [Female]	33.6	34.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,073	18,590	34,062
# of persons per HH	3.3	3.2	3.1
Average HH income	\$84,248	\$83,477	\$84,030
Average house value	\$324,651	\$340,889	\$354,742

* Demographic data derived from 2020 ACS - US Census