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## Sands Shopping Center Oceanside, NY



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**Available for lease.  
Contact exclusive agent:**

**Michael Friedman**  
michael@ilrny.com  
Direct 718 482 9800 x1  
Cell 917 992 8845

**Approximate Size**  
Toys R Us: 6,450 square feet  
Nine West: 3,000 square feet

**Location**  
3563 Long Beach Road  
Nassau County, Long Island

**Rent**  
Upon request

**Taxes & CAM**  
Taxes: \$10.74 per square foot  
CAM: \$2.76 per square foot

**Possession**  
Immediate

**Neighboring Tenants**  
Old Navy, Gap, Children's  
Place, Victoria's Secret, Loft,  
Express, Stop & Shop

**Notes**  
Premier lifestyle center on the  
south shore of Long Island

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- ANCHOR TENANT
- RETAIL TENANT
- VACANT SPACE

3577 - STOP & SHOP	62,200 SF	3543 - VICTORIAS NAILS	3,000 SF
3575 - PURE BARRE	2,000 SF	3541 - PRO SPORTS	2,000 SF
3573 - D' COCCO'S PIZZA	2,000 SF	3539 - MANDEE	5,500 SF
3571 - NORTHWELL HEALTH	2,000 SF	3535 - STERLING BANK	5,000 SF
3569 - SANDS CLEANERS	1,500 SF	3533 - DENTAL 365	2,500 SF
3567 - RED MANGO	1,500 SF	3531 - VACANT	2,500SF
3563 - VACANT	3,000 SF	3529 - COHEN'S OPTICAL	1,500 SF
3559 - BATH & BODY WORKS	3,000 SF	3525 - VICTORIA'S SECRET	7,000 SF
3557 - NIKE FACTORY STORE	11,042 SF	3521 - RUBY AND JENNA	3,000 SF
3555 - OLD NAVY	12,652 SF	3519 - THE CHILDREN'S PLACE	7,500 SF
3553 - DRESS BARN	7,687 SF	3517 - LANE BRYANT	4,000 SF
3549B - GNC	1,250 SF	3515 - TOYS R US	6,450 SF
3549A - STARBUCKS	1,750 SF	3513 - EXPRESS	7,000 SF
3545 - SALLY BEAUTY	1,500 SF	3511 - LOFT	5,000 SF
3547 - PETLAND	1,500 SF	3509 - AMERICAN EAGLE	6,000 SF
		3501 - GAP	14,900 SF



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## SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.62311-73.6399

		1 Mile	3 Miles	5 Miles
RS1				
<b>Sands Shopping Center 3563 Long Beach Rd</b>				
<b>Oceanside, NY</b>				
<b>POPULATION</b>	2016 Estimated Population	13,496	131,396	338,613
	2021 Projected Population	13,686	133,945	344,986
	2010 Census Population	13,411	129,484	333,197
	2000 Census Population	13,805	133,280	336,740
	Projected Annual Growth 2016 to 2021	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	-0.1%	-0.1%	-
	2016 Median Age	44	42.6	40.8
<b>HOUSEHOLDS</b>	2016 Estimated Households	4,765	49,494	116,484
	2021 Projected Households	4,859	50,799	119,446
	2010 Census Households	4,797	49,309	116,008
	2000 Census Households	4,748	49,667	117,130
	Projected Annual Growth 2016 to 2021	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2016	-	-	-
<b>RACE AND ETHNICITY</b>	2016 Estimated White	89.6%	79.2%	67.3%
	2016 Estimated Black or African American	2.3%	9.0%	17.6%
	2016 Estimated Asian or Pacific Islander	4.1%	4.6%	5.3%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2016 Estimated Other Races	4.0%	7.0%	9.6%
	2016 Estimated Hispanic	10.2%	15.5%	18.8%
<b>INCOME</b>	2016 Estimated Average Household Income	\$135,234	\$119,317	\$125,999
	2016 Estimated Median Household Income	\$114,394	\$99,510	\$103,828
	2016 Estimated Per Capita Income	\$47,776	\$45,002	\$43,396
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.4%	5.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.6%	4.6%
	2016 Estimated High School Graduate	24.3%	25.0%	24.0%
	2016 Estimated Some College	14.6%	16.2%	16.8%
	2016 Estimated Associates Degree Only	6.8%	7.6%	7.5%
	2016 Estimated Bachelors Degree Only	25.6%	24.3%	22.9%
	2016 Estimated Graduate Degree	23.9%	20.0%	19.2%
<b>BUSINESS</b>	2016 Estimated Total Businesses	791	6,957	16,832
	2016 Estimated Total Employees	6,284	56,415	134,404
	2016 Estimated Employee Population per Business	7.9	8.1	8.0
	2016 Estimated Residential Population per Business	17.1	18.9	20.1

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