

Sands Shopping Center Oceanside, NY



**Available for lease.
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Approximate Size – Two Spaces

1. Ground Floor 2,500 square feet
2. Ground Floor 2,000 square feet

Rent
\$45.00 per square foot, net

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

Location
3563 Long Beach Road
Nassau County, Long Island

Possession
Immediate

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

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- | | |
|----------------------|-----------------------------|
| 1. Stop & Shop | 17. Mandee |
| 2. Pure Barre | 18. Cork's Wine & Spirits |
| 3. D'Coccos Pizza | 19. Hair Expo |
| 4. Easy Spirit | 20. Cohen's Fashion Optical |
| 5. Sands Cleaners | 21. Victoria's Secrets |
| 6. Red Mango | 23. Ruby & Jenna |
| 7. Nine West | 24. Childrens Place |
| 8. Bath & Body | 25. Lane Bryant |
| 9. Nike | 26. Toys R Us |
| 10. Dress Barn | 27. Express |
| 11. GNC | 28. Loft |
| 12. Starbucks | 29. American Eagle |
| 13. Goldirocks | 30. GAP |
| 14. Next | 31. Astoria Federal Savings |
| 15. Petland | 32. Joe's Crab Shack |
| 16. Incredible Feets | |

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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				
Sands Shopping Center 3563 Long Beach Rd				
Oceanside, NY				
POPULATION	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
HOUSEHOLDS	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	-	-	-
RACE AND ETHNICITY	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%
INCOME	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
EDUCATION (AGE 25+)	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%
BUSINESS	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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