

OCEANSIDE RETAIL

# SANDS SHOPPING CENTER

Nassau County, Long Island  
OCEANSIDE, NY



## SPACE DETAILS

### Address

3509 Long Beach Road, Oceanside, NY

### Location

On the corner of Long Beach Road & Mott Street

### Approximate Size of Available Space

7,000 square feet

### Frontage

70 feet

### Major Anchors:

Stop & Shop, Old Navy, Nike Factory, Gap

### Neighboring Tenants

Sephora, Ann Taylor Loft, Victoria's Secret,  
Banana Republic, J. Crew Factory, Athleta

### Shopping Center GLA

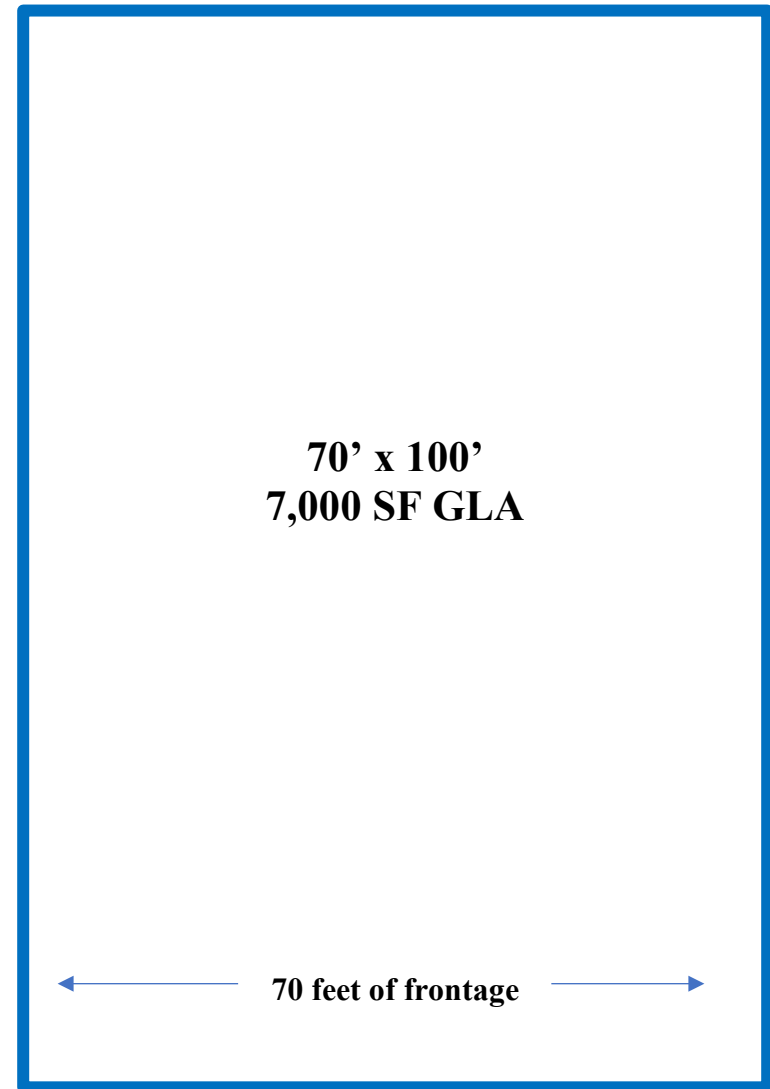
197,438 square feet

### Parking

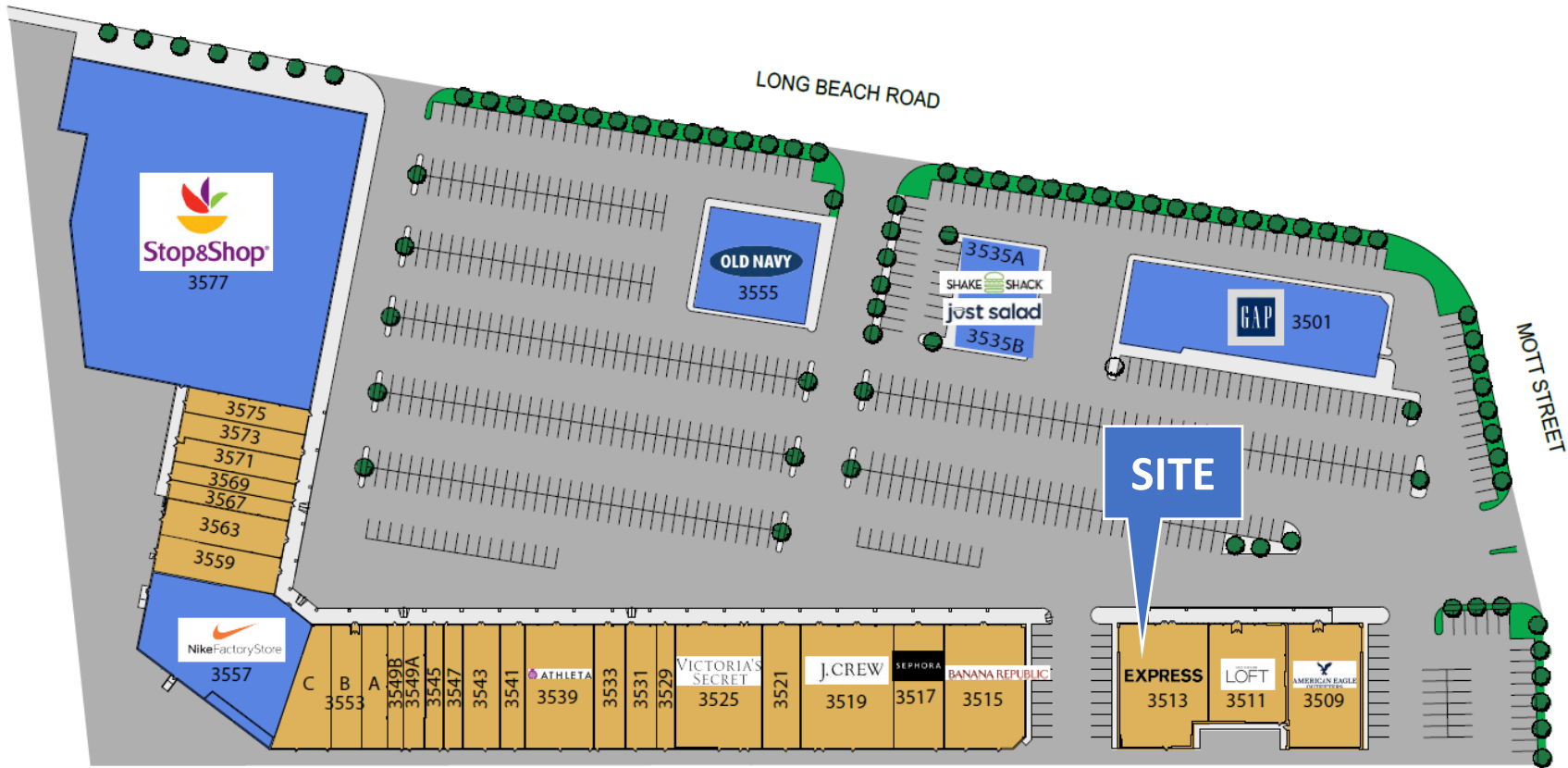
800 cars

### Possession

February 2025



# LEASE PLAN

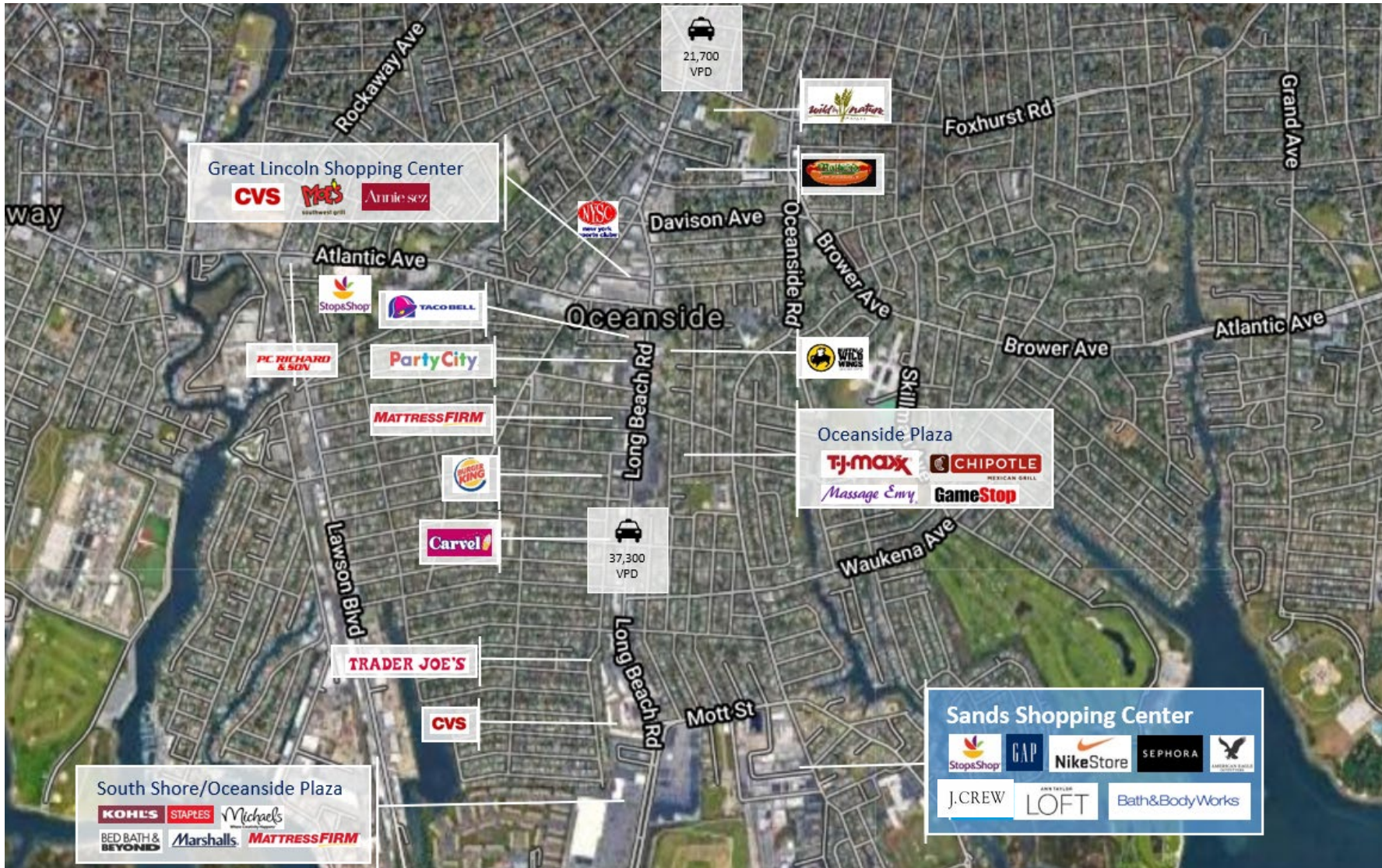


- ANCHOR TENANT & PAD SITES
- RETAIL TENANT

3577 - STOP & SHOP	62,200 SF	3543 - VICTORIAS NAILS	3,000 SF
3575 - PURE BARRE	2,000 SF	3541 - INCREDIBLE FEET	2,000 SF
3573 - D'COCCO'S PIZZA	2,000 SF	3539 - ATHLETA	5,500 SF
3571 - NORTHWELL HEALTH	2,000 SF	3535A - SHAKE SHACK	3,000 SF
3569 - SANDS CLEANERS	1,500 SF	3535B - JUST SALAD	2,000 SF
3567 - DUTCHESS COOKIES	1,500 SF	3533 - DENTAL 365	2,500 SF
3563 - ORANGE THEORY	3,000 SF	3531 - DERMATOLOGY SPECIALIST	2,500SF
3559 - BATH & BODY WORKS	3,000 SF	3529 - COHEN'S OPTICAL	1,500 SF
3557 - NIKE FACTORY STORE	11,042 SF	3525 - VICTORIA'S SECRET	7,000 SF
3555 - OLD NAVY	12,652 SF	3521 - RUBY AND JENNA	3,000 SF
3553A - WEBSTER BANK	2,500 SF	3519 - J CREW FACTORY	7,500 SF
3553B - MIXOLOGY	2,050 SF	3517 - SEPHORA	4,000 SF
3553C - KARATE CENTER	3,116 SF	3515 - BANANA REPUBLIC	6,450 SF
3549A - SANDS CAFE	1,750 SF	3513 - EXPRESS	7,000 SF
3549B - PLAYA BOWL	1,250 SF	3511 - LOFT	5,000 SF
3545 - SANDS LIQUOR	1,500 SF	3509 - AMERICAN EAGLE	6,000 SF
3547 - BYOU LASER	1,500 SF	3501 - GAP	14,900 SF



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