



PLISKIN REALTY &  
DEVELOPMENT, INC.  
PLISKIN REALTY  
MANAGEMENT, LLC.

# **EXCLUSIVE - FREESTANDING - SPACE FOR LEASE**

## **3411 LONG BEACH RD, OCEANSIDE NY 11572**



PLISKIN REALTY &  
DEVELOPMENT, INC.  
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MANAGEMENT, LLC.

**Type:** **RETAIL / OFFICE / MEDICAL / BANK**  
**Unit Size:** **±3,200 SF (FREESTANDING BUILDING)**  
**Rent:** *Call for details*

**Occupancy:** TBD

**Co and Neighboring Tenants:** TRADER JOE'S, STARBUCKS, VITAMIN SHOPPE, MEN'S WAREHOUSE, STOP & SHOP, KOHLS, MARSHALLS, CVS, SEPHORA, NIKE OUTLET, BAGEL CAFÉ, VERIZON, PLAZA OPTICAL, NAIL SALON

**Brief Description:** ± 3,200 SF Freestanding building with 16 onsite parking spots. Great visibility on Long Beach Road and located in the heart of Oceanside, with easy access to surrounding towns. Heavy traffic count of approx. 30k vehicle per day. Perfect for Retail/Office/Bank or Medical Uses. CALL FOR DETAILS.

**For More Information Contact:**  
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### **DEMOGRAPHICS**

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<b>2023 Population</b>	18,575	142,623	384,536
<b>AVG. HH Income</b>	\$148,159	\$145,089	\$143,452
<b>ADT: 30,000+</b>			

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