

**For Lease**

# Beach Channel Dr & Beach 62nd St

Arverne, NY



<b>Address:</b>	Beach Channel Drive & Beach 62nd Street		
<b>Available:</b>	Proposed 40,000 SF Padsite		
<b>DEMOS:</b>	<b>1-Mile Radius</b>	<b>3-Mile Radius</b>	<b>5-Mile Radius</b>
<b>Population:</b>	23,119	99,928	147,985
<b>Avg HH Income:</b>	\$39,780	\$45,565	\$63,182
<b>Rent:</b>	\$165,000 per year		
<b>Taxes:</b>	\$6.00 PSF		
<b>Details:</b>	Corner Property at Traffic Light Commercial zoned for retail needs, C2-4 New Stop & Shop ¾ mile west		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



Island Associates Real Estate Inc.

*For more information, contact:*

Roger Delisle, Jr.

roger@islandassociates.com

Phone: 631.982.2100 • Fax: 631.982.2101

444 Route 111, Suite 1, Smithtown, NY 11787

www.islandassociates.com

