

# GREAT SOUTH BAY

## WEST BABYLON (LONG ISLAND), NEW YORK

895 Montauk Highway

### TOTAL GLA 470,000 SF

- Strategically located with excellent visibility on the heavily trafficked Montauk Highway (Route 27A)
- West Babylon is one of Long Island's major arteries that connects Nassau, Suffolk Counties and Queens, NY
- Preeminent power center on Montauk Highway servicing South Central Nassau County and is one of the primary connecting points between the Massapequa and Bayshore regional trade areas
- Property spans both sides of Park Avenue with the Great South Bay power center to the East and the LA Fitness Plaza to the West



### KEY TENANTS

Bed Bath & Beyond, Marshalls, LA Fitness, Ann Taylor, Rite Aid, Bath & Body Works, Party City, Aldi, Old Navy, Panera Bread, Red Robin, Justice, New York & Co., Olympia Sports, DSW, Sprint

### TRAFFIC COUNTS

23,000- East Montauk Highway/Route 27A

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,587	114,384	236,136
Average HH Income	\$92,815	\$91,287	\$91,986



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