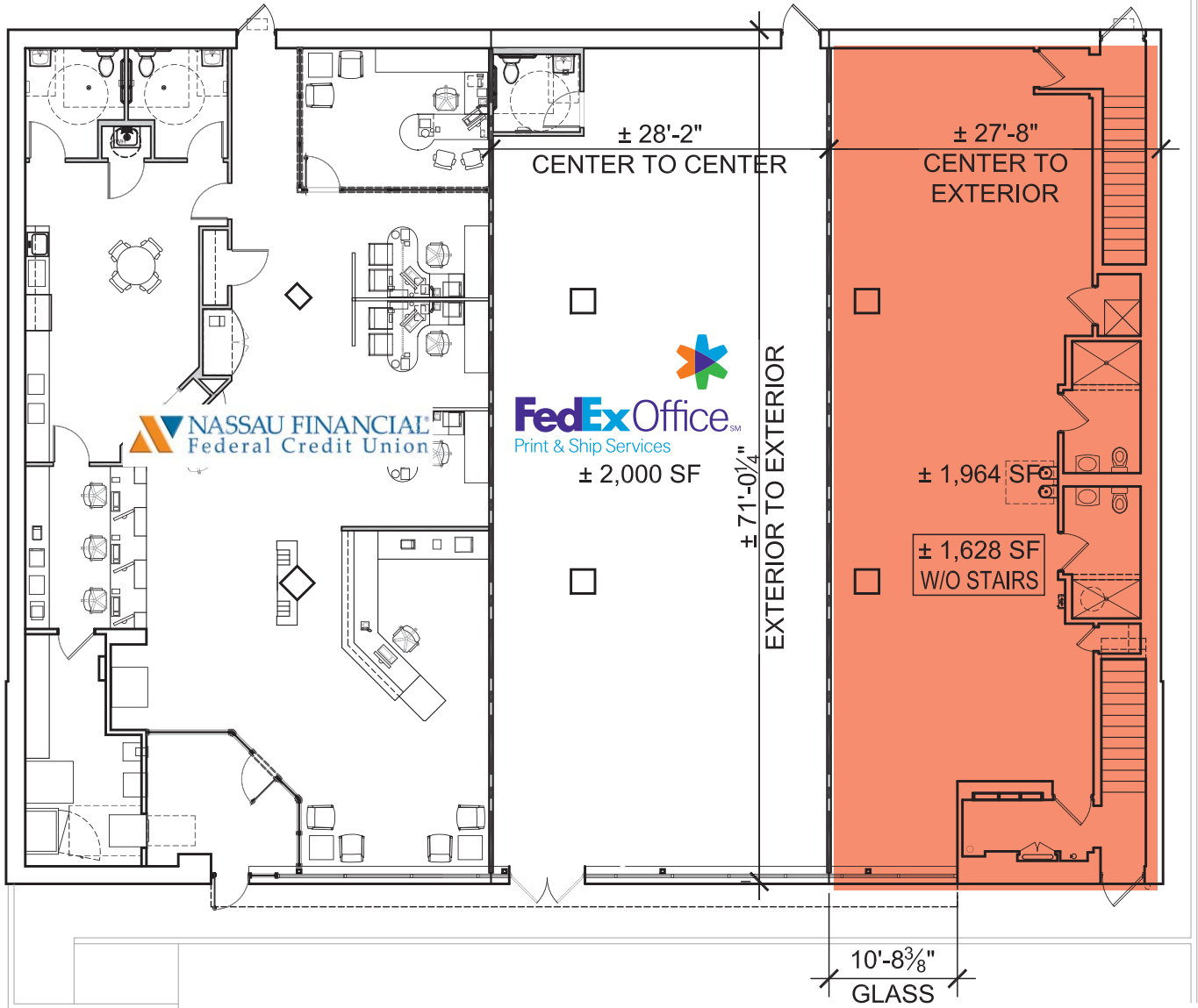
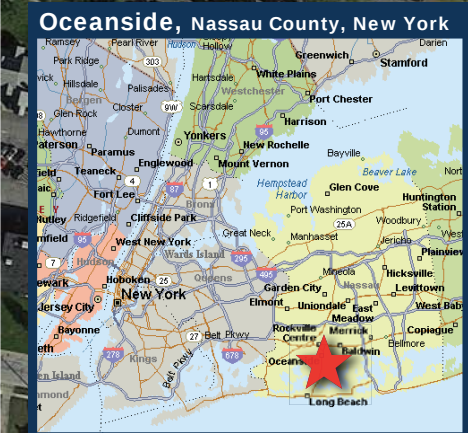


OCEANSIDE, NY
2995 Long Beach Road, Oceanside, New York



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	1 Mile	3 Miles	5 Miles
Population:	23,333	78,902	157,905
Med HH Inc:	\$89,212	\$89,313	\$93,885
Households:	8,489	29,319	55,870

PERGAMENT
PROPERTIES

(516) 496-1400

Cathy Dubas
Leasing Director
cdubas@pergamentproperties.com
95 Froehlich Farm Boulevard | Woodbury, New York 11797
email: info@pergamentproperties.com
www: pergamentproperties.com

Key Features

Building Highlights:

Space Available -	1,964 SF
Grade Level -	6,409 SF
Basement -	2,300 SF
GLA -	8,709 SF

Neighboring Retailers:
Party City, IHOP, Trader Joe's, Kohl's, Marshalls, Bed, Bath & Beyond, Staples, Waldbaum's, Toys R Us, Rite Aid, Chipolte, Moe's, Payless, Modell's, Men's Wearhouse, Starbucks, Stop & Shop

Access: Easy in - out from Long Beach Road, with 33,743 Average Daily traffic

OCEANSIDE, NY
2995 Long Beach Road, Oceanside, New York

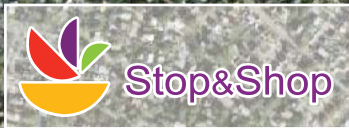
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OCEANSIDE, NY

2995 Long Beach Road, Oceanside, NY



East Rockaway



Davison Ave



Brower Ave

PC RICHARD & SON

Atlantic Ave

Nassau Rd

Lincoln Ave



Montgomery Ave



Long Beach Rd



Cortland Ave



Oceanside Rd

East Rockaway

MEN'S WEARHOUSE



Daly Blvd



Mott St

