

RETAIL/MEDICAL SPACE AVAILABLE FOR LEASE

OCEANSIDE, NY

GREAT LINCOLN SHOPPING CENTER

70 ATLANTIC AVENUE & LONG BEACH ROAD



SIZE

Space 3/4 12,000 SF (Avail 2.29.25)
Space 11 4,587 SF (Avail 2.29.25)

ASKING RENT

Upon Request

NNN

\$14.49 PSF

CO-TENANTS

CVS Pharmacy, Play it Again Sports, Carvel, Moe’s Southwest Grill, Five Guys, Destiny, M&T Bank, Jersey Mike’s, Lia’s Pizza, Vision Decision, Forever Diamonds, Masago, Ivy Nails

NEIGHBORS

Domino’s Pizza, Dunkin’, Petco, 7-Eleven, IHOP, Nassau Financial Credit Union, Party City

COMMENTS

Anchored by CVS Pharmacy with ample parking on-site

Busiest intersection in Oceanside with 39,454 VPD

Dedicated basement spaces

CONTACT EXCLUSIVE AGENTS

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201.914.4406

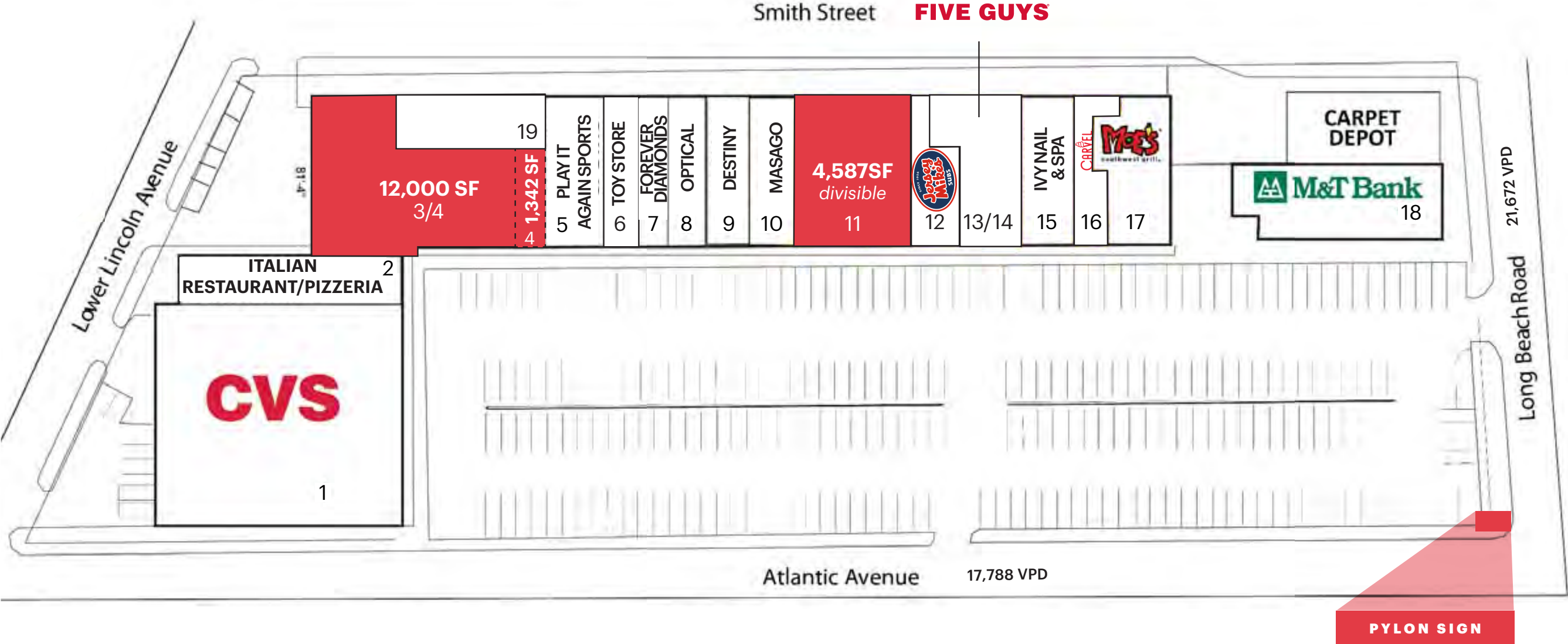


611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

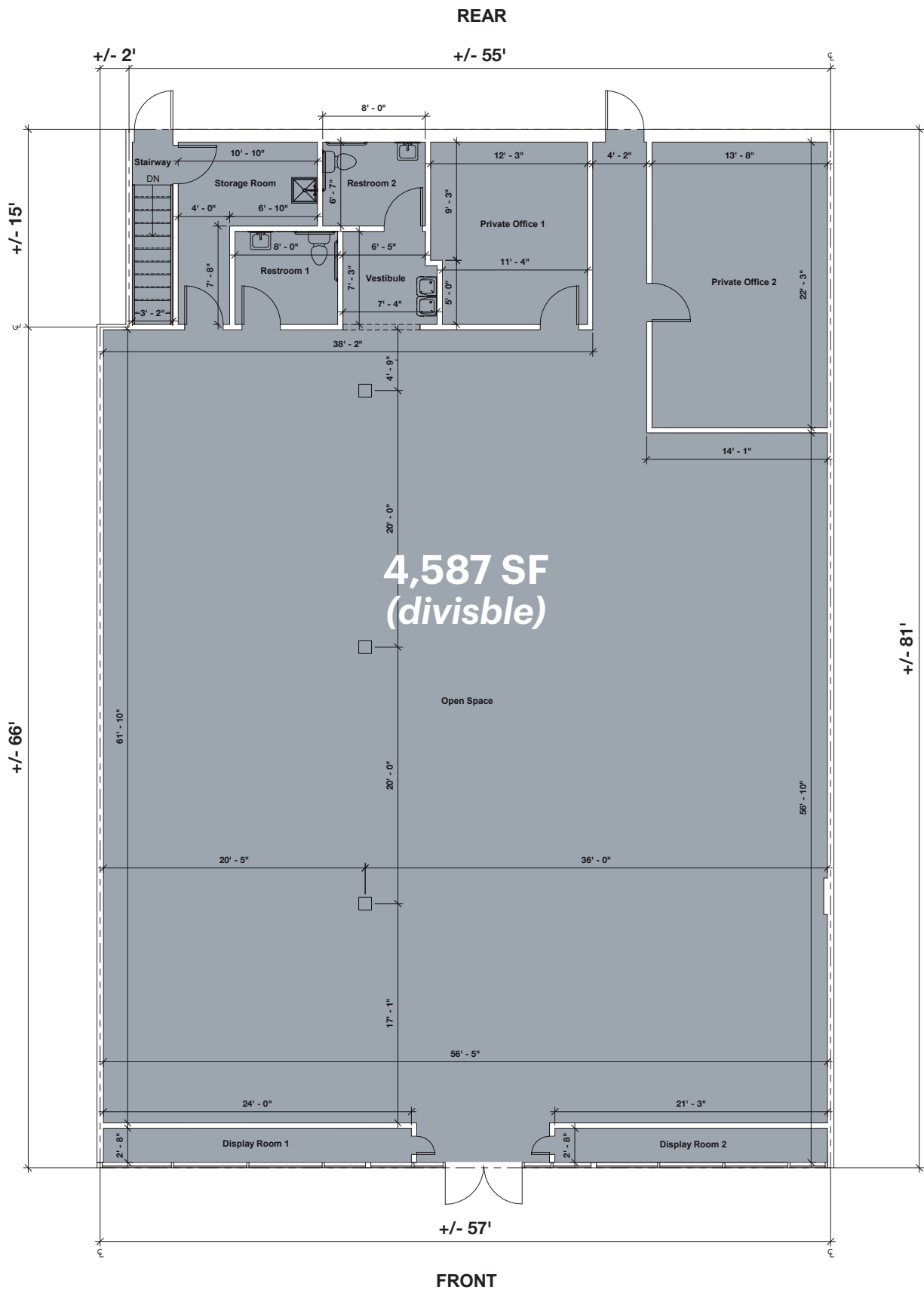


DATE AVAILABLE				DATE AVAILABLE				DATE AVAILABLE			
1	CVS	15,894 SF		7	Forever Diamonds	1,288 SF		15	Ivy Nail & Spa	2,460 SF	
2	Italian Restaurant	2,913 SF		8	Optical	1,335 SF		16	Carvel	1,300 SF	
3	AVAILABLE	10,658 SF	2.29.25	9	Destiny	2,040 SF		17	Moe's Southwest Grill	2,460 SF	
4	AVAILABLE	1,342 SF	2.29.25	10	Masago	2,508 SF		18	M&T Bank	5,830 SF	
	Total of 3&4	12,000 SF	2.29.25	11	AVAILABLE - divisible	4,587 SF	▶ 2.29.24	19	Mezzanine Space	1,470 SF	
5	Play it Again Sports	2,440 SF		12	Jersey Mike's	1,712 SF					
6	Toy Store	1,661 SF		13/14	Five Guys	2,742 SF					

*most available spaces have basements

FLOOR PLAN

VIRTUAL TOUR 



MARKET AERIAL



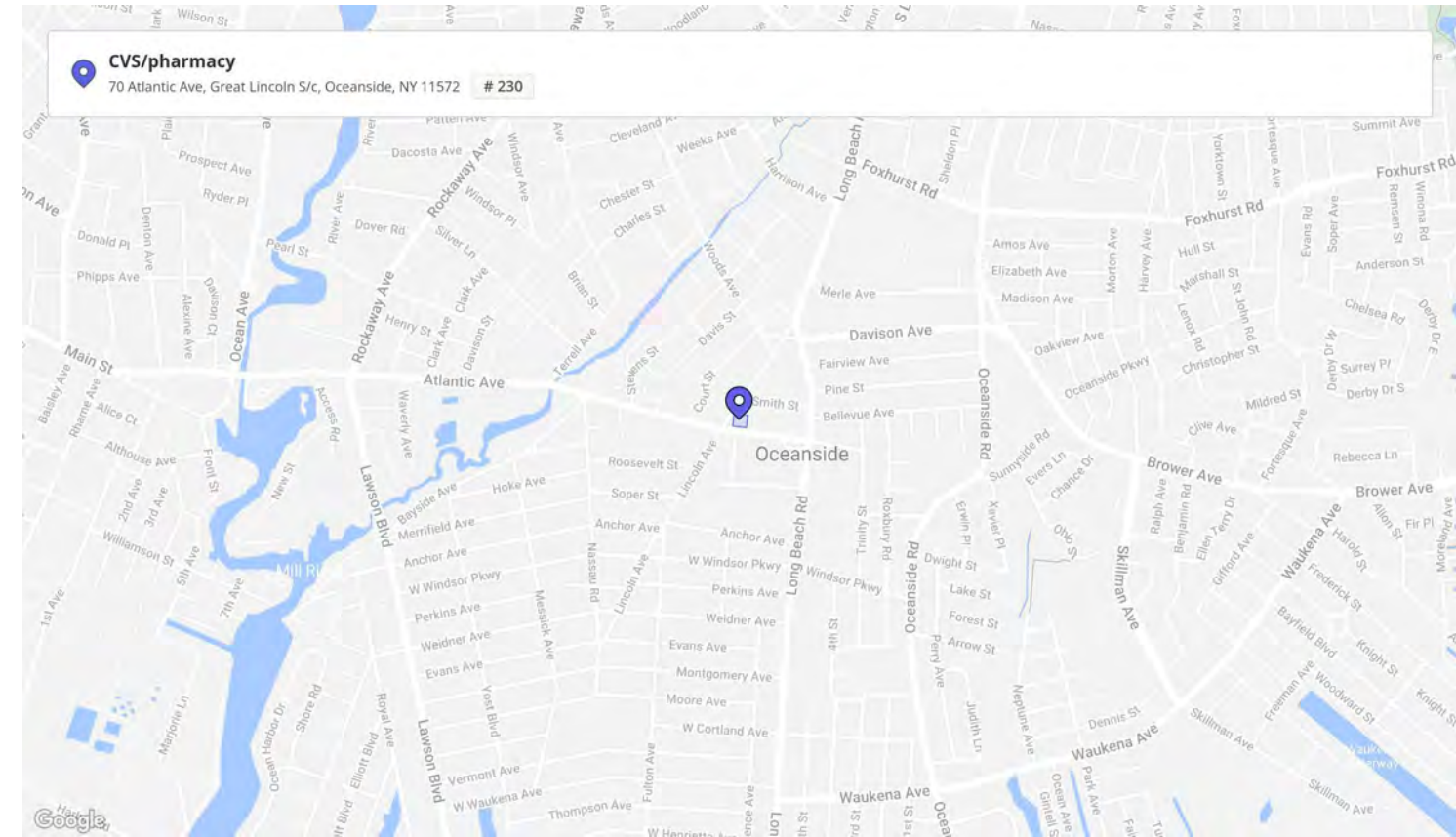
GREAT LINCOLN SHOPPING CENTER OCEANSIDE, NEW YORK



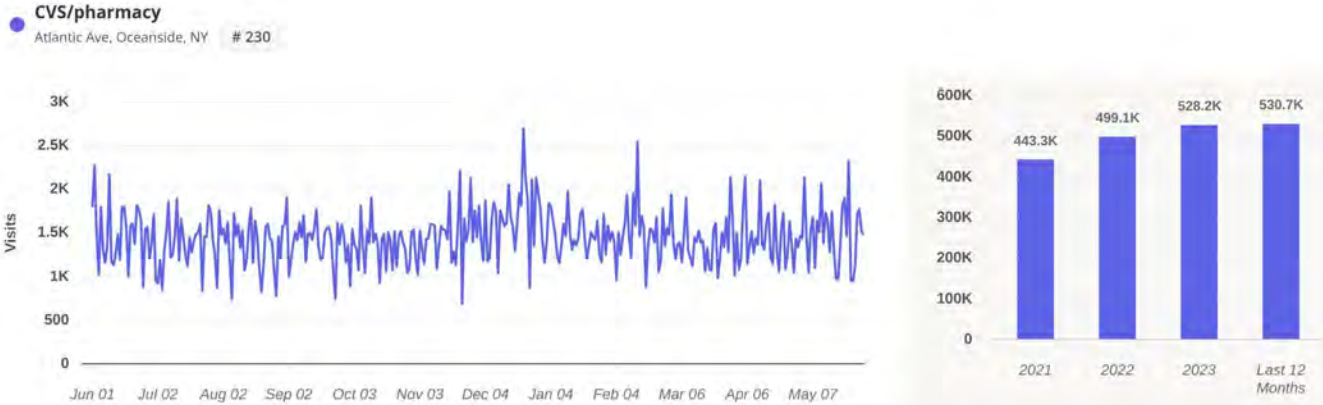
PLACER AI PROPERTY OVERVIEW

Property Overview

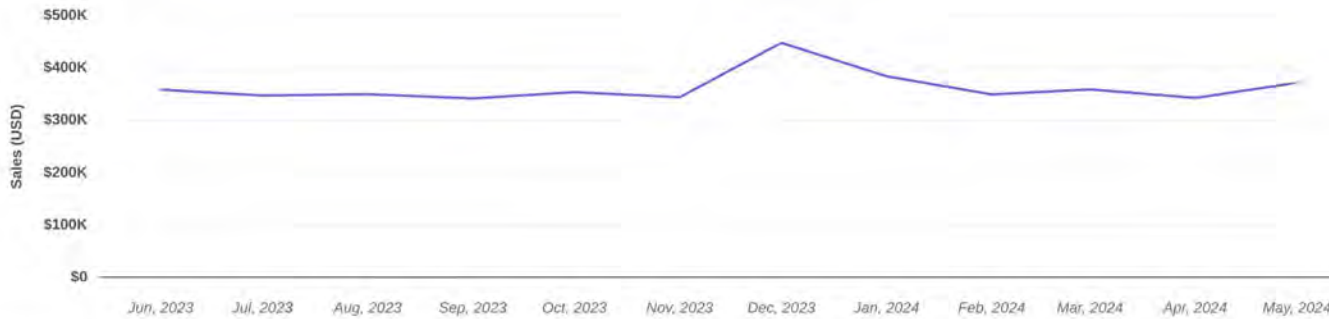
Jun 1, 2023 - May 31, 2024



Visits Trend



Sales Trend



* Sales estimations for pharmacies cover retail and non-prescription medication sales only, and exclude prescription sales and 3rd party reimbursement.

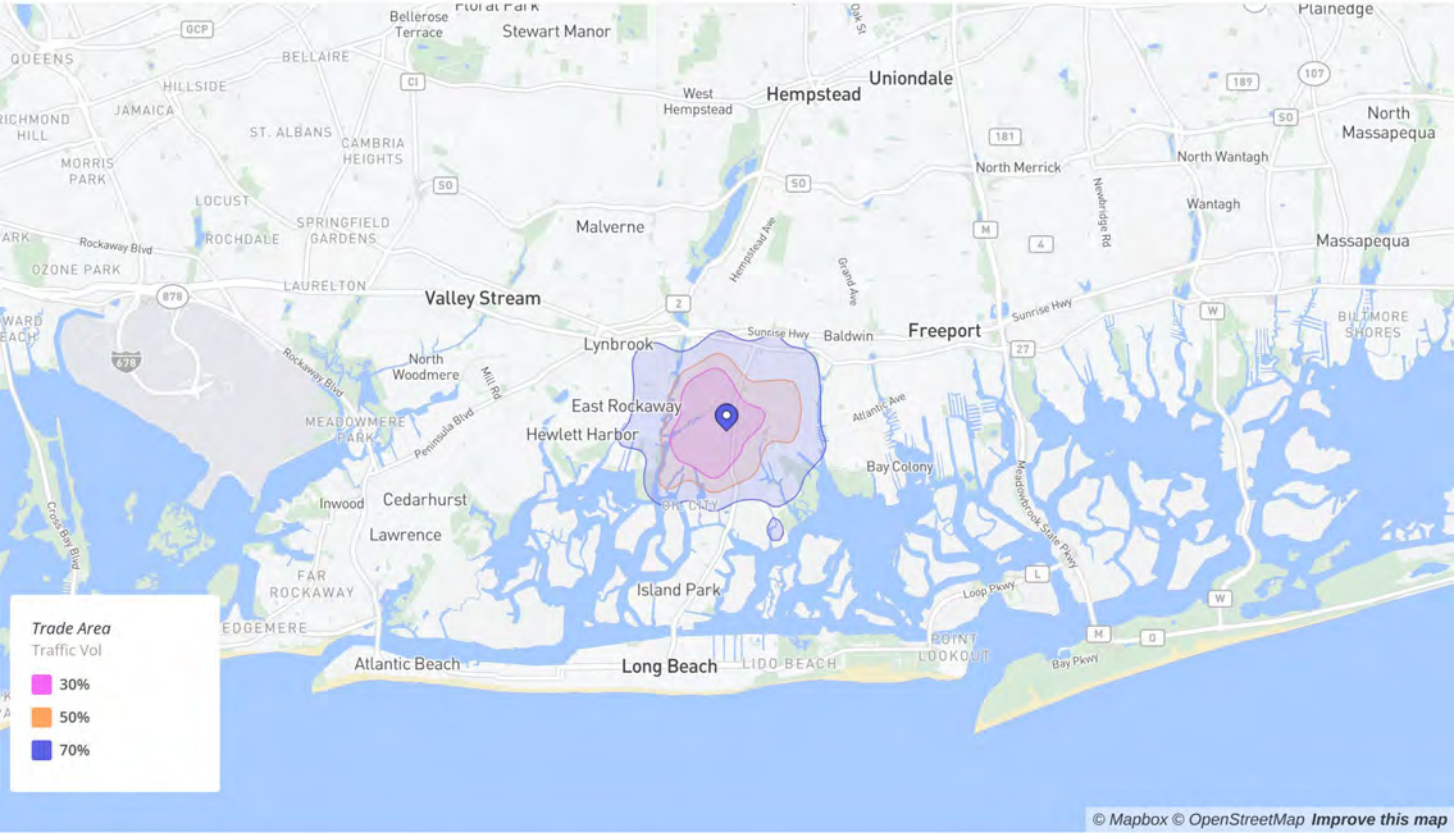
Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
CVS/pharmacy Atlantic Ave, Oceanside, NY	\$114.6K	46.9%	43.8	White (76.4%)	2.76
New York	\$75.2K	38.1%	38.4	White (54.7%)	2.67

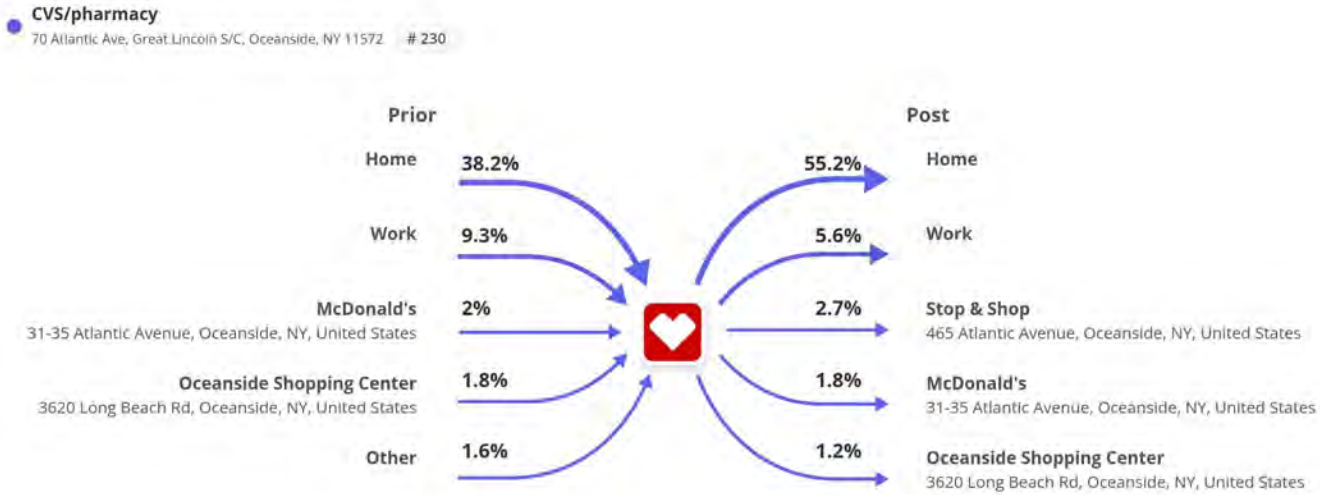
PLACER AI PROPERTY OVERVIEW

Market Landscape

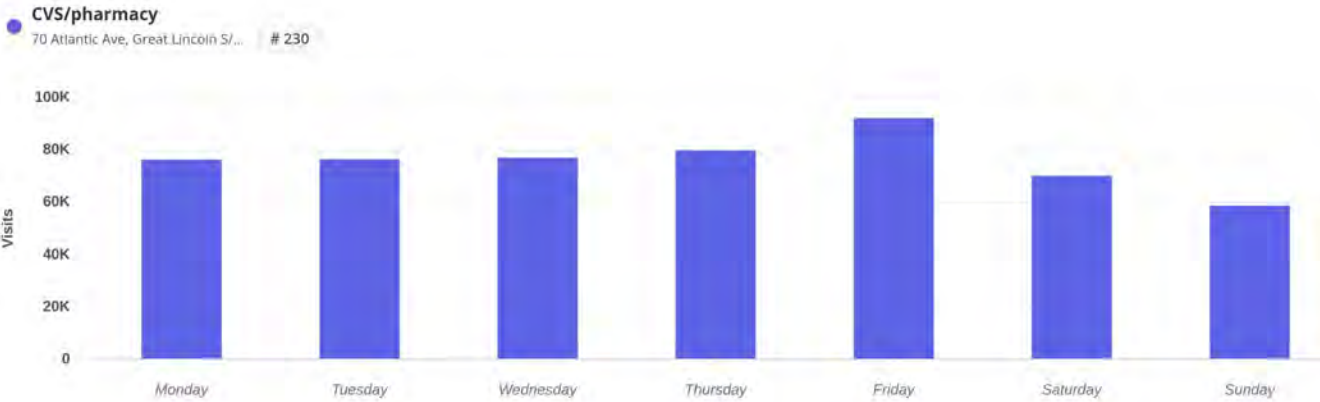


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

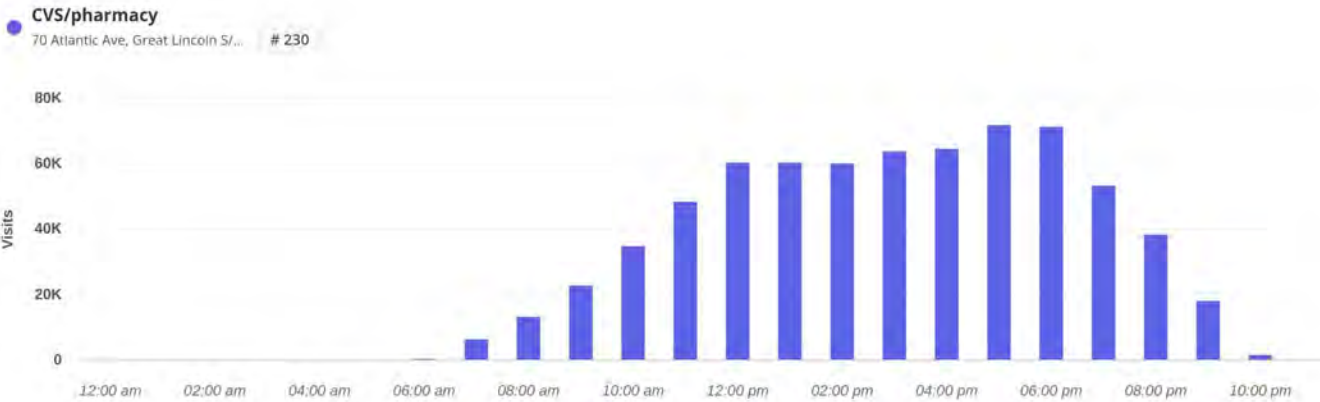
Visitor Journey



Daily Visits



Hourly Visits



Ranking Overview

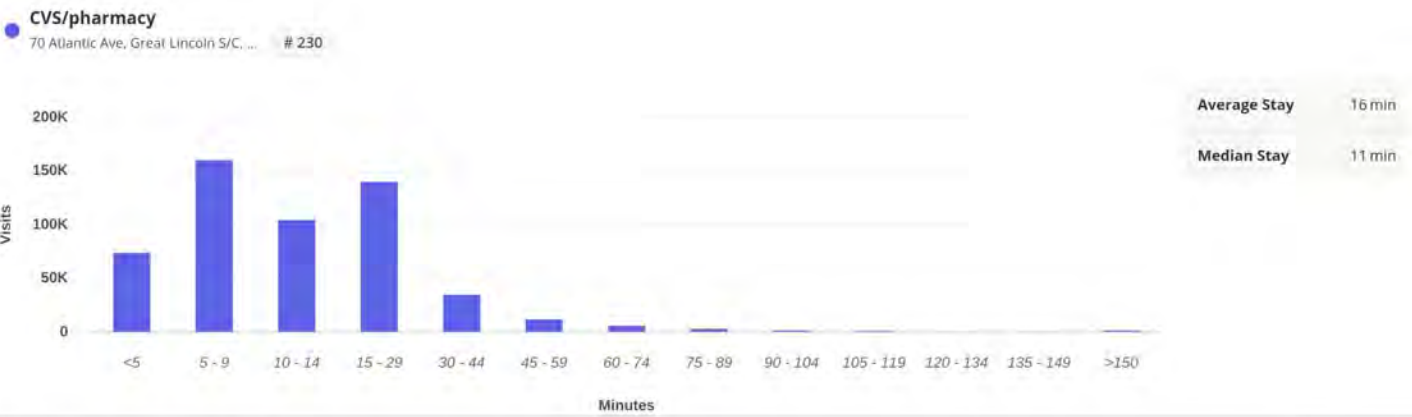


PLACER AI PROPERTY OVERVIEW

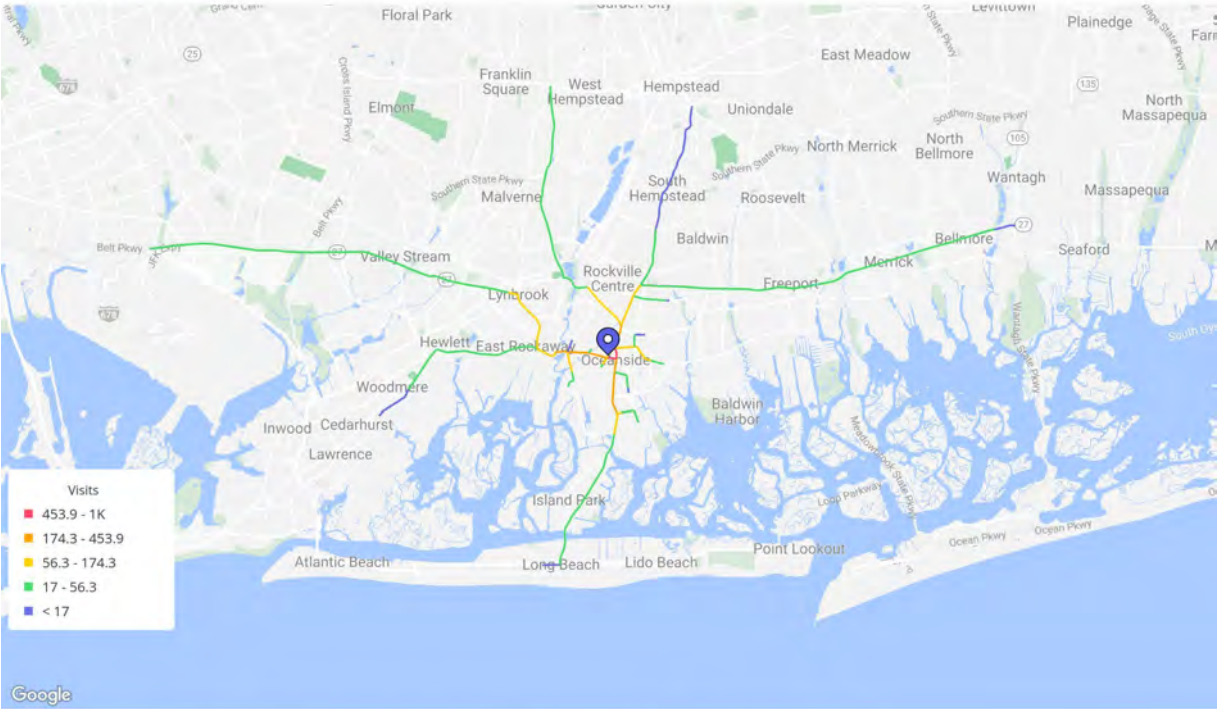
Favorite Places

CVS/pharmacy / Atlantic Ave, Oceanside, NY			
Rank	Name	Distance	Visitors
1	Sands Shopping Center / 3563 Long Beach Rd, Oceanside, NY 11572	1.1 mi	71.3K (72.6%)
2	Oceanside Shopping Center / 3620 Long Beach Rd, Oceanside, NY 11572	1.2 mi	70.2K (71.5%)
3	Roosevelt Field Mall / 630 Old Country Road, Garden City, NY 11530	7 mi	67.3K (68.5%)
4	Oceanside Plaza / 3159 Long Beach Rd, Oceanside, NY 11572	0.4 mi	65K (66.2%)
5	John F. Kennedy International Airport / 1 Terminal Dr, Queens, NY 11430	7.3 mi	58.4K (59.5%)
6	Brooke Plaza / 3446A Long Beach Rd, Oceanside, NY 11572	0.9 mi	55.1K (56.1%)
7	Green Acres Mall / 2034 Green Acres Mall Sunrise Hwy, Valley Stream, NY 11581	4.5 mi	49K (49.9%)
8	McDonald's / 31-35 Atlantic Avenue, Oceanside, NY 11572	0.1 mi	48.8K (49.7%)
9	Kohl's / 3600 Long Beach Rd, Oceanside, NY 11572	1.2 mi	48.1K (49%)
10	Costco Wholesale / 3705 Hampton Road, Oceanside, NY 11572	1.5 mi	48K (48.9%)

Visit Duration



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

AREA DEMOGRAPHICS

