

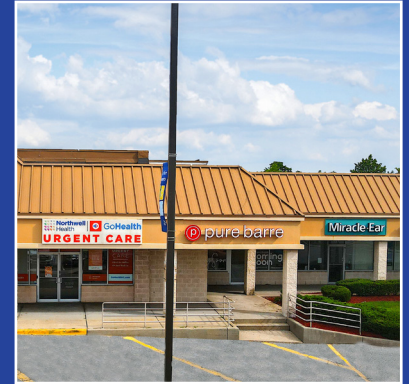


Bay Shore, NY

Suffolk County

Bay Shore Commons

a foundation for nearly 100 years



Location: NW Corner of Montauk Hwy. and Saxon Ave.,
521-605 Montauk Highway, Bay Shore, NY

Description: Grocery Anchored Shopping Center

Major Tenants: Stop & Shop, Retro Fitness, Chase, Dunkin',
Baskin Robbins, Bethpage Federal Credit Union

GLA: 109,295 sf ±

Parking: 472 spaces

Demographics:

2023	1 Mile	3 Miles	5 Miles
Population	12,573	94,644	234,961
Average HH Income	\$96,879	\$114,240	\$111,336
Total HH	4,687	29,723	69,775
Median Age	40.2	39.4	38.7



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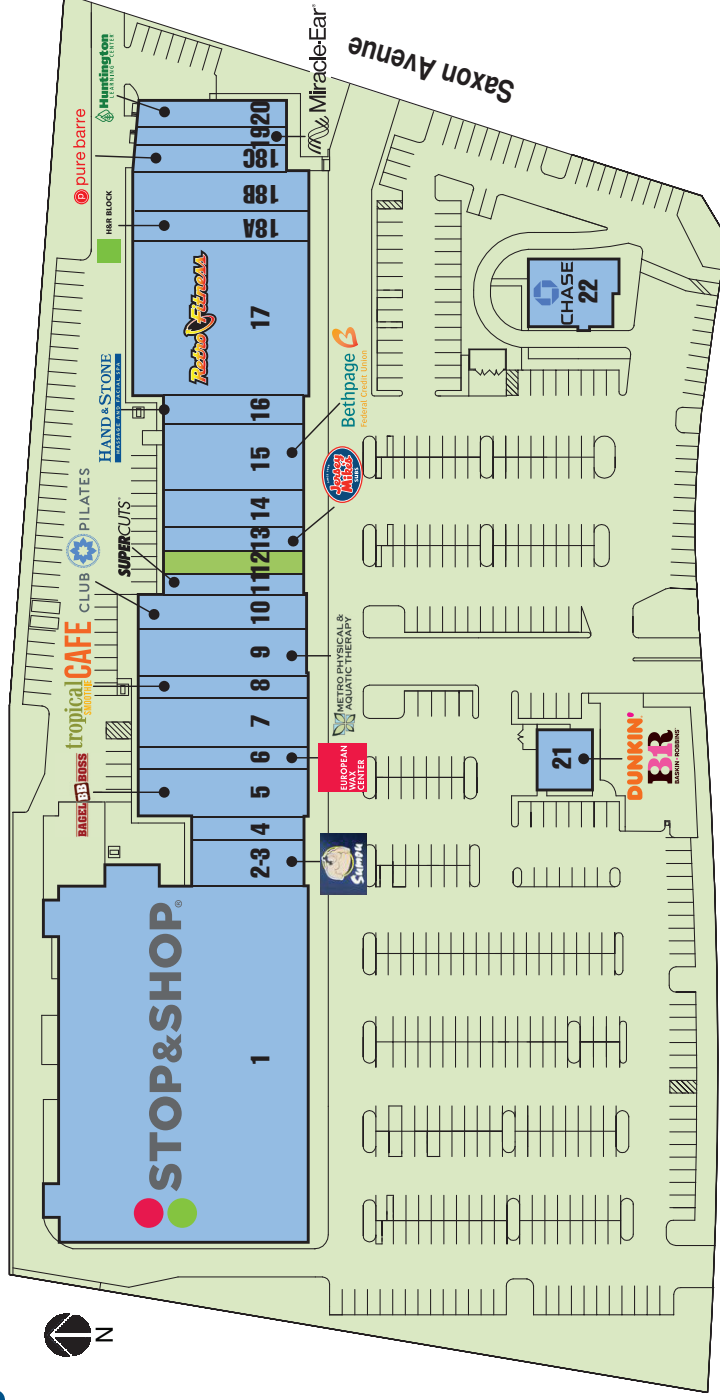
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Montauk Highway



Store Addr.	Tenant	Dimensions	Size	Store Addr.	Tenant	Dimensions	Size
1. 533	Stop & Shop	(254'-0" x 178'-0" irr.)	46,383 sf	13. 585	Jersey Milkes	(17'-0" x 100'-0")	1,700 sf
2-3. 551	Sushi/Japanese Steakhouse	(33'-2" x 80'-0")	2,625 sf	14. 587	Nail Salon	(27'-6" x 100'-0")	2,850 sf
4. 553	Pizza	(17'-4" x 80'-0")	1,440 sf	15. 591	Bethpage Federal Credit Union	(47'-6" x 100'-0")	4,600 sf
5. 555	Bagel Boss	(34'-4" x 120'-0")	3,918 sf	16. 595	Hand & Stone	(19'-6" x 100'-0")	2,027 sf
6. 563	European Wax	(15'-4" x 120'-0")	1,825 sf	17. 599	Retro Fitness	(110'-6" x 125'-6")	12,966 sf
7. 567A	Liquor Store	(34'-6" x 120'-0")	4,200 sf	18A. 603A	H&R Block	(18'-3" x 125'-6")	2,308 sf
8. 567B	Tropical Smoothie	(15'-9" x 120'-0")	1,800 sf	18B. 603B	Urgent Care	(31'-9" x 125'-6")	3,970 sf
9. 569	Metro Physical Therapy	(31'-0" x 120'-0")	3,960 sf	18C. 603C	Pure Barre	(18'-4" x 106'-6")	2,004 sf
10. 571	Club Pilates	(25'-0" x 120'-0")	2,832 sf	19. 605	Miracle Ear	(12'-8" x 106'-6")	1,450 sf
11. 581	Supercuts	(14'-6" x 100'-0")	1,500 sf	20. 607	Huntington Learning Center	(19'-0" x 105'-0")	1,800 sf
12. 583	Pending Availability	(15'-0" x 100'-0")	1,500 sf	21. 529	Dunkin Donuts/Baskin Robbins	(39'-6" x 43'-0")	1,700 sf
				22. 537	Chase	(50'-0" x 60'-0" irr.)	2,900 sf

*all store addresses are located on Main Street (AKA Montauk Highway)

*the above dimensions are for illustrative purposes only.

For information contact:

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