

# Palm Plaza

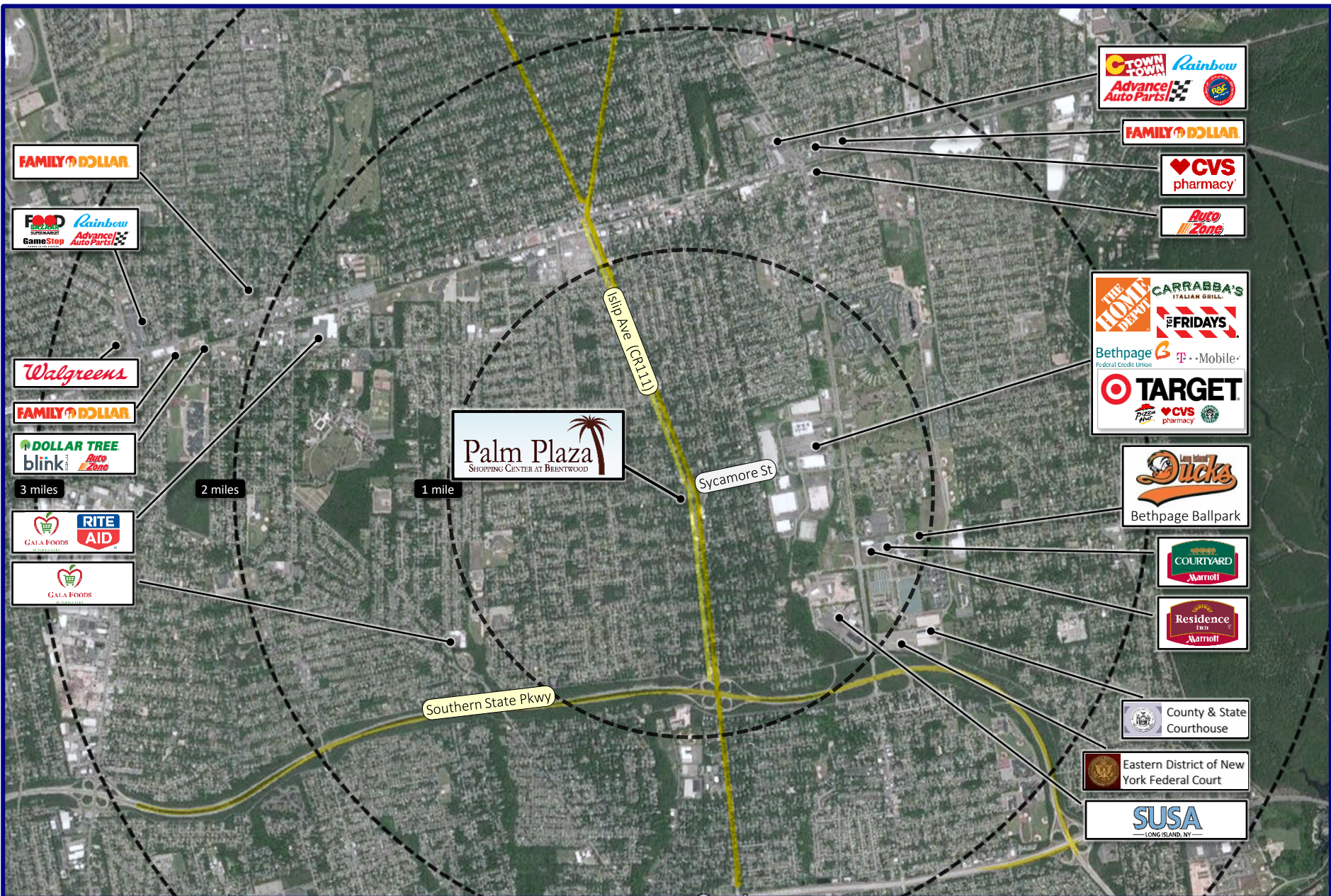
SHOPPING CENTER AT BRENTWOOD

At the Corner of  
ISLIP AVE & SYCAMORE ST

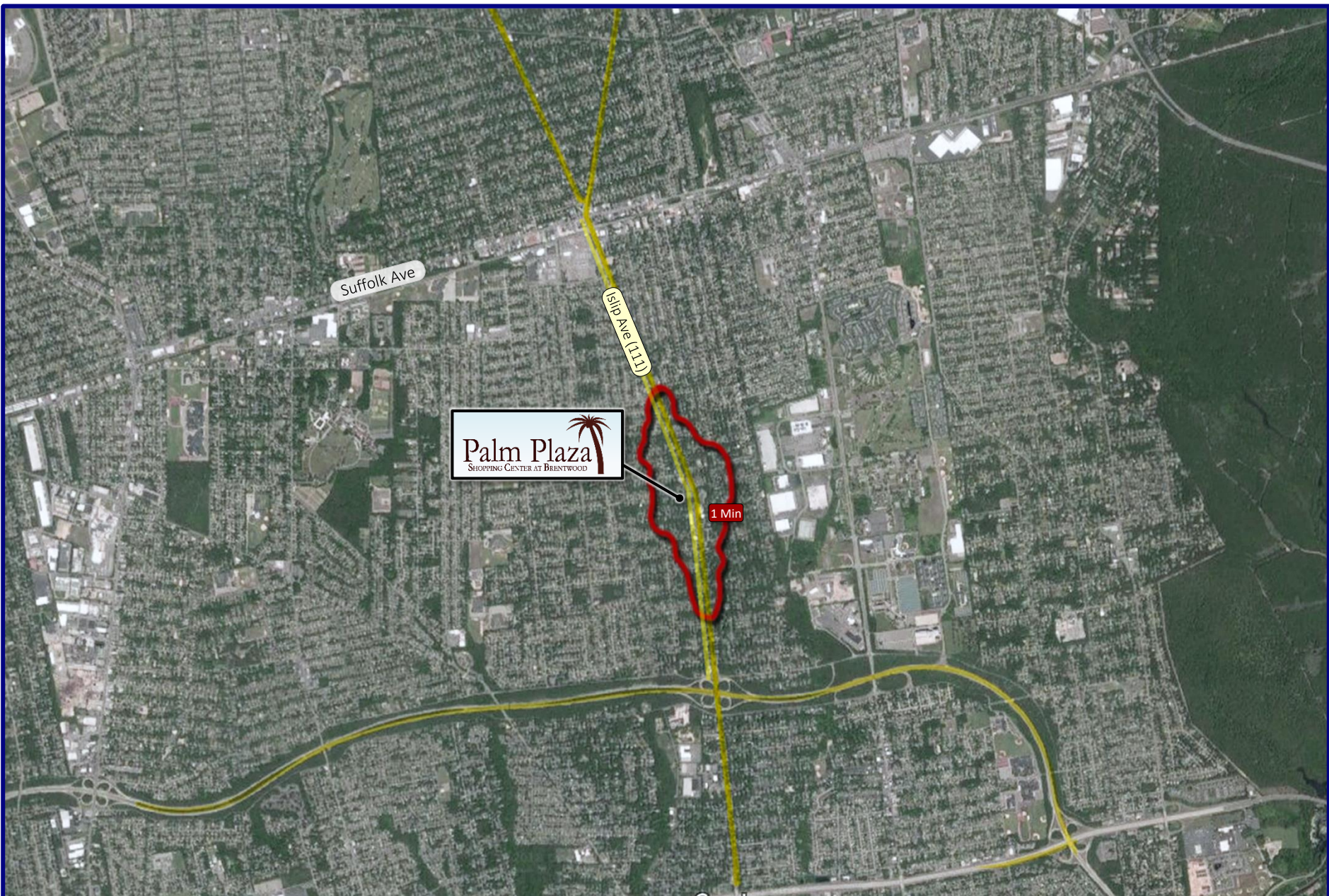
- ❖ 12,715 square feet
- ❖ 72 parking spaces
- ❖ Corner location, signalized intersection
- ❖ 35,000+ people in 5 minutes, 34 yrs median age \$86,000 median hh income
- ❖ 20,000+ vehicles per day



RealtyConnectUSA  
COMMERCIAL PARTNERS



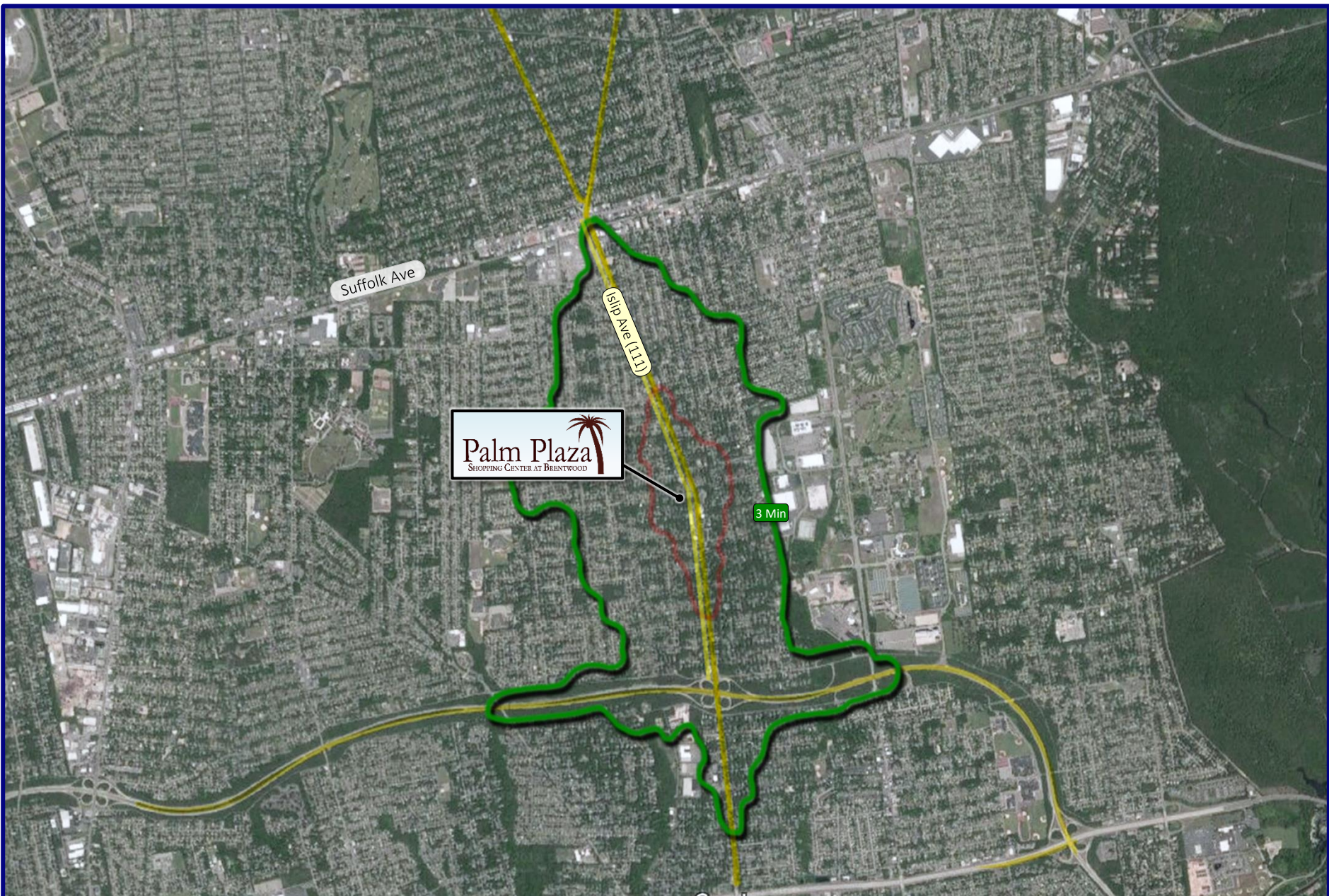
Within 1 mile from the site is the 6,000 seat Bethpage Ballpark home of the Long Island Ducks baseball team; the Gull Haven public golf course; 2 Marriott brand hotels, the new \$12,000,000 SUSAS sports complex under construction, and Federal Courthouse (EDNY); as well as State and County Offices and courts.



**Palm Plaza**  
SHOPPING CENTER AT BRENTWOOD

1 Min

 <b>COMMERCIAL PARTNERS</b>	<b>TRADE AREA</b>	<b>1 MINUTE</b> Drive Time	Population:	<b>1,291</b>	Med HH Income:	<b>\$83,049</b>	Median Age:	<b>31.8</b>
			Households:	<b>276</b>	Avg HH Income:	<b>\$102,1767</b>	Avg HH size:	<b>4.66</b>
			Owner Occupied:	<b>202</b>	Per Capita Inc:	<b>\$22,511</b>	<small>Source: ESRI forecast; prepared 10/2018</small>	




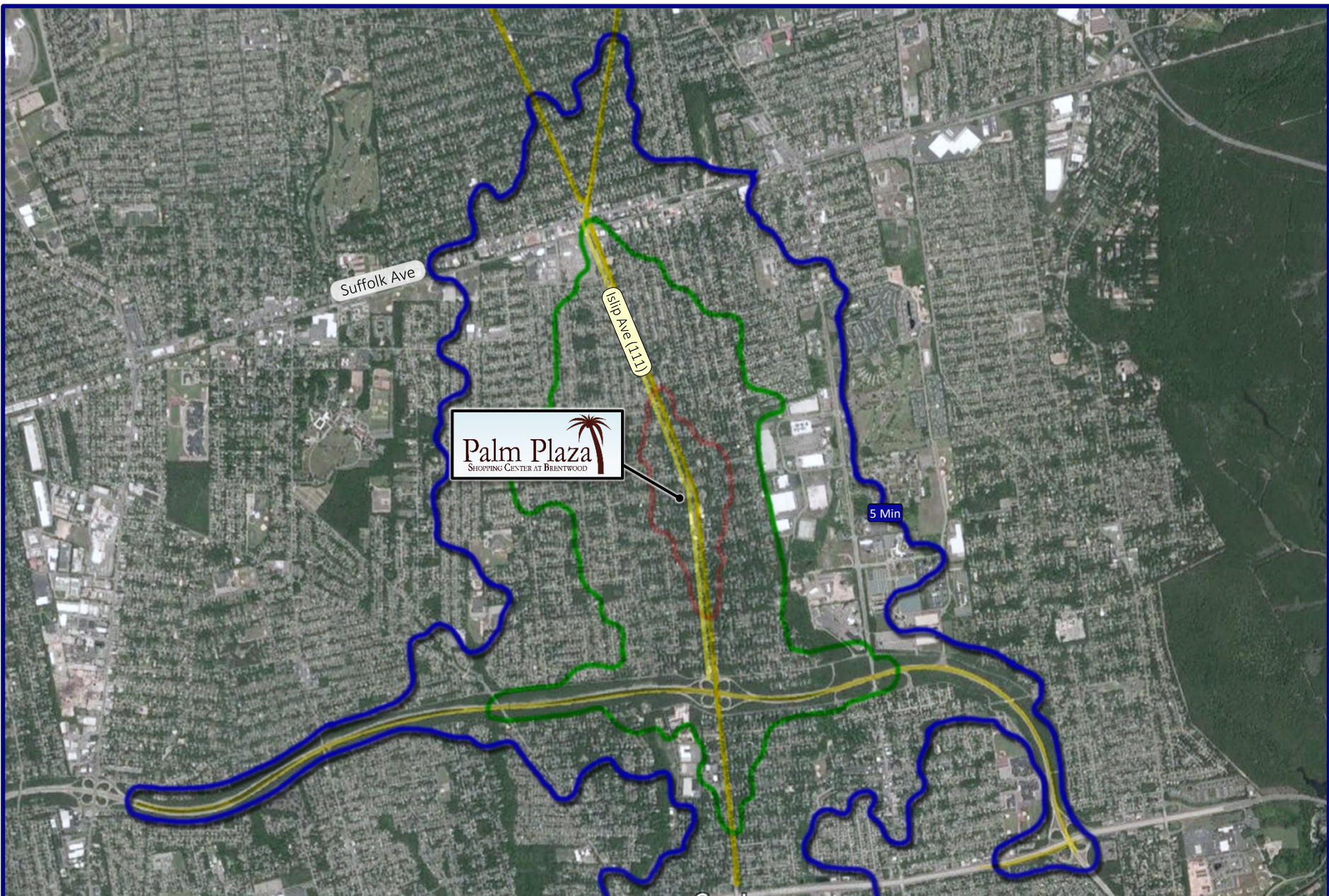
**Palm Plaza**  
SHOPPING CENTER AT BRENTWOOD

Suffolk Ave

Slip Ave (111)

3 Min

 <b>COMMERCIAL PARTNERS</b>	<b>TRADE AREA</b>	<b>3 MINUTE</b> Drive Time	Population:	<b>13,345</b>	Med HH Income:	<b>\$86,995</b>	Median Age:	<b>33.0</b>
			Households:	<b>3,013</b>	Avg HH Income:	<b>\$104,206</b>	Avg HH size:	<b>4.40</b>
			Owner Occupied:	<b>2,288</b>	Per Capita Inc:	<b>\$23,984</b>	<small>Source: ESRI forecast; prepared 10/2018</small>	




**TRADE AREA**  
**COMMERCIAL PARTNERS**

**5 MINUTE**  
Drive Time

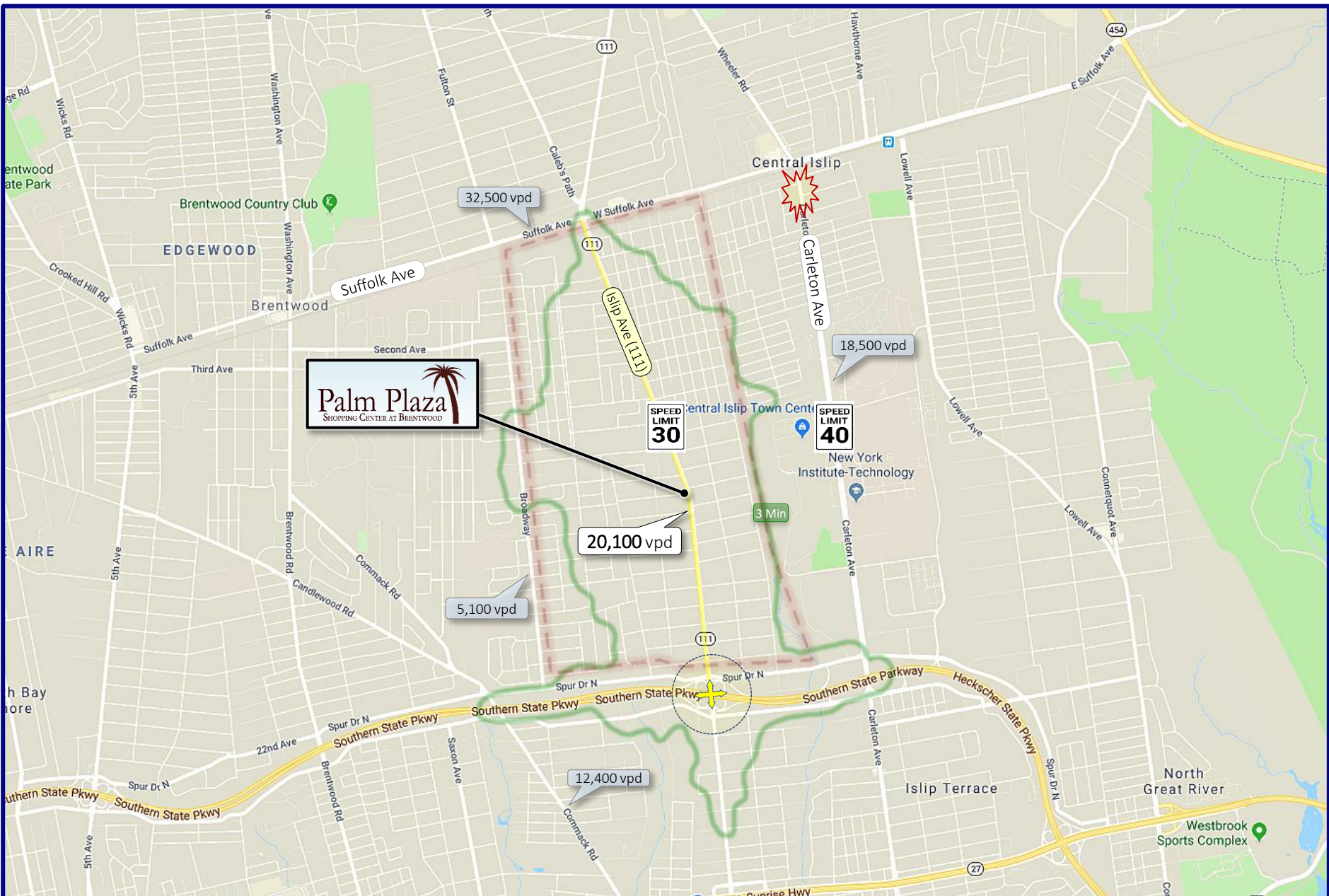
Population:	<b>35,741</b>	Med HH Income:	<b>\$86,790</b>	Median Age:	<b>34.1</b>
Households:	<b>8,681</b>	Avg HH Income:	<b>\$102,797</b>	Avg HH size:	<b>4.09</b>
Owner Occupied:	<b>6,534</b>	Per Capita Inc:	<b>\$25,319</b>		

Source: ESRI forecast; prepared 10/2018



SITE PLAN

At a **signalized** intersection with ingress and egress provided on **both** Islip Ave and Sycamore St. Comprised almost entirely of ¼ acre and smaller properties, there are thousands of **rooftops** in the immediate trade area (see **demographic** data following pages).



Islip Ave is the **preferred** local thoroughfare: It is slower moving, has no choke points and twice the number of side-street connections. Road patterns and **natural barriers** (LIRR, Parkway, road-breaks, waterways etc) discourage use of Suffolk Ave, Carleton Ave & Broadway; promoting Islip Ave for convenience retail and services



Fence to taper to 4.0' at 15' of property line  
 (Item 106/107)-6' Chain Link fence sched. 40  
 No. 9 Gauge Galvanized Wire,  
 No. 1 White Milled Cedar Stockade,  
 5/8" thick Pickets

N/F Ramjon Mohamed Hanis  
 Zone: Res. A  
 Use: Residence

FILE N

TOWN C  
 AREA = 6  
 DATE: 1

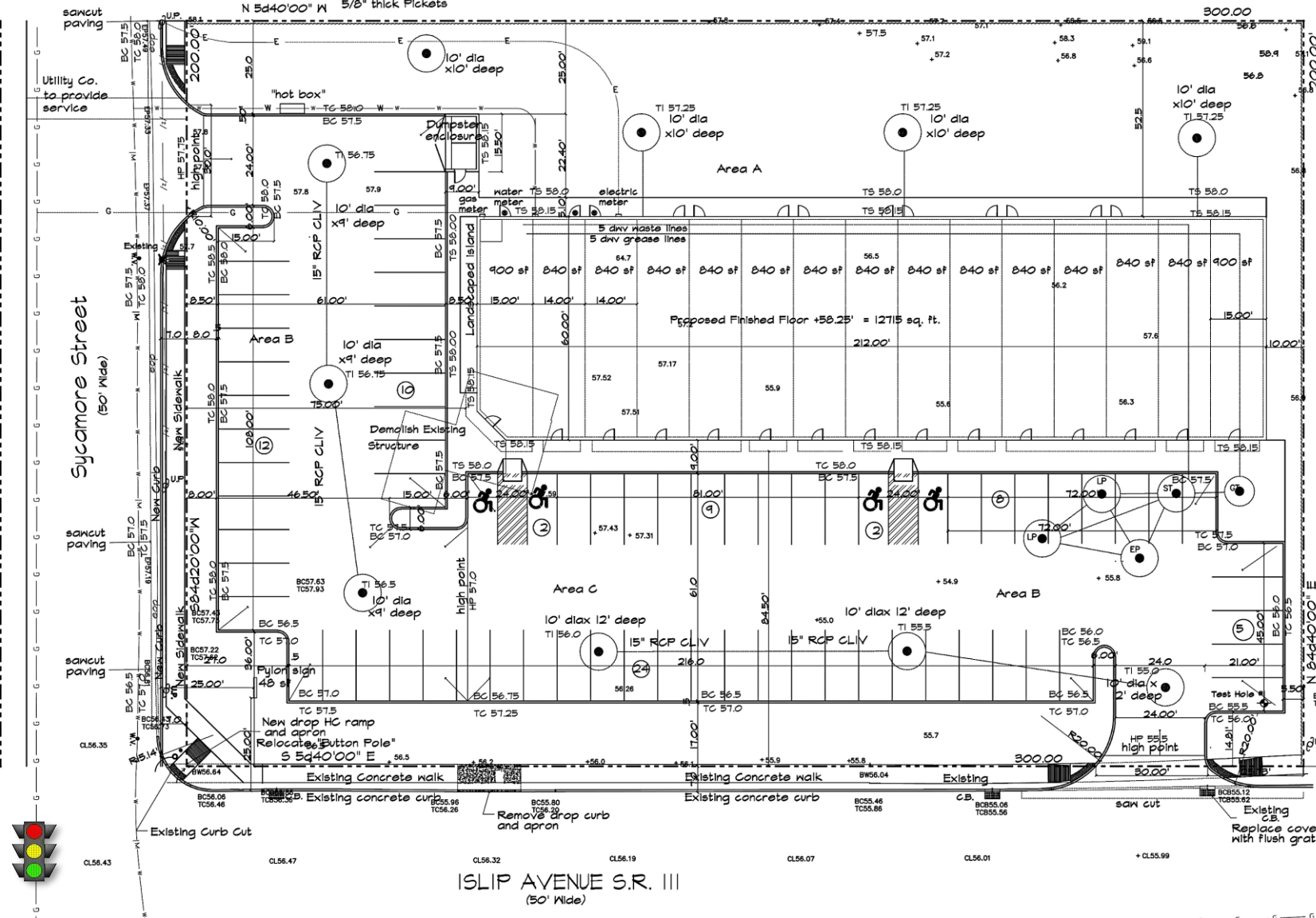
SCHN  
 LAN

TEL. 6  
 IN  
 TA  
 DIS

N/F Pablo & Maria Santos  
 Zone: Bus. 1  
 Use: Convenience Store

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APPLE STREET



ISLIP AVENUE S.R. III  
 (50' Wide)



