



Island Associates Real Estate Inc.

We create value

Babylon Galleria Shopping Center 369 Little East Neck Road (Route 109) West Babylon, NY



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Property Information

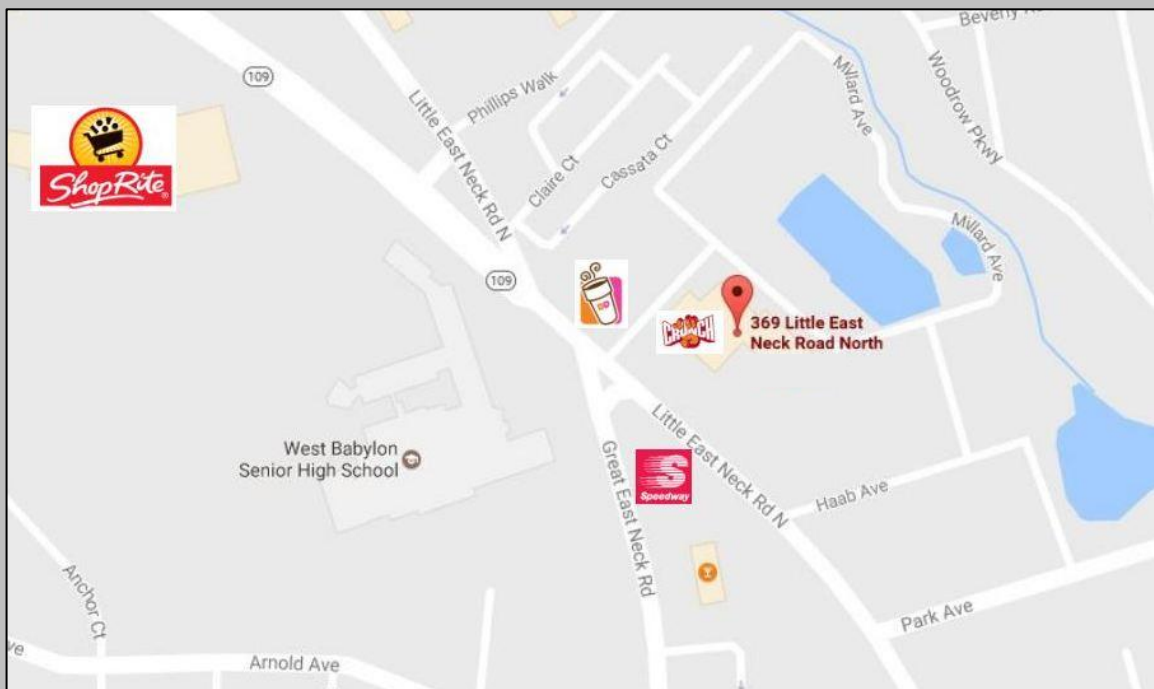
1,217 SF Retail Space Available

Price: \$25 SF / NNN

NNN: \$9.26 SF

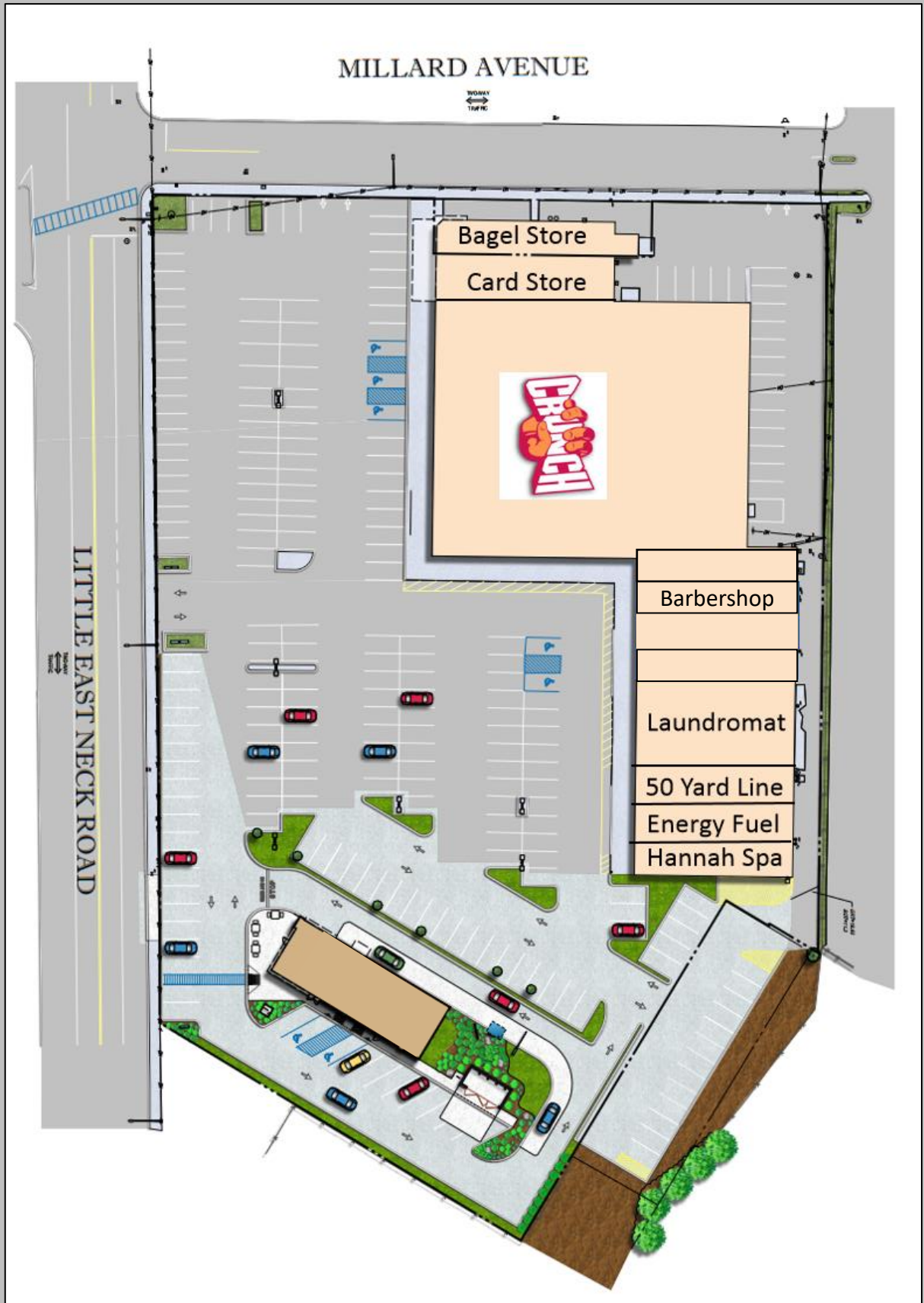
- ❖ Anchored by 21,000 SF Crunch Gym with 5,000 members
- ❖ Located at busy signalized traffic light with great exposure on Route 109
 - ❖ ±18,000 daily vehicle count
- ❖ Neighboring businesses include Energy Fuel, Subway, Dunkin Donuts, Shop Rite and Speedway

Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,320	134,982	264,616
Median HH Income	\$82,945	\$85,684	\$83,209



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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Space Photos



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