



Island Associates Real Estate Inc.

We create value

Babylon Galleria Shopping Center

369 Little East Neck Road (Route 109)

West Babylon, NY



Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



444 Rt. 111, Suite 1 Smithtown, NY 11787 (631) 982-2100

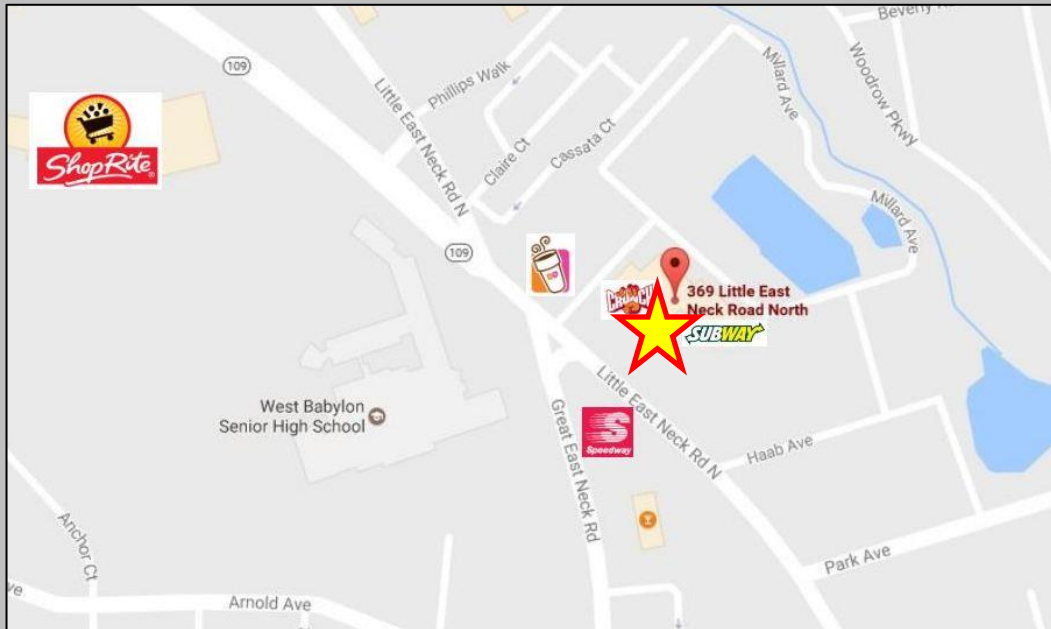
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Property Information

1,300 SF Space Available

Price: \$25 SF / NNN

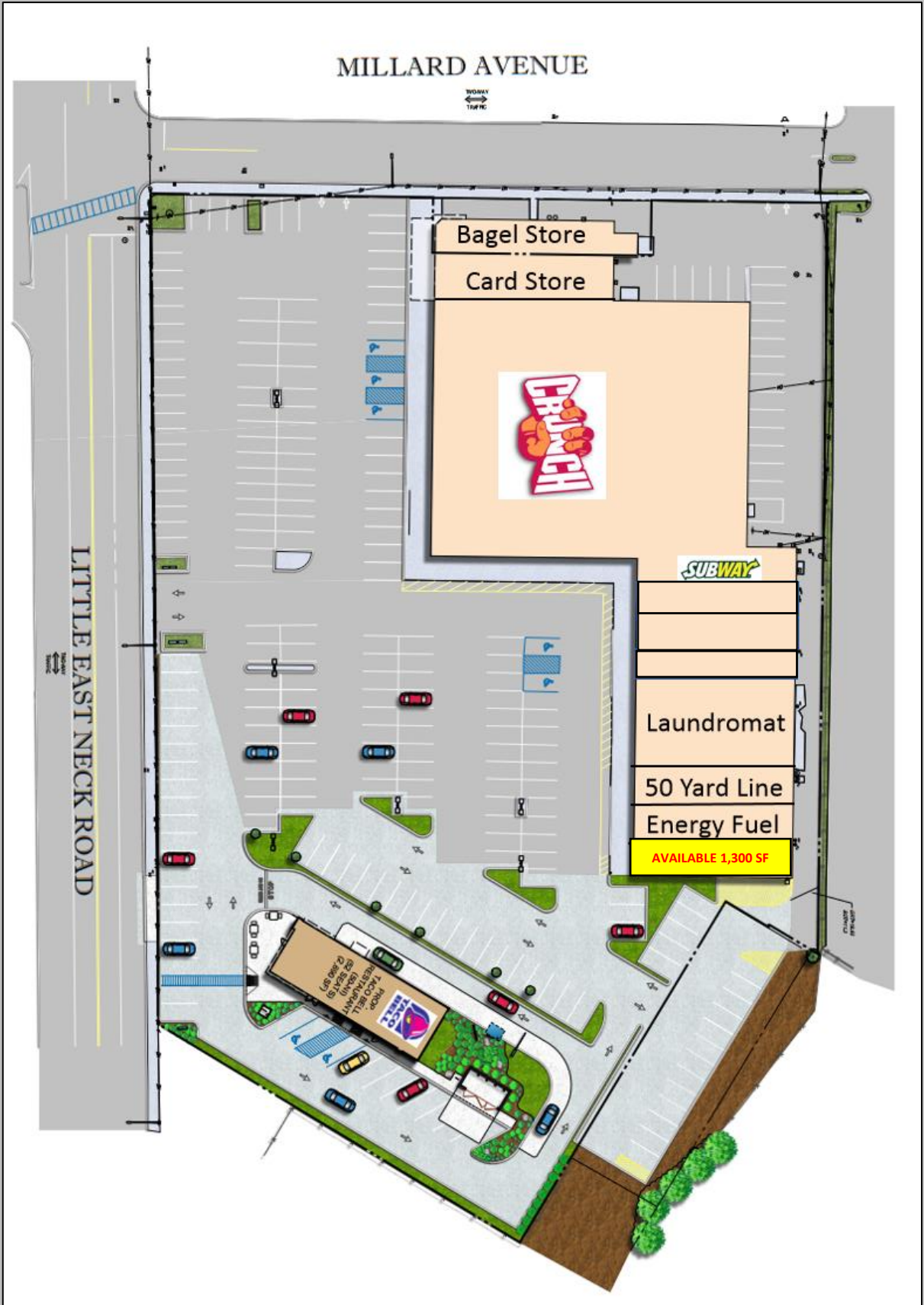
NNN: \$7.90 SF



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

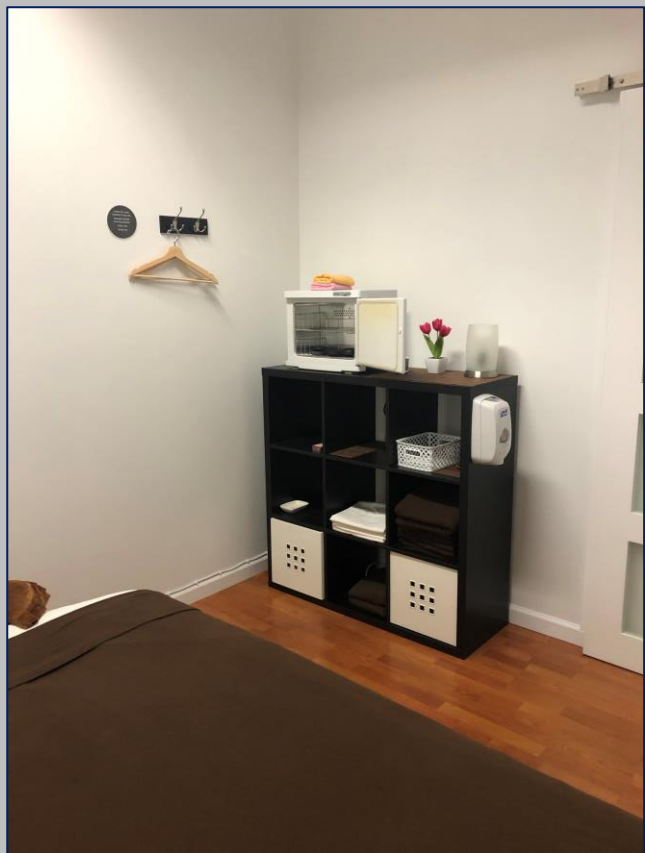
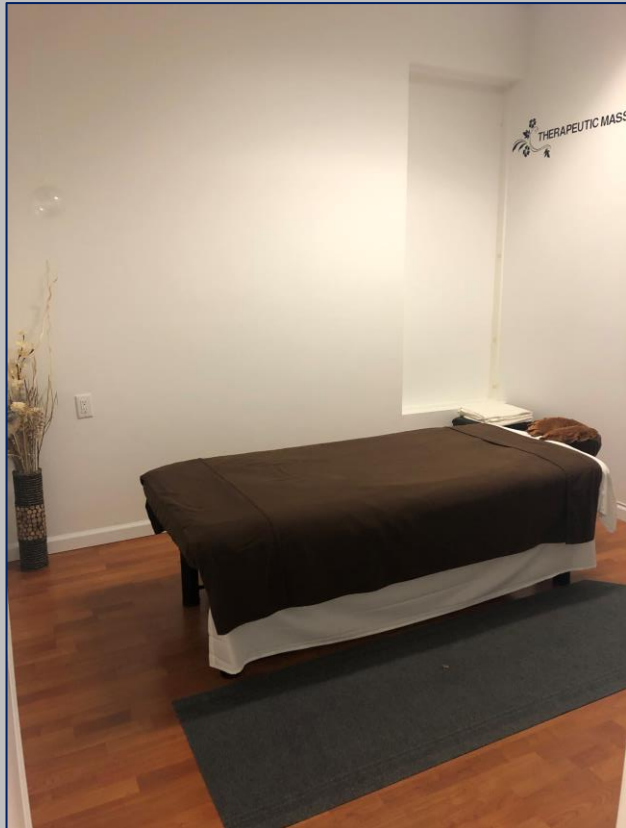
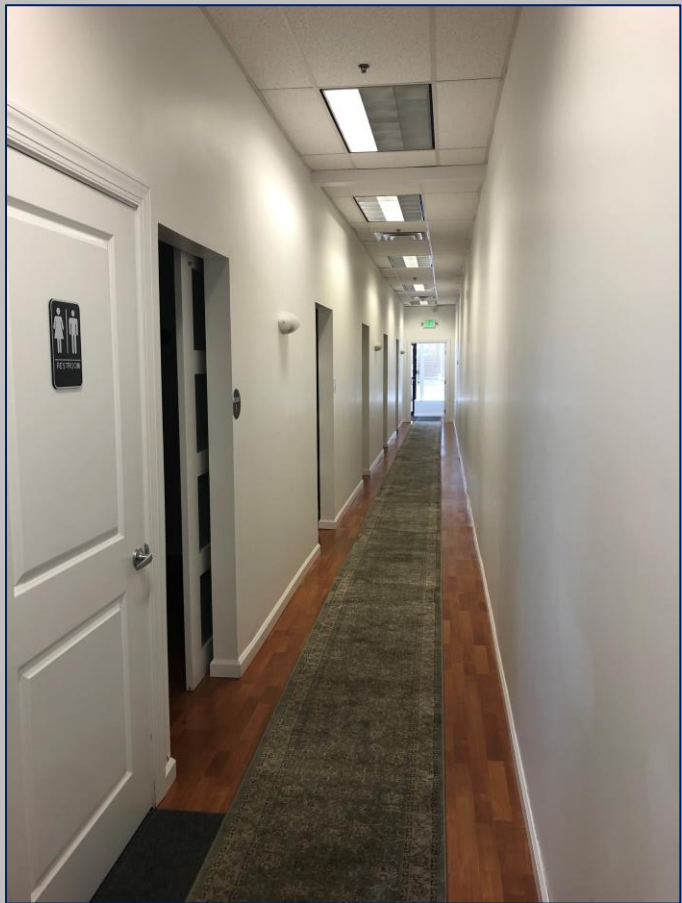
- ❖ Turn-Key Physical Therapist/Chiropractor/Medical Use/Massage etc.
- ❖ Anchored by 21,000 SF Crunch Gym with 5,000 members and a newly signed lease by Taco Bell to construct a 2,690 SF restaurant
- ❖ Located at busy signalized traffic light with great exposure on Route 109
 - ❖ +/- 18,000 Daily Vehicle Count
- ❖ Neighboring businesses include Energy Fuel, Subway, Dunkin Donuts, Shop Rite and Speedway

Property Info



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.

Property Photos



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