



CVS pharmacy

PLAY IT AGAIN
SPORTS

FIVE GUYS

CARVEL

MOE'S
SOUTHWEST GRILL

RETAIL SPACES FOR LEASE

GREAT LINCOLN SHOPPING CENTER OCEANSIDE

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

SPECS

**14-70 Atlantic Ave, Oceanside
Great Lincoln Shopping Center**

ADDRESS

Unit 3: 10,634 SF

Unit 4: 1,342 SF

Unit 11: 4,609 SF

SPACE SIZE

CAN BE COMBINED
TO 11,976 SF

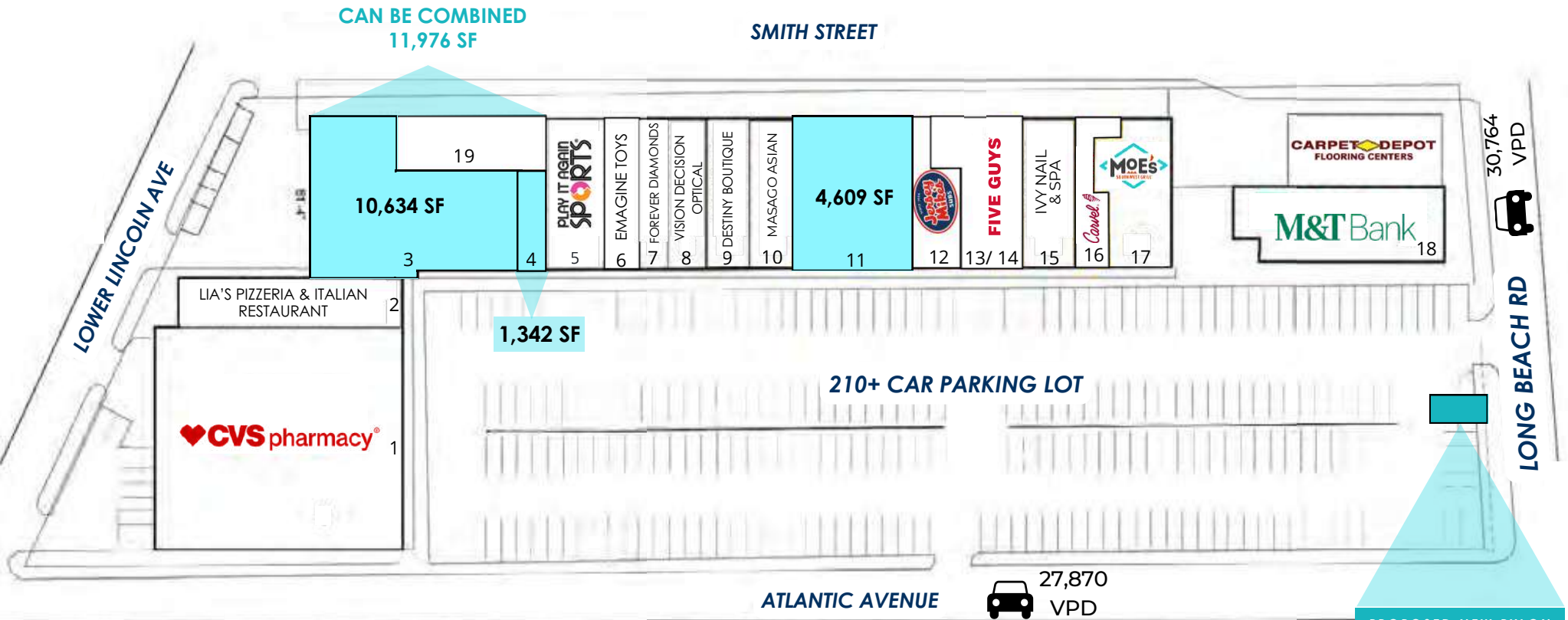
Upon Request

ASKING RENT

- COTENANTS: CVS, MOE'S, JERSEY MIKES, CARVEL, PLAY IT AGAIN SPORTS, FIVE GUYS, M&T BANK, LIA'S PIZZERIA, DESTINY BOUTIQUE, IVY NAIL SPA, FOREVER DIAMONDS, MASAGO ASIAN, EMAGINE TOYS, VISION DECISION OPTICAL
- *ALL SPACES INCLUDE BASEMENTS*
- SURROUNDED BY REGIONAL NATIONAL TENANTS
- EXTREMELY DENSE POPULATIONS (DEMOGRAPHICS PAGE 8)



SITE PLAN



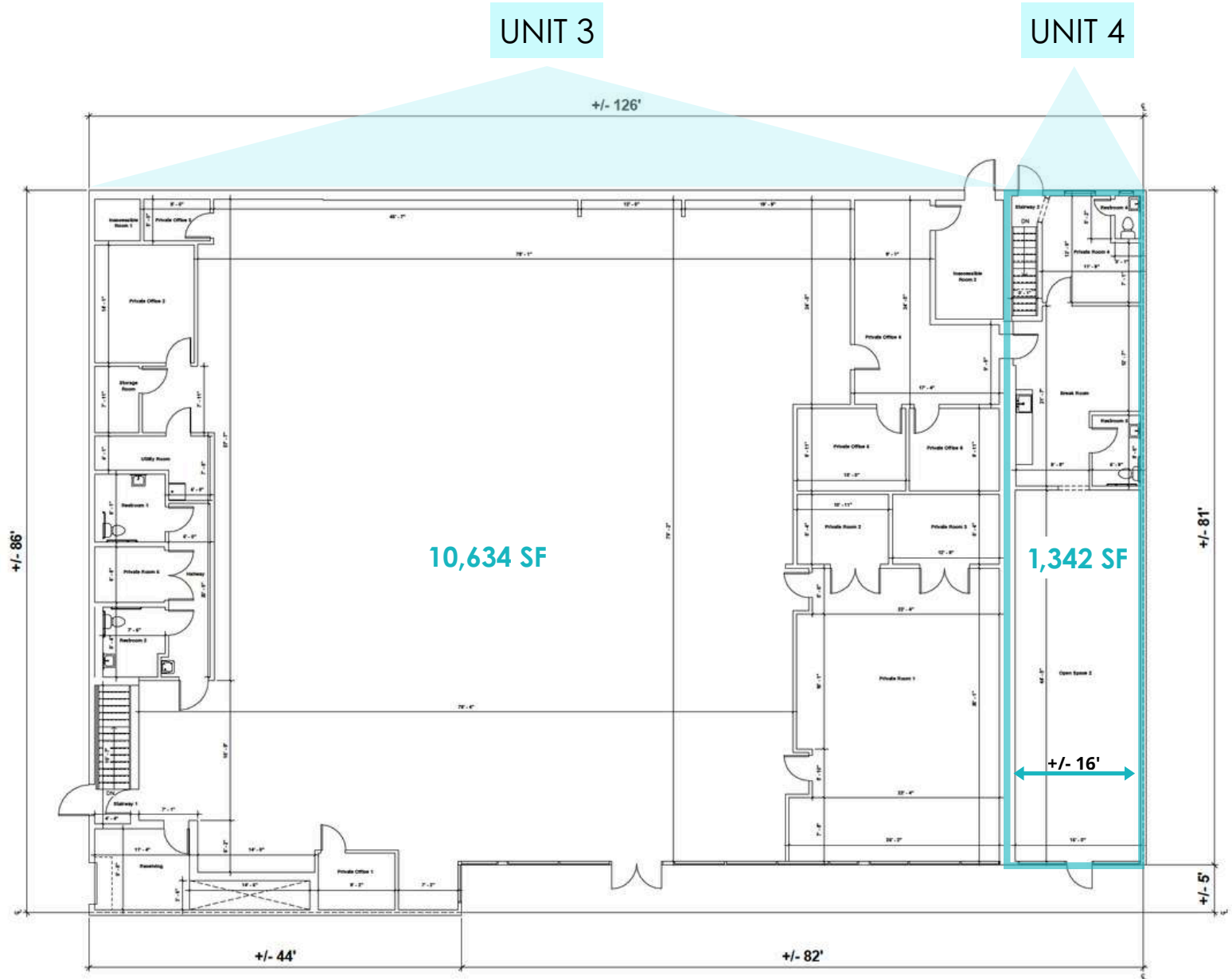
CVS	15,894 SF	FOREVER DIAMONDS	1,288 SF	IVY NAIL & SPA	2,460 SF
LIA'S PIZZERIA	2,913 SF	VISION PRECISION OPTICAL	1,335 SF	CARVEL	1,300 SF
AVAILABLE	10,634 SF	DESTINY BOUTIQUE	2,040 SF	MOE'S SOUTHWEST GRILL	2,460 SF
AVAILABLE	1,342 SF	MASAGO ASIAN	2,508 SF	M&T BANK	5,830 SF
PLAY IT AGAIN SPORTS	2,440 SF	AVAILABLE	4,609 SF		
EIMAGINE TOYS	1,661	JERSEY MIKE'S	1,712 SF	*ALL AVAILABLE SPACES HAVE BASEMENTS*	
OREVER DIAMONDS	1,288 SF				



FLOOR PLANS

Unit 3 Clear Ceiling Height:
12'-0"

Unit 4 Clear Ceiling Height:
12'-0"

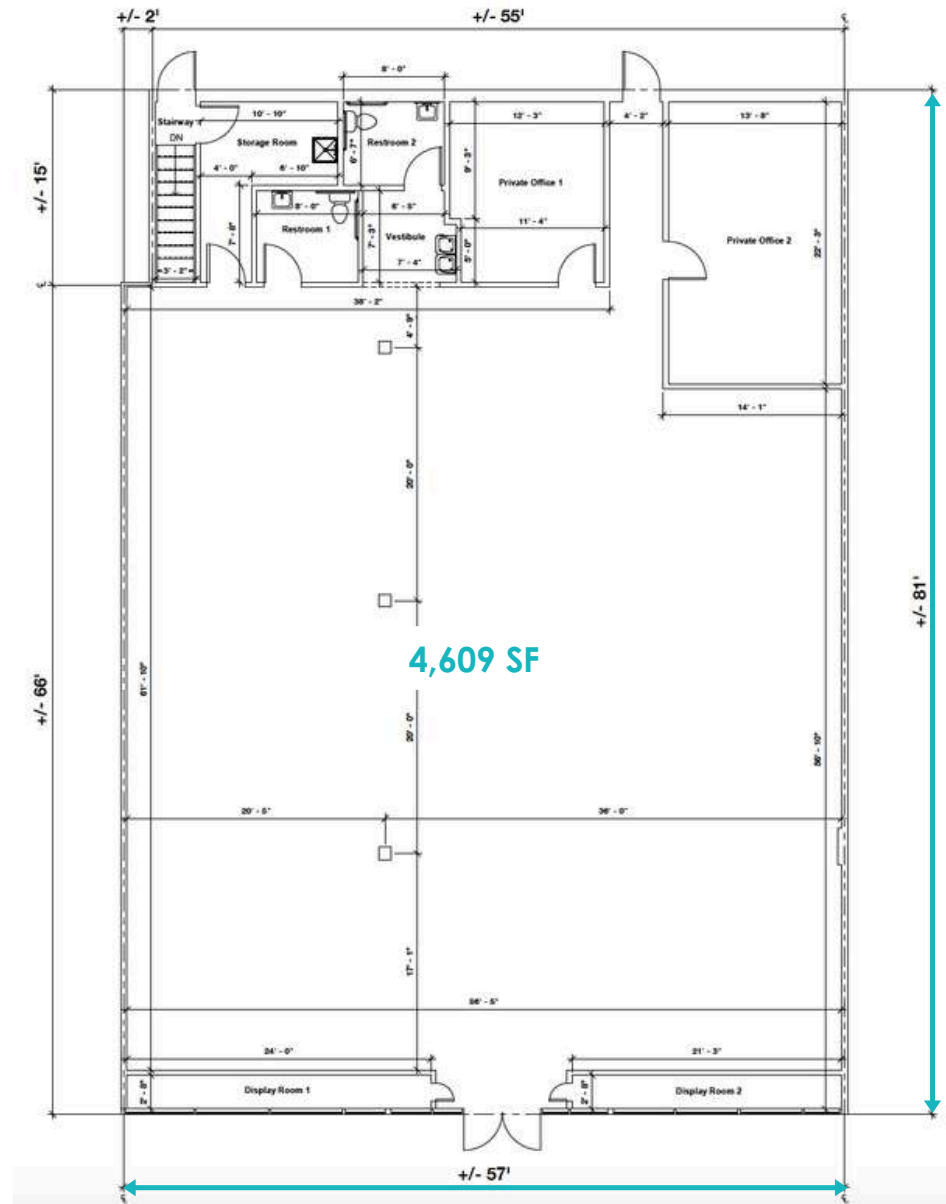


CAN BE COMBINED 11,976 SF

FLOOR PLANS

UNIT 11

Unit 11 Clear Ceiling
Height:
12'-0"



CLOSE UP AERIAL

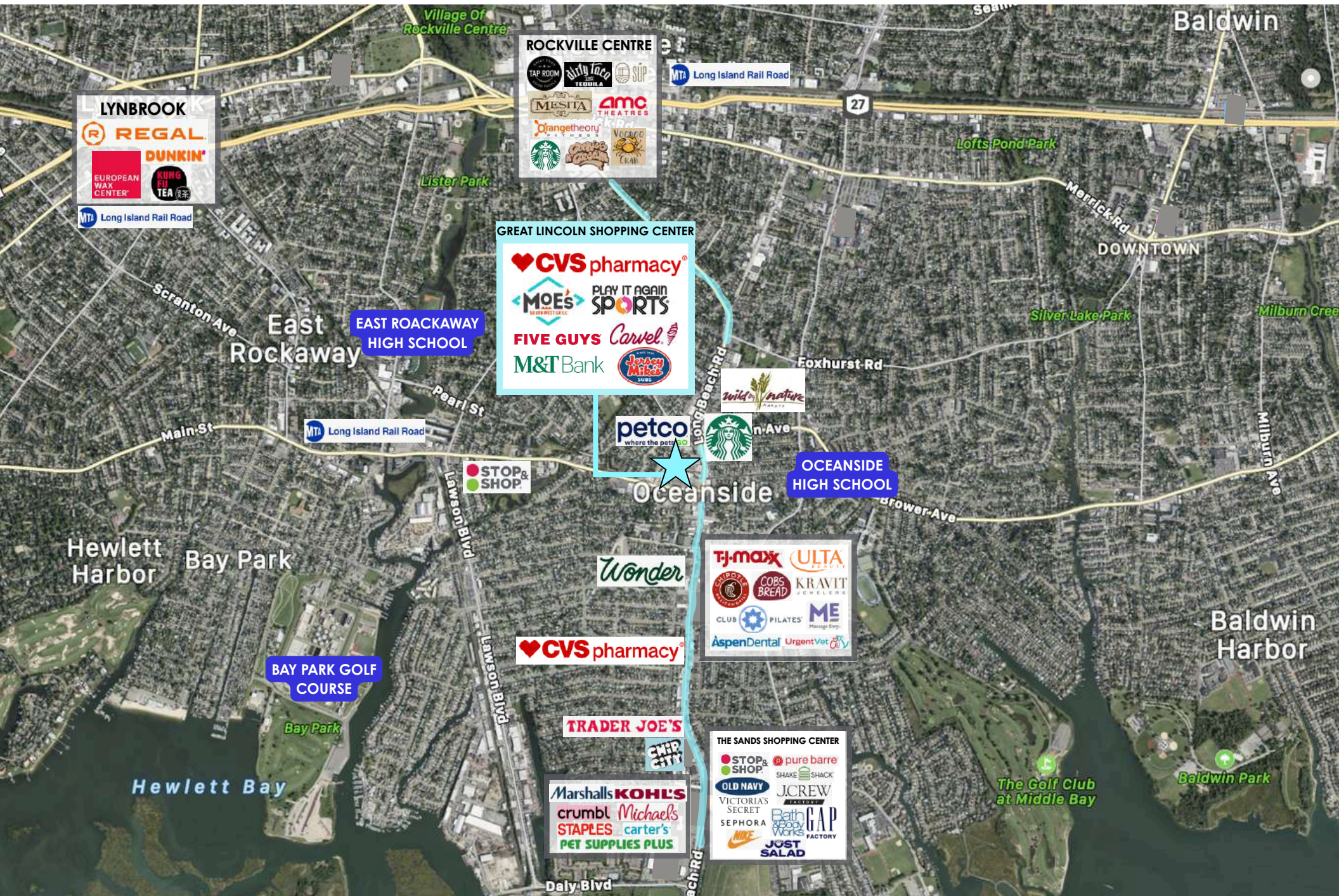


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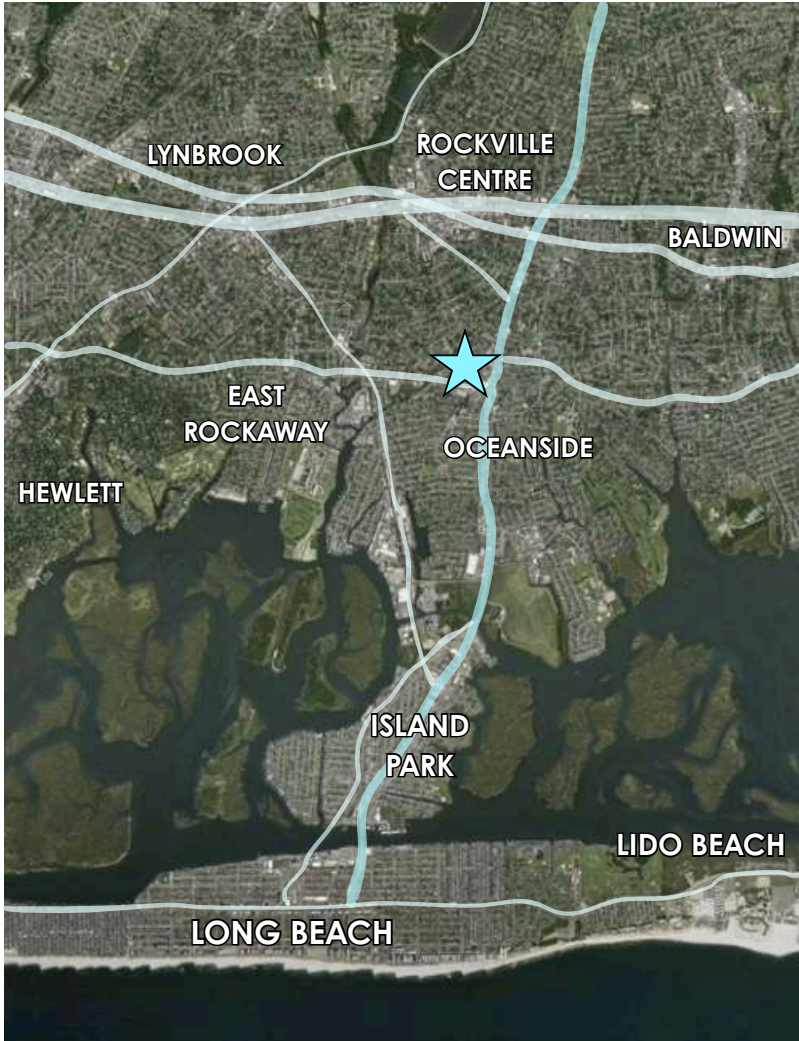
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MARKET AERIAL



DEMOGRAPHICS



1 MI.

POPULATION
24,083

AVERAGE HOUSEHOLD INCOME
\$154,229

MEDIAN HOUSEHOLD INCOME
\$125,192

DAYTIME EMPLOYEE POPULATION
11,003

BACHELORS DEGREE OR HIGHER
48%

BUSINESSES
1,390

3 MI.

POPULATION
164,040

AVERAGE HOUSEHOLD INCOME
\$150,427

MEDIAN HOUSEHOLD INCOME
\$123,527

DAYTIME EMPLOYEE POPULATION
56,681

BACHELORS DEGREE OR HIGHER
44%

BUSINESSES
8,435

5 MI.

POPULATION
465,595

AVERAGE HOUSEHOLD INCOME
\$143,515

MEDIAN HOUSEHOLD INCOME
\$117,791

DAYTIME EMPLOYEE POPULATION
146,265

BACHELORS DEGREE OR HIGHER
40%

BUSINESSES
21,122



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