

Oceanside Plaza

3131-3221 Long Beach Road



Pad Site Available



- Neighborhood strip center anchored by a high-volume T.J. Maxx
- Located directly on Long Beach Road, a prime shopping destination on the South Shore of Long Island's Nassau County
- Oceanside Plaza serves Oceanside, as well as the affluent Five Towns area
- Long Beach Road traffic count is 43,000 vehicles per day
- Signalized entrance on Long Beach Road
- Retailers within one mile: Petco, Modell's, Marshalls, Nike Factory Store, Express, Loft, The Children's Place, American Eagle Outfitters, Ruby & Jenna, Starbucks, GNC, and Gap

TOTAL GLA:	85,686 SF		
DEMOGRAPHICS	1-Mile	2-Mile	3-Mile
Population	23,904	165,196	458,923
Average HH Income	\$101,743	\$103,017	\$98,585

KEY TENANTS:



Oceanside Plaza



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