

# SHIRLEY, NY

## PRIME RETAIL SPACE FOR LEASE

# SOUTH PORT SHOPPING CENTER

999 Montauk Highway Shirley, New York 11967



**NOW AVAILABLE 1,764 - 4,722 SF inline suites!**

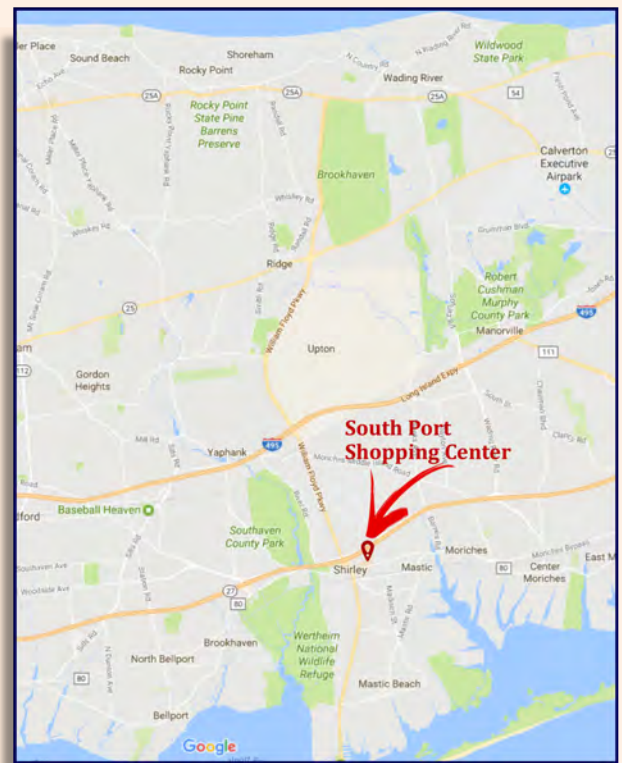
South Port Shopping Center is a vibrant 303,228 square foot shopping center located on the north side of Montauk Highway (County Road 80) situated within one-quarter mile of the major intersection between Sunrise Highway (Route 27) and William Floyd Parkway (Route 46). The center has excellent exposure and access from Montauk Highway with a dedicated traffic signal, as well as from both Grand Avenue and Mc Graw Street.

Ulta, Five Below, Claire's, Pets Warehouse and Curtains & Home are exciting new additions to this vibrant multi-anchored shopping center. The center offers an excellent diverse retailer mix making South Port the dominant shopping center in the trade area.

*Coming soon ... Old Navy and Tropical Smoothie!*

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,171	54,799	93,393
Households	3,210	17,008	30,077
Avg HH Income \$	87,640	87,731	90,180



*If you think you're a perfect fit, give us a call!*

**H** HEIDENBERG  
PROPERTIES  
GROUP  
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# SOUTH PORT SHOPPING CENTER

999 Montauk Highway Shirley, New York 11967



**4,722 SF Available**



**Prime suites now available**  
 2,156 SF  
 1,764 SF  
 1,870 SF

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