

# SHIRLEY, NY

## PRIME RETAIL SPACE FOR LEASE

# SOUTH PORT SHOPPING CENTER

999 Montauk Highway Shirley, New York 11967



FULLY LEASED - WAITING LIST OPEN.

South Port Shopping Center is a vibrant 303,360 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.

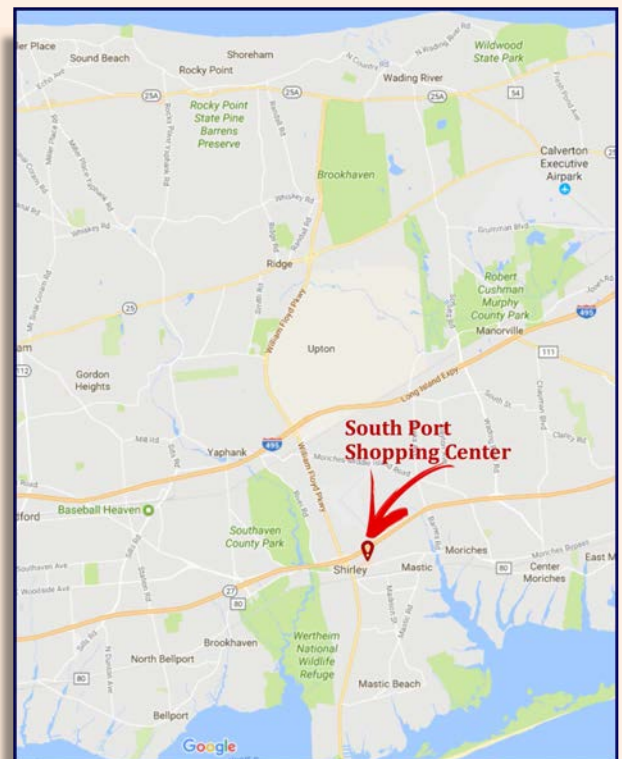
Old Navy, Torrid, Tropical Smoothie, Buffalo Wild Wings, Claire's, and Smoke Depot are new additions to this vibrant multi-anchored shopping center. The center offers an excellent diverse retailer mix making South Port the dominant shopping center in the trade area.

*Coming soon ... Planet Fitness!*



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,707	53,497	89,548
Households	3,506	17,155	30,149
Avg HH Income \$	102,719	113,857	114,838



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

**H** HEIDENBERG  
PROPERTIES  
GROUP  
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