

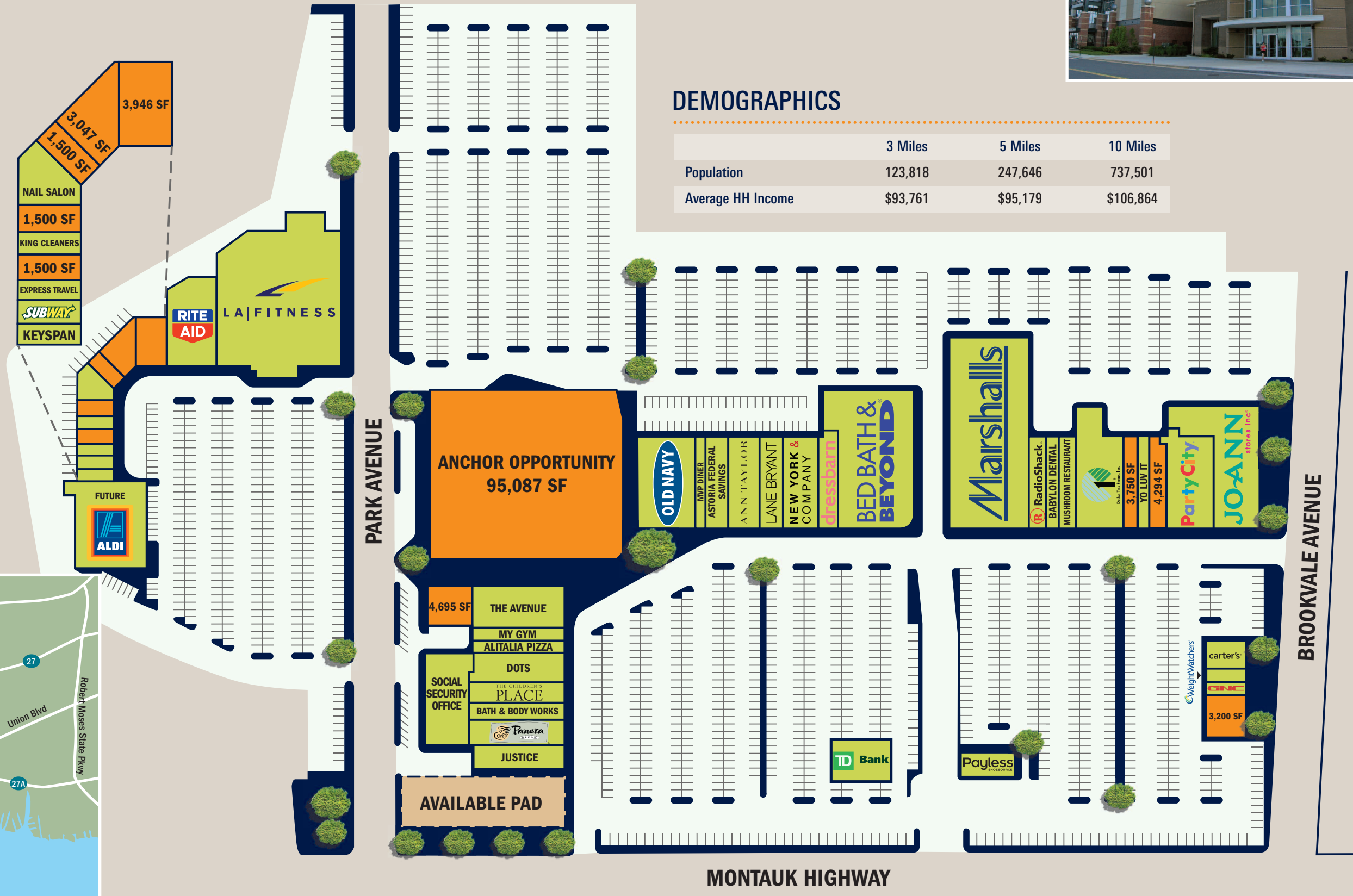
# GREAT SOUTH BAY WEST BABYLON (LONG ISLAND), NEW YORK

## Montauk Highway & Park Avenue

- Situated directly on the heavily trafficked Montauk Highway (Route 27A), one of Long Island's major arteries that connects Nassau and Suffolk Counties and Queens, New York
- Preeminent power center on Montauk Highway servicing South Central Nassau County
- Anchor space up to 200,000 SF available as well as smaller space units

**Total GLA 470,000 SF**

**BUSY POWER CENTER**  
Features a Tenant Roster of Leading National, Regional and Local Retailers



## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	123,818	247,646	737,501
Average HH Income	\$93,761	\$95,179	\$106,864

