

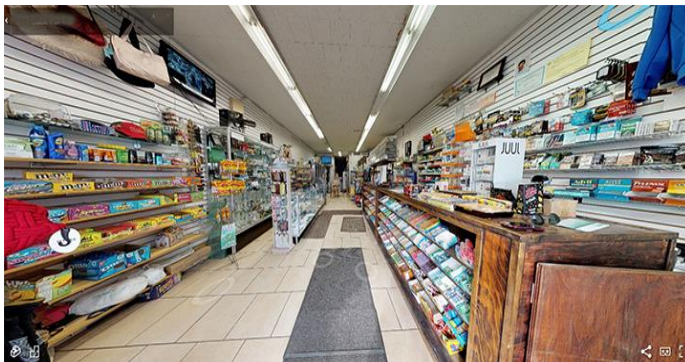
Long Beach Downtown

171 East Park Ave, 100' from Long Beach Road

Retail Space 1,848 SF Ground of All Retail + A Basement
 Adjacent to 4 Plex Movie Theater – Block with Post Office



Suitable for Restaurants, Retail, Medical or Other – **NO Snacks or Sodas**



Space Available 10/1/2019 or arranged

Rent \$35/SF inc. RE Tax Base

**Please Be Discreet
 Do Not Speak to Anyone
 On Premises**

<u>Demographics</u>		
Drive Time	Population	Average Income
3	15,100	\$116,313.00
5	34,590	\$121,274.00
10	58,759	\$129,558.00

<u>Traffic Counts</u>	
Long Beach Road	43,295
West Park Ave	29,975

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice

For More Information Call:
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 BANKER
 COMMERCIAL**

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