

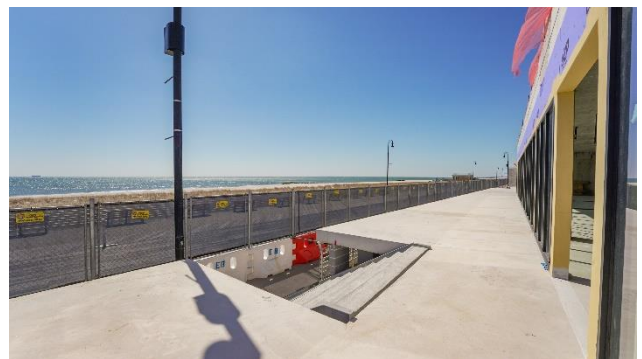
Restaurant Space By the Sea. By the Sea. By the Beautiful Sea
Boardwalk Location on the Atlantic Ocean – Long Beach, NY
Space for Restaurant 4,000 up to 8,500 SF + Patio Dining
Landlord Buildout Allowance – Part of the Largest Residential Development on the Ocean



New Construction – 1,200,000 SF Development – Luxury Apartments & Condos



170' of **Patio Dining** Overlooking
Boardwalk and the Atlantic Ocean



The 1.2 million square foot development will feature two, nine-story condominium buildings (200 units total) and one, ten-story apartment building with 238 units.

The development will also have 1,000 parking spots and dedicated parking for the restaurant and retail spaces.

Landlord is seeking a quality restaurant in keeping with the tone of the project and serving the Long Beach community.

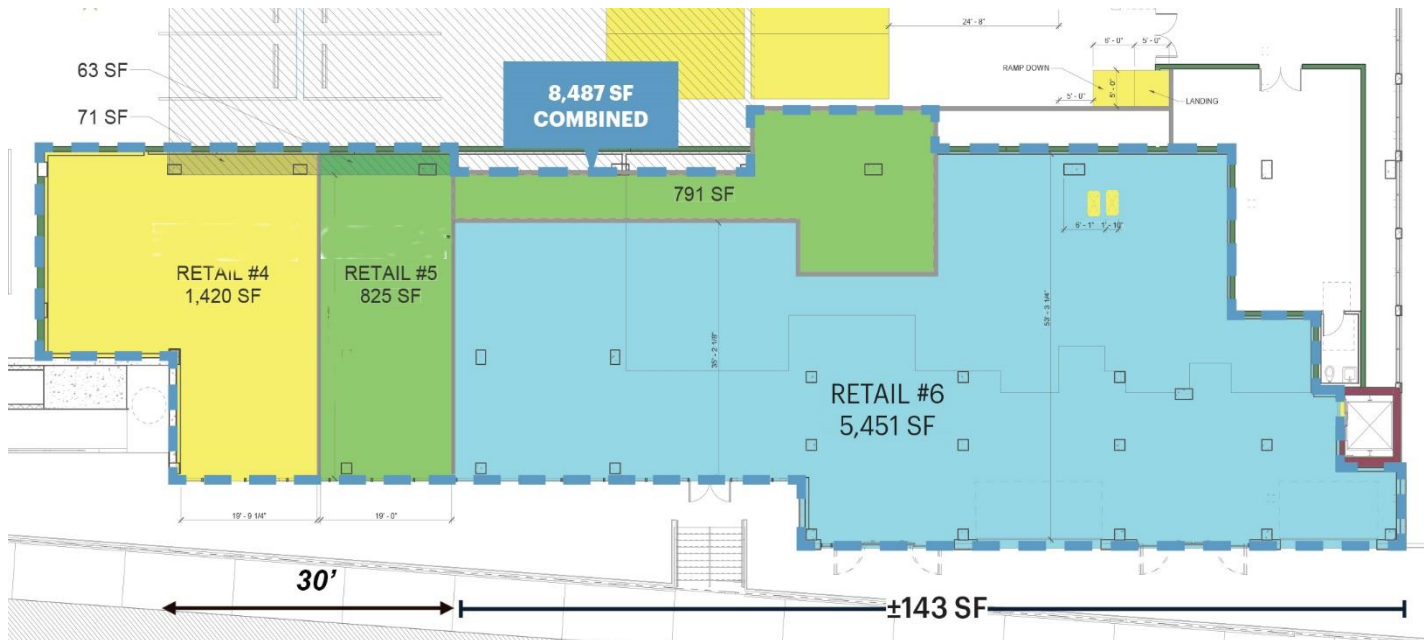
Residential Opens Spring 2024

For Private Showing Call:
Paul G. W. Fetscher CCIM CRX CLS
Great American Brokerage
(516) 889-7200 Paul@RestaurantExpert.com
www.RestaurantExpert.com
Licensed Real Estate Broker

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice.
This is a development project of Engel Burman and presented with cooperation of our friends at Ripco



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Shown are arbitrary space divisions. 4,000 – 8,487 SF are possible.