



McCaffrey and Tuccillo of Marcus & Millichap broker \$2.3 million sale

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101 Deer Park Avenue - Babylon, NY

Babylon, NY Marcus & Millichap, a leading commercial real estate investment services firm with offices throughout the United States and Canada, has completed the \$2.3 million sale of 101 Deer Park Ave., a 8,000 s/f building.

Tim McCaffrey and Michael Tuccillo of Marcus & Millichap's Manhattan office had the exclusive listing to market the property on behalf of the sellers, John, Kevin and Dennis Murphy who have been running the building as a sporting goods store. The building is well known in the Babylon Village community as the Sports Shack, for over 35 years. "As a Babylon village resident myself, I was pleased to help broker a relationship between the sellers and a local buyer," said McCaffrey.

The Murphy brothers will continue to operate the store at the current location for another few months before relocating their business to another location to be determined. Dennis Murphy said, "We just celebrated 35 years of business in the village and the local support has been great. We look forward to maintaining that local following and we're excited about the next stage of our business."

Tim McCaffrey,
Marcus & Millichap

Michael Tuccillo,
Marcus & Millichap

Known for its large selection of great restaurants, shopping and businesses, Babylon Village hosts multiple community events throughout the year that attract visitors from all over the region. The subject property is located just miles from the Long Island Railroad Station offering 60-minute express service into Manhattan. The 2010 census shows a population of just over 12,000 residents, 4,585 households and a median household income of \$127,407.

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