

Wheeler Road and Suffolk Avenue

Central Islip, NY



Address: Intersection of Wheeler Rd & Suffolk Ave

Available: 8,428 SF (CVS)
Up to 4,500 SF (Endcap)

DEMOS (2005):	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
Population:	20,252	99,682	253,948
Avg HH Income:	\$75,844	\$88,246	\$93,781

Lease: \$21.00 NNN (CVS) \$25.00 NNN (Endcap)

Taxes: \$7.94 PSF

Details:

Join Islip Market, Checkers, CVS, Rainbow & Verizon

Located at the intersection of Wheeler Road & Suffolk Avenue

with over 24,000 cars passing daily on Wheeler Road

and 19,500 cars passing daily on Suffolk Avenue

Tremendous exposure, approximately 1 mile south of the LIE and about 1 mile north of the newly built

Federal Court Complex

The new Court complex is over 1.4 million SF with

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice

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