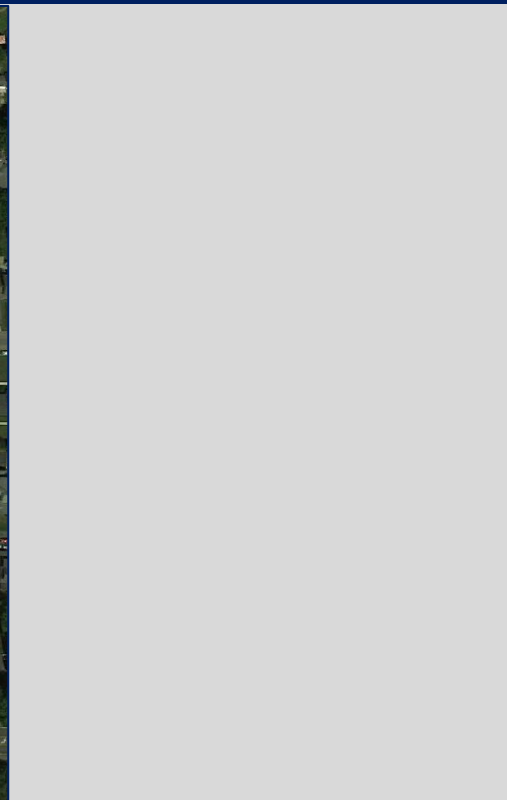




Island Associates Real Estate Inc.

We create value

Strathmore Commons Shopping Center 1245 Middle Country Road Middle Island, NY



Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 .

Property Information

11,800 SF Leasable Retail Space Available

Price: \$17.00 SF/NNN

NNN: \$6.22 SF

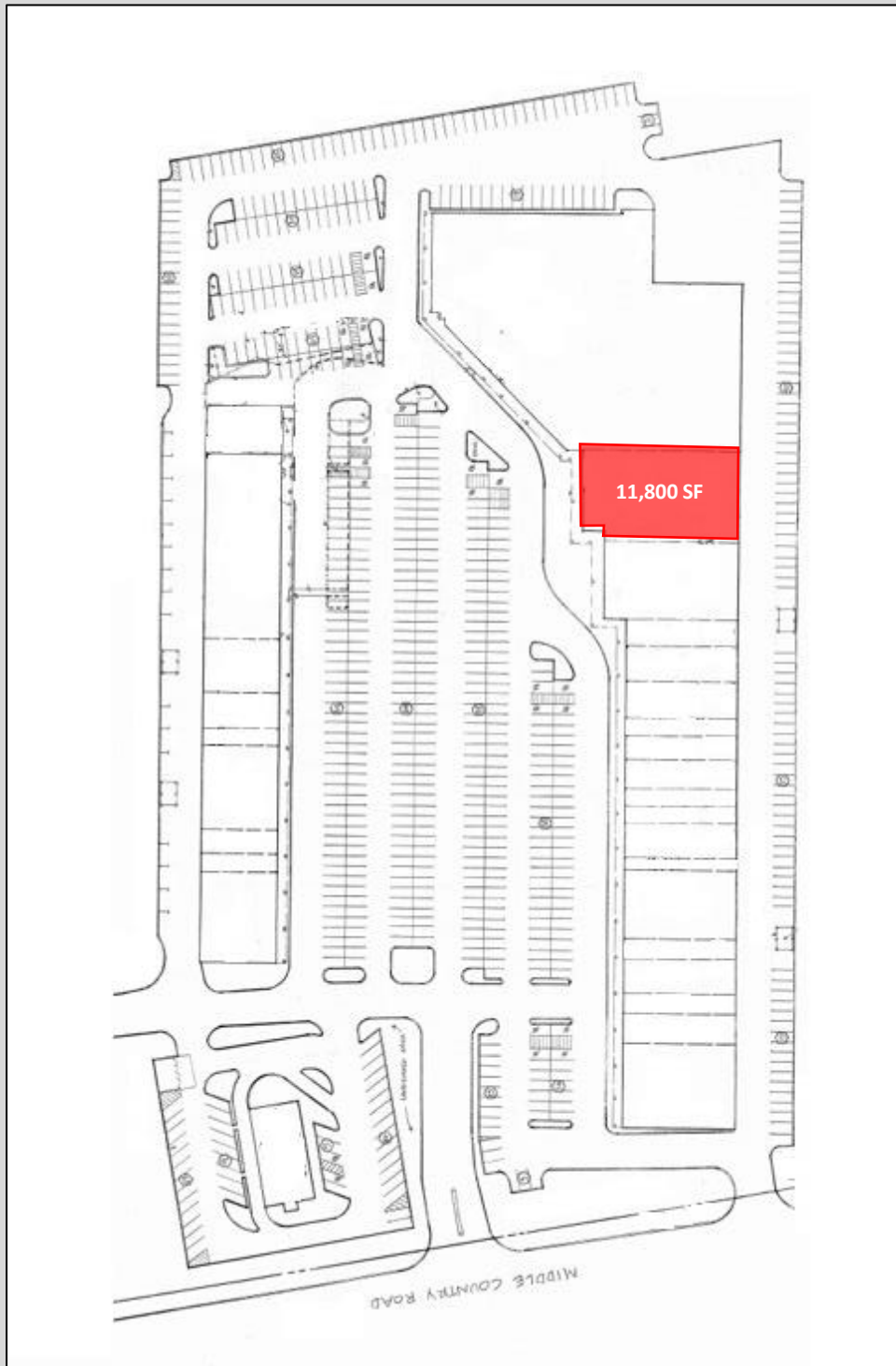


Located at busy signalized traffic light with great exposure just East of Rocky Point/Yaphank-Middle Country Road

- ❖ Join McDonald's, Subway, Sprint, King Kullen, Dollar Tree, T-Mobile, Lemon Tree, Carvel, Davita, Gold's Gym.
- ❖ Longwood, Coram & Ridge Schools all nearby with enrollments of over 8,350 students within 5 miles or less.
- ❖ Signalized Intersection w/ Dedicated Turn Lane.
 - ❖ Restaurant Seating for 85+
 - ❖ Ample Parking, Signage
- ❖ Sanitary Capacity in place for Medical Center Use
- ❖ 206' Frontage Middle Country Rd. & 100' Frontage just on Endcap space.
- ❖ Over 15,400 Daily Traffic Counts!

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Availability



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