



Island Associates Real Estate Inc.

We create value

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



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# Property Information

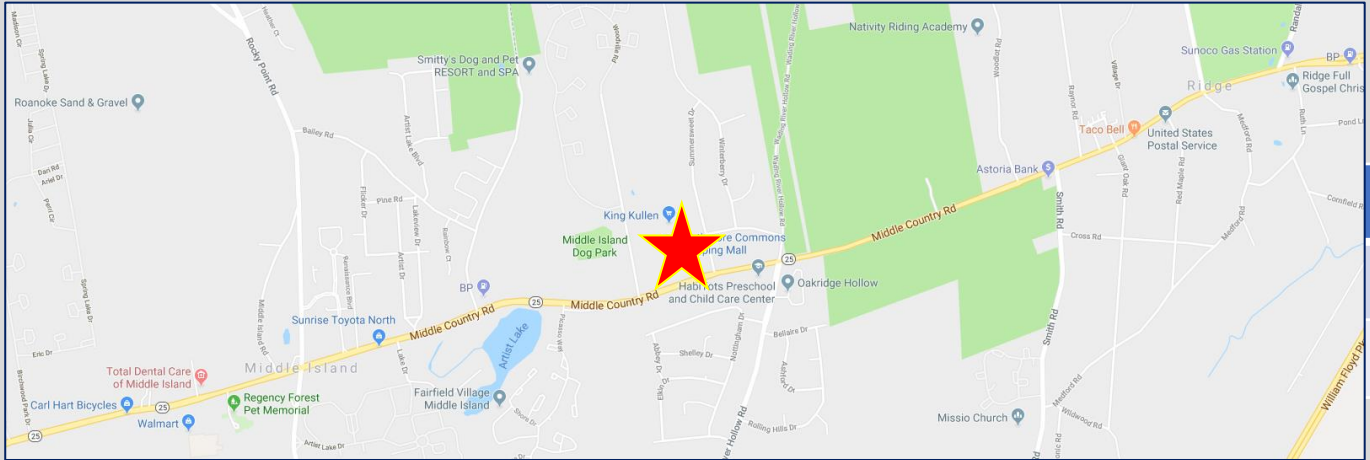
## Retail Space Available

**\*7,500 SF divisible endcap (possible drive thru)**

**\*1,404 SF Space buildout currently a Drycleaner**

**Price: \$18.00 SF/NNN (\$6.22) \*inline availabilities**

**\$23.00 SF/NNN (\$6.22) \*endcap**

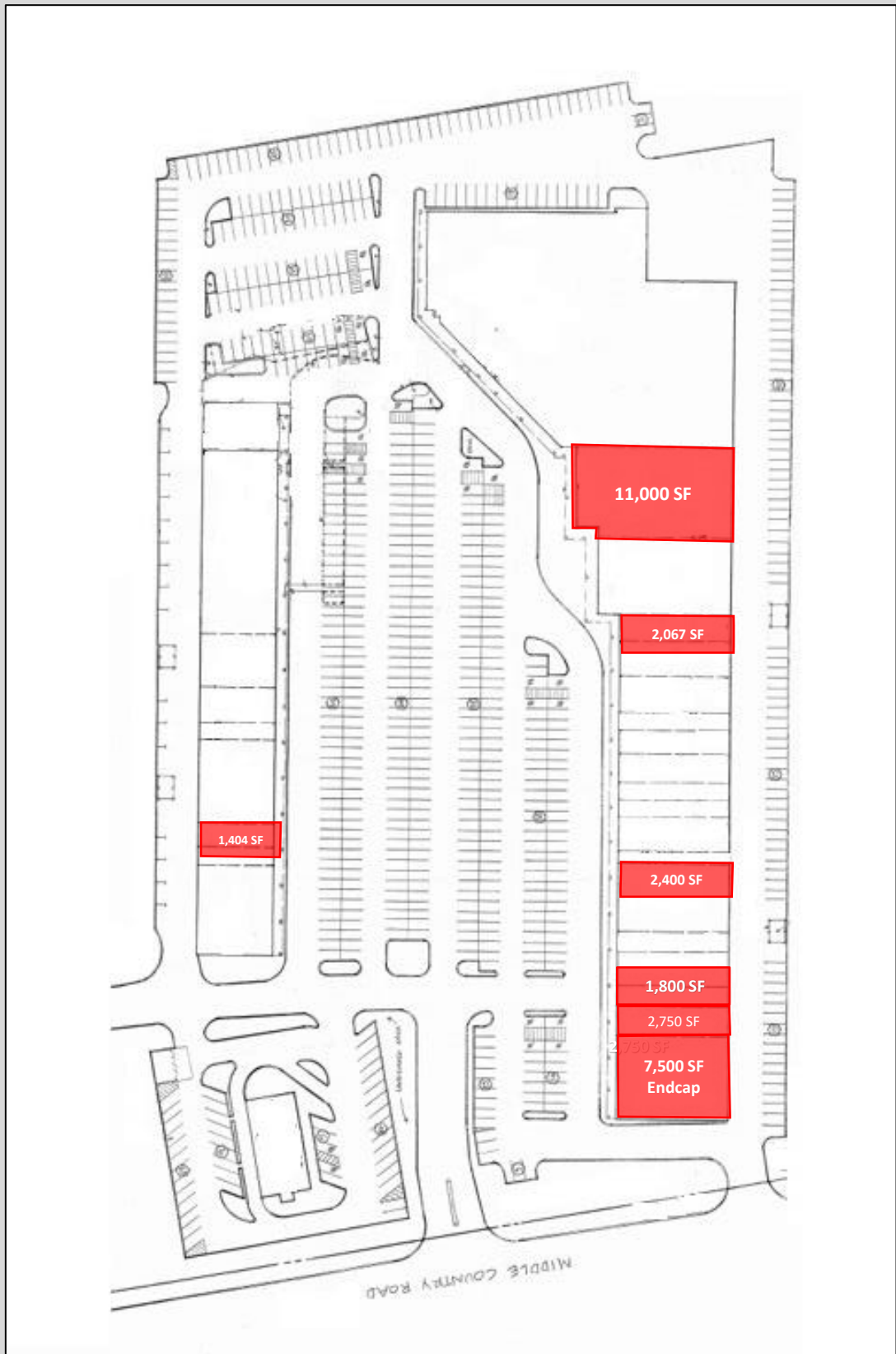


**Located at busy signalized traffic light with great exposure just East of Rocky Point/Yaphank-Middle Country Road**

- ❖ 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.
  - ❖ Restaurant Seating for 85+
  - ❖ Signalized Intersection w/ Dedicated Turn Lane.
  - ❖ 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.*

# Units Available



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# Neighboring Tenants



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