



Island Associates Real Estate Inc.

We create value

Retail Space Available

555 Route 111

Hauppauge, NY



Terence McMahon

Terence@IslandAssociates.com

Robert Monahan

Robert@IslandAssociates.com

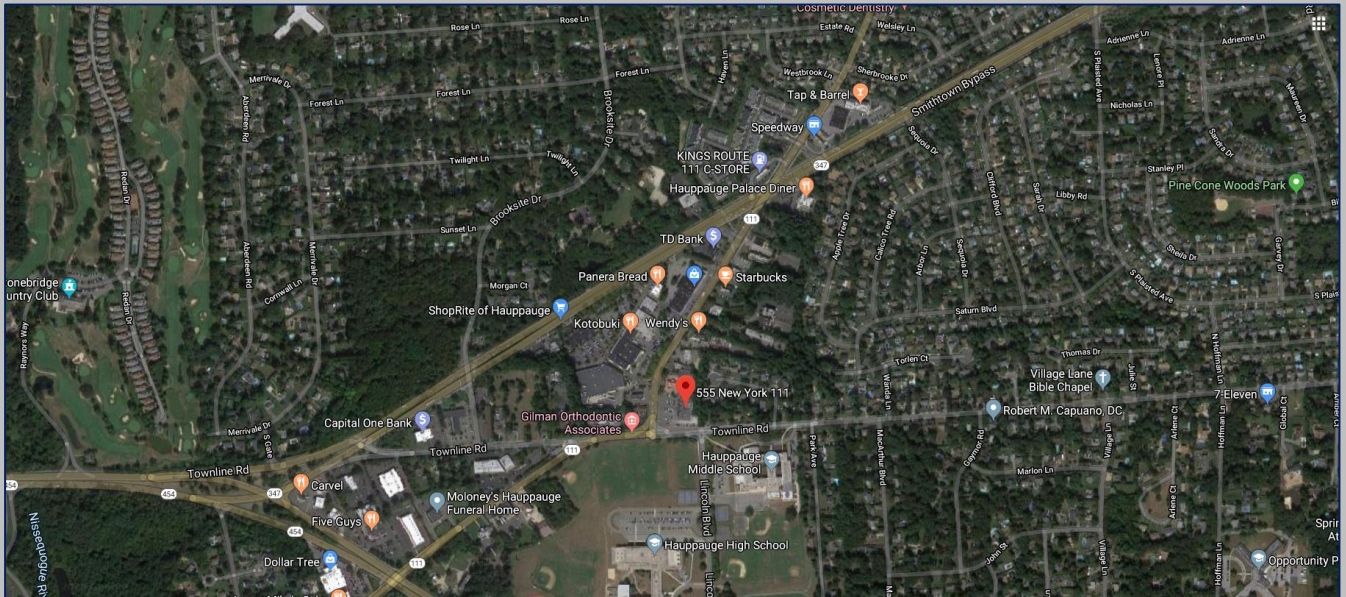
Property Information

Retail Space(s) Available

3,660 SF *End-Cap, 2,431 SF & 1,100 SF *End-Cap

*Can be combined to 6,091

Price: \$33 SF NNN NNN: \$9.50



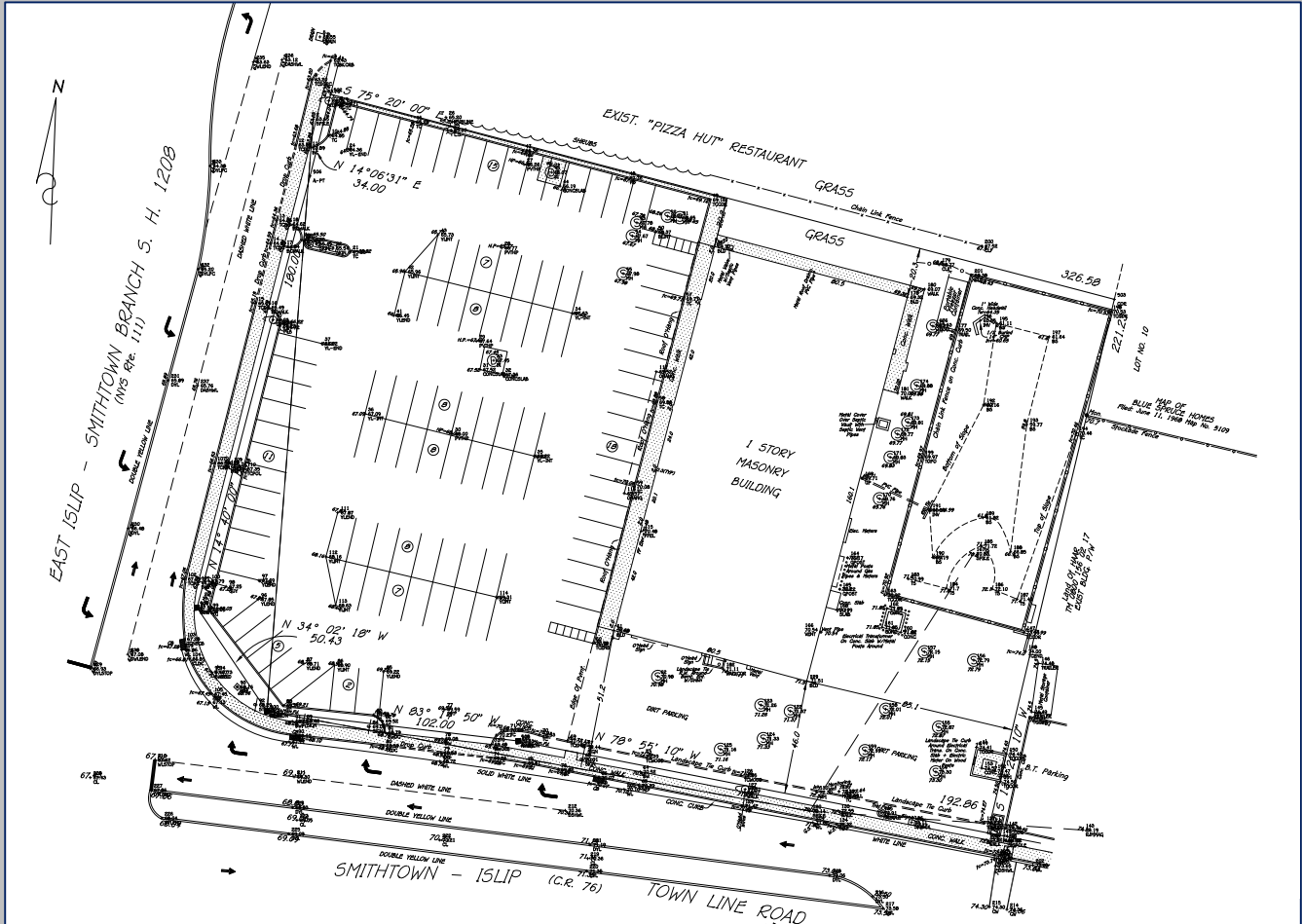
- ❖ Located directly across from a ShopRite shopping center
- ❖ Adjacent to Hauppauge High School & Middle School
- ❖ +/- 240' Frontage on Route 111 w/ quick access to Vets Memorial Highway (Route 454) & Nesconset Highway (Route 347).
- ❖ Daily Traffic Counts of 22,552 on Rte.111 & 18,730 on Townline Rd.
- ❖ National Retailers Include: Mobil, Bolla Market, Speedway, TD Bank, Chase, McDonalds, Starbucks, Wendy's, Panera Bread, Chipotle, ShopRite & More.
- ❖ 103 Parking Spaces
- ❖ 1.5 Miles from New Community Country Pointe Woods.

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.

Property Info

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,937	78,809	240,071
Median HH Income	\$110,270	\$100,459	\$98,869



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