



Island Associates Real Estate Inc.

We create value

For Sale or Ground Lease
2449 Middle Country Road
Centereach, NY



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Property Information

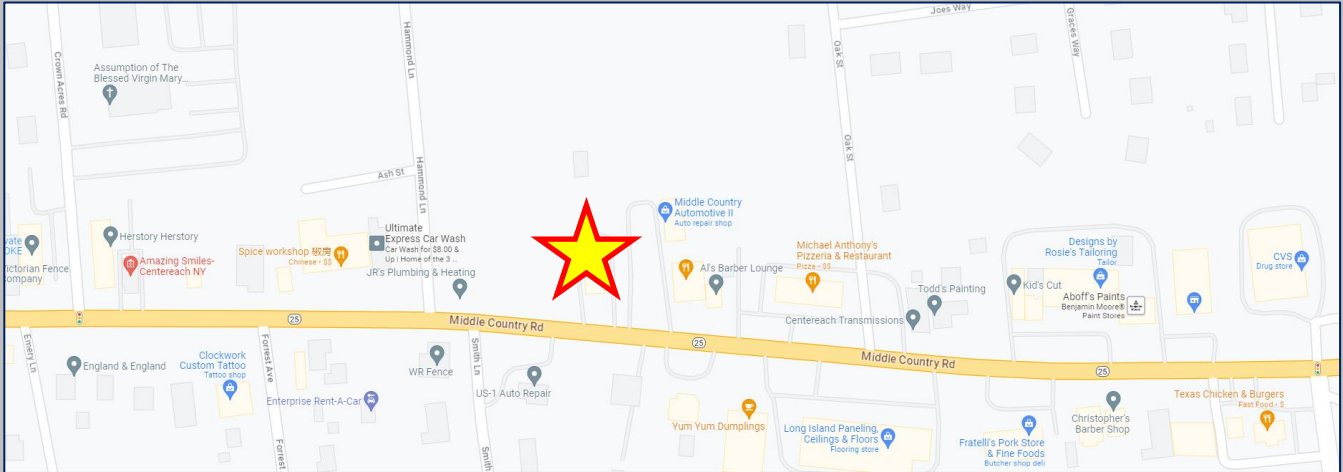
For Sale or Ground Lease

3,500 SF Main Building +1,000 SF Storage Building

Sale Price: \$999,999.00

Taxes: +/- \$20,224.39

Ground Lease Price Upon Request



- +/- 100' Frontage on Middle Country Road
 - Daily Traffic Counts of 41,980
 - Zoned J2

Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,541	102,835	251,085
Average HH Income	\$131,236	\$135,747	\$137,367



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.

