

# Strathmore Commons Shopping Center

2,845 SF End-Cap Available

1245 Middle Country Road  
Middle Island, NY



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631-982-2100

# Property Information

## Retail Space Available

2,845 SF End-Cap

Price: \$28.00 SF/Net (CAM: \$5.82)



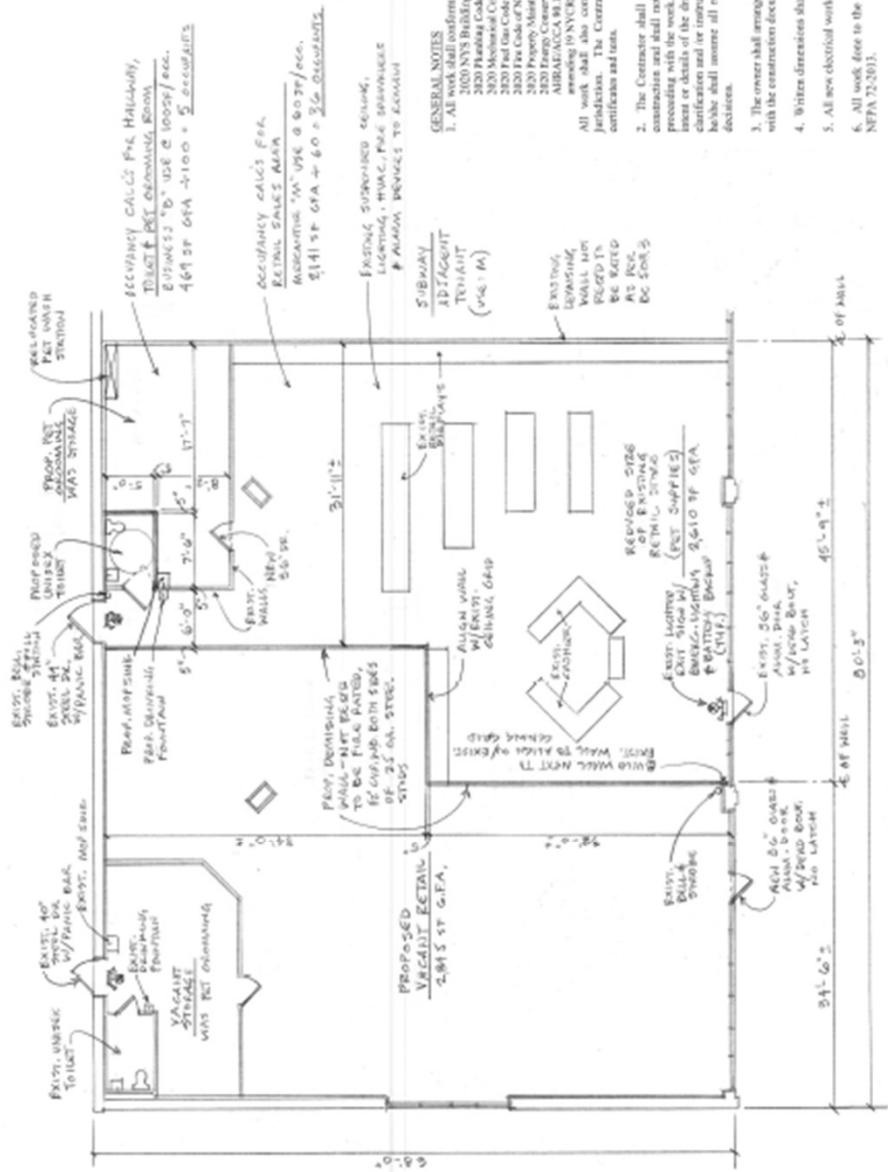
**Located at busy signalized traffic light with great exposure just East of  
Rocky Point/Yaphank-Middle Country Road**

- ❖ Join McDonald's, Subway, NEW Meat Farms, Dollar Tree, T-Mobile, Lemon Tree, Carvel, Davita, Gold's Gym, NYU Medical Office & More!
- ❖ Longwood, Coram & Ridge Schools all nearby with enrollments of over 8,350 students within 5 miles or less.
- ❖ Signalized Intersection w/ Dedicated Turn Lane.
- ❖ Ample Parking, Signage
- ❖ 206' Frontage Middle Country Rd.
- ❖ Over 15,400 Daily Traffic Counts!

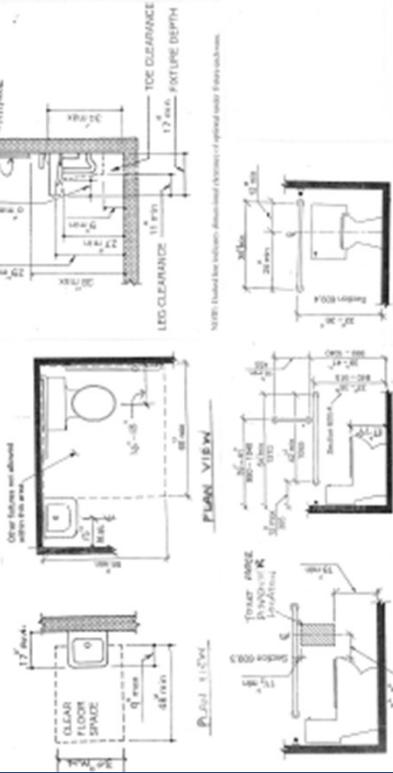


All information is subject to errors, omissions, modification, and withdrawal.

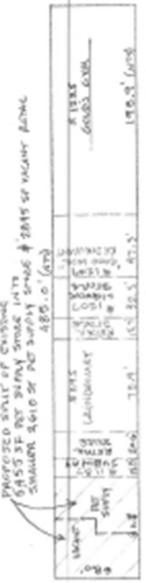
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



## PROPOSED FLOOR PLAN



TOILET ROOM DETAILS (NTS)  
ALL FIXTURES, FIXTURES AND ACCESSORIES MUST CONFORM WITH  
THE REQUIREMENTS OF THE STANDARDS AND REGULATIONS  
OF THE STATE OF NEW YORK.



## BUILDING PLAN

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# Neighboring Tenants

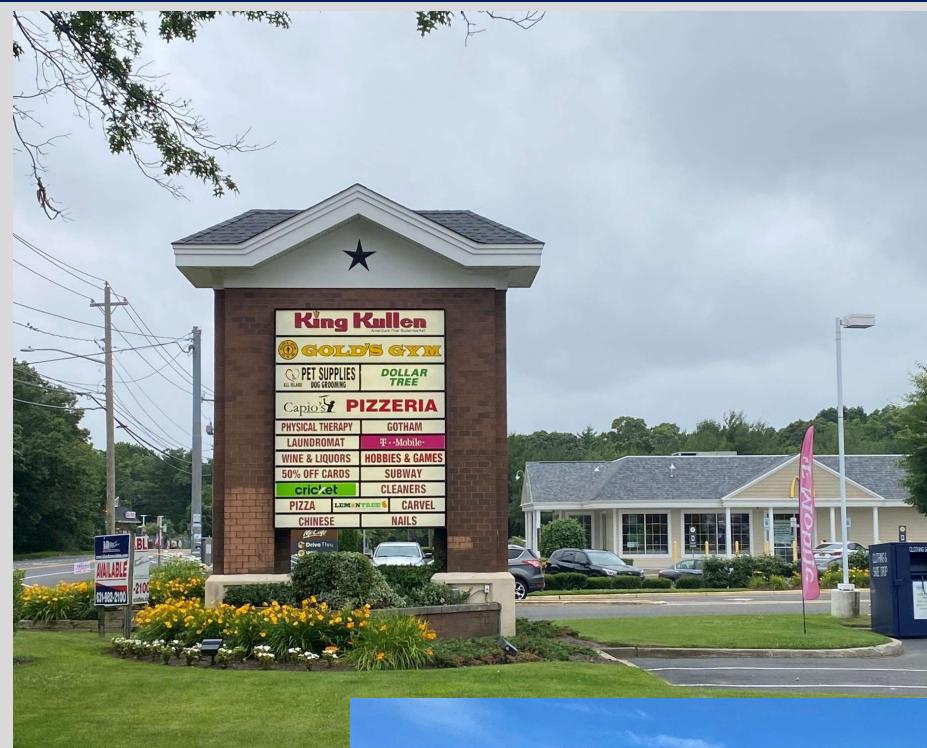
Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,406	26,650	100,004
Average HH Income	\$103,281	\$99,841	\$115,940



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# Center Photos



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