



Island Associates Real Estate Inc.

We create value

Strathmore Commons Shopping Center

2,845 SF End-Cap Available

1245 Middle Country Road

Middle Island, NY



Robert Monahan

Robert@IslandAssociates.com

Robert Raffa

Raffa@IslandAssociates.com

444 Route 111, Suite 1 Smithtown, NY 11787

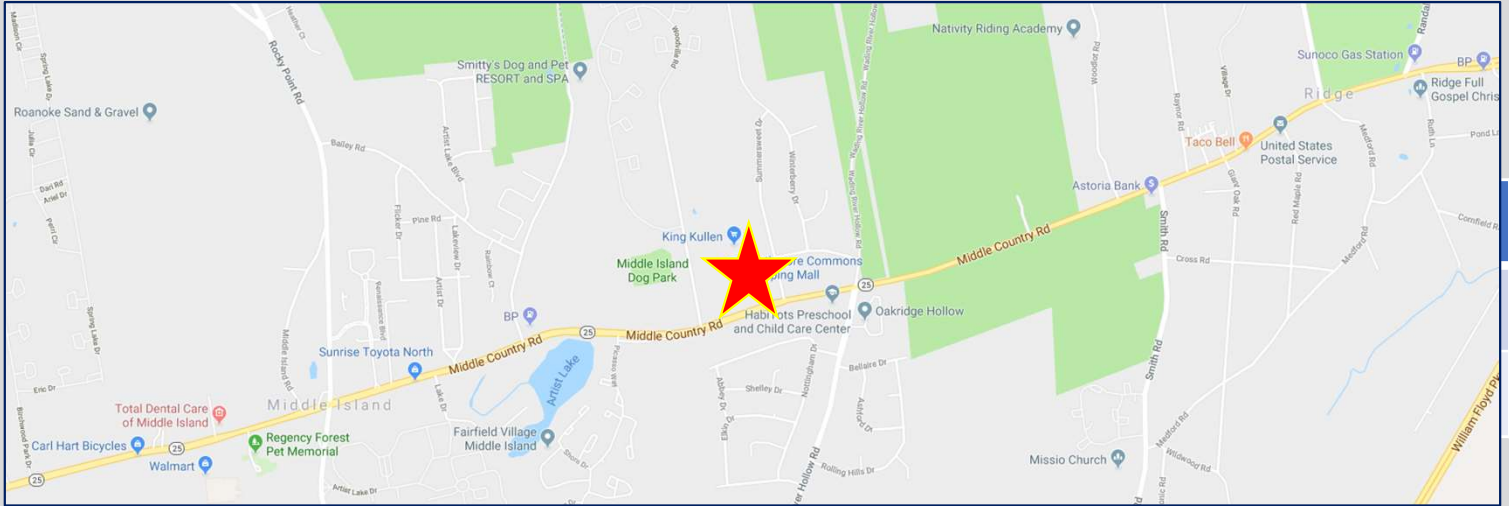
631-982-2100

Property Information

Retail Space Available

2,845 SF End-Cap

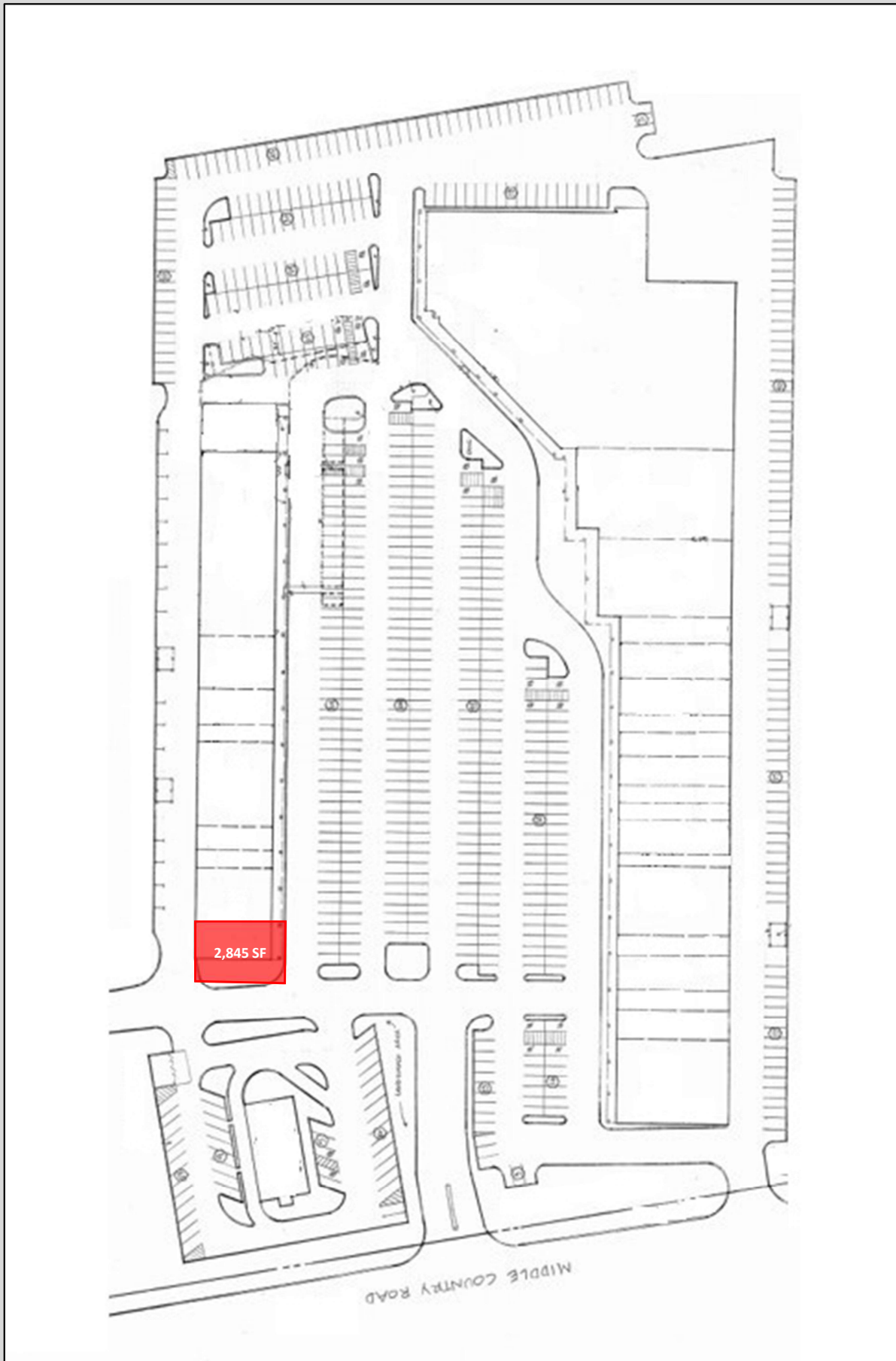
Price: \$28.00 SF/Net (CAM: \$5.82)



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.*



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.

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



*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.*

Center Photos



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.