

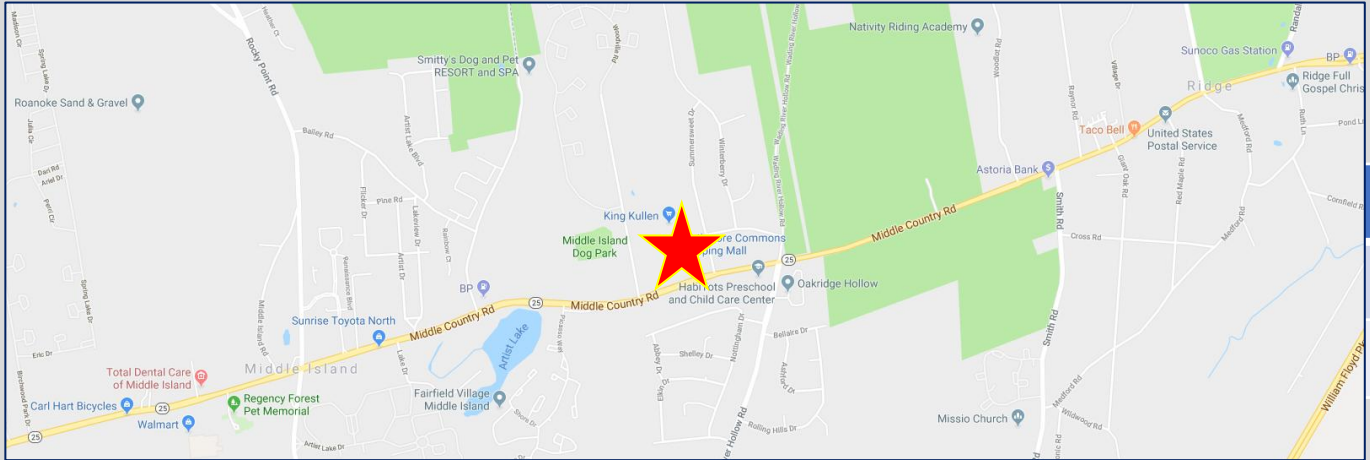


# Property Information

## Retail Space Available

11,800 SF – 1,404 SF Spaces

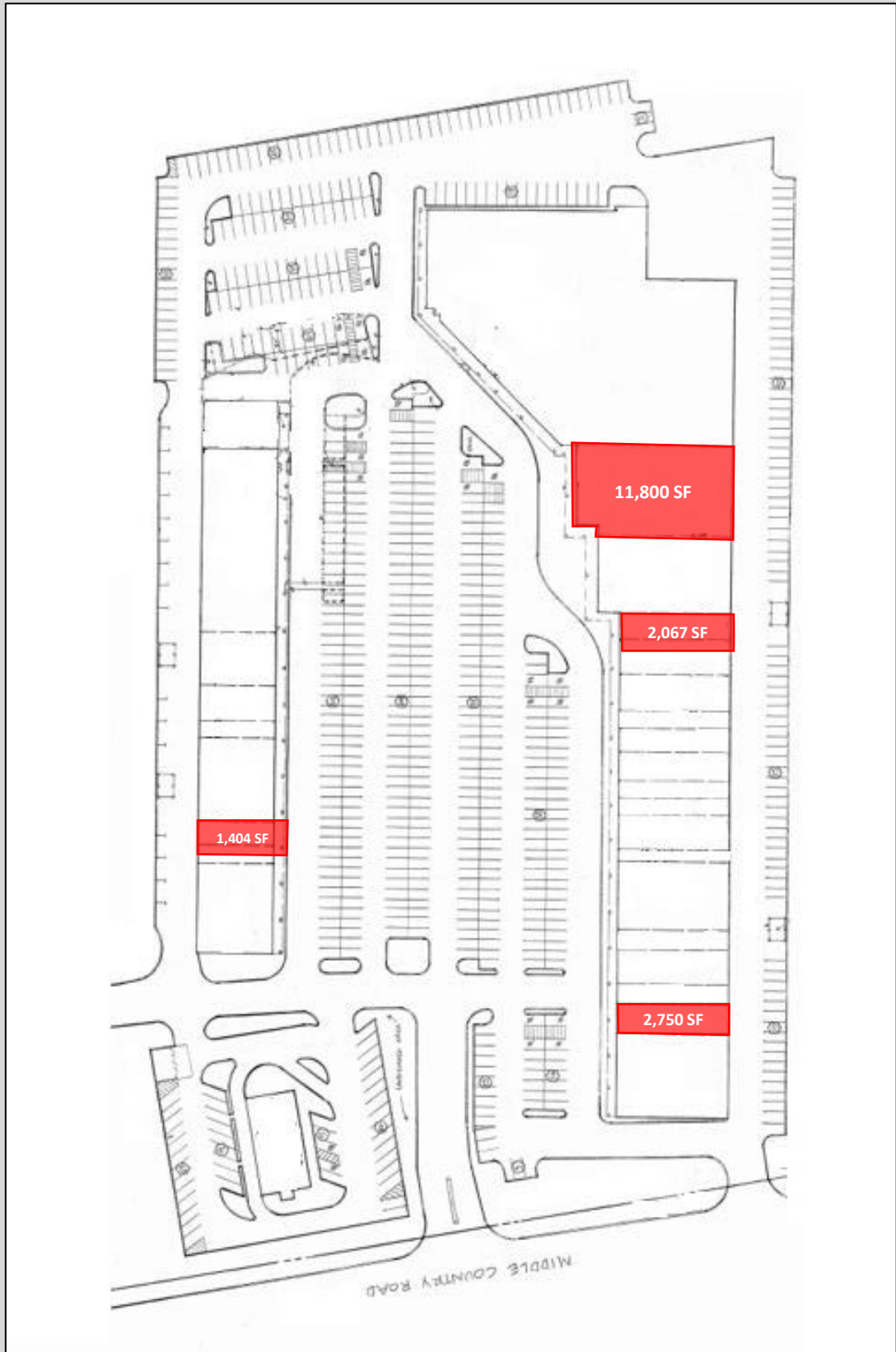
Price: \$22.00 - \$28.00\* SF/NNN (CAM: \$5.82) \*End-Cap Space



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

- ❖ Join McDonald's, Subway, 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. & 100' Frontage just on Endcap space.
  - ❖ Over 15,400 Daily Traffic Counts!

# Units Available



*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	\$105,618	\$104,940	\$123,423



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# Center Photos



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