



Larkfield Rd 16,000 VPD



East Northport Plaza

Citizens Atm
563

**FORMER BANK WITH DRIVE-THRU FOR LEASE
RETAIL / MEDICAL / RESTAURANT**

EXCLUSIVE AGENT:

CARLEY EINBINDER

carley@fdcrealty.com
(631) 234-3200

PROPERTY

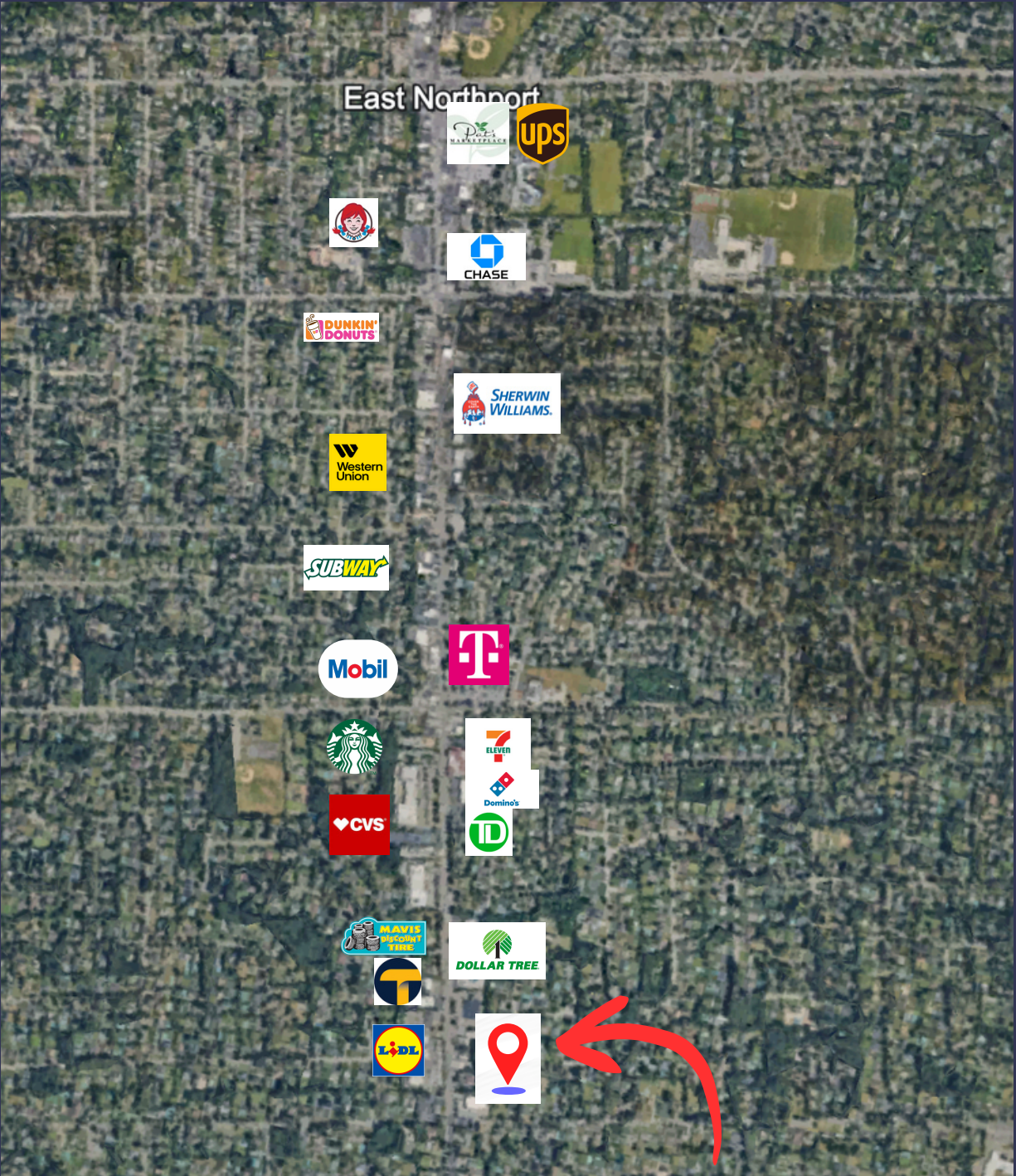
Available Space: **2,500 SF / 0.64 Acres**

Asking Rent: **Upon Request**

Property Tax: **\$21,517**

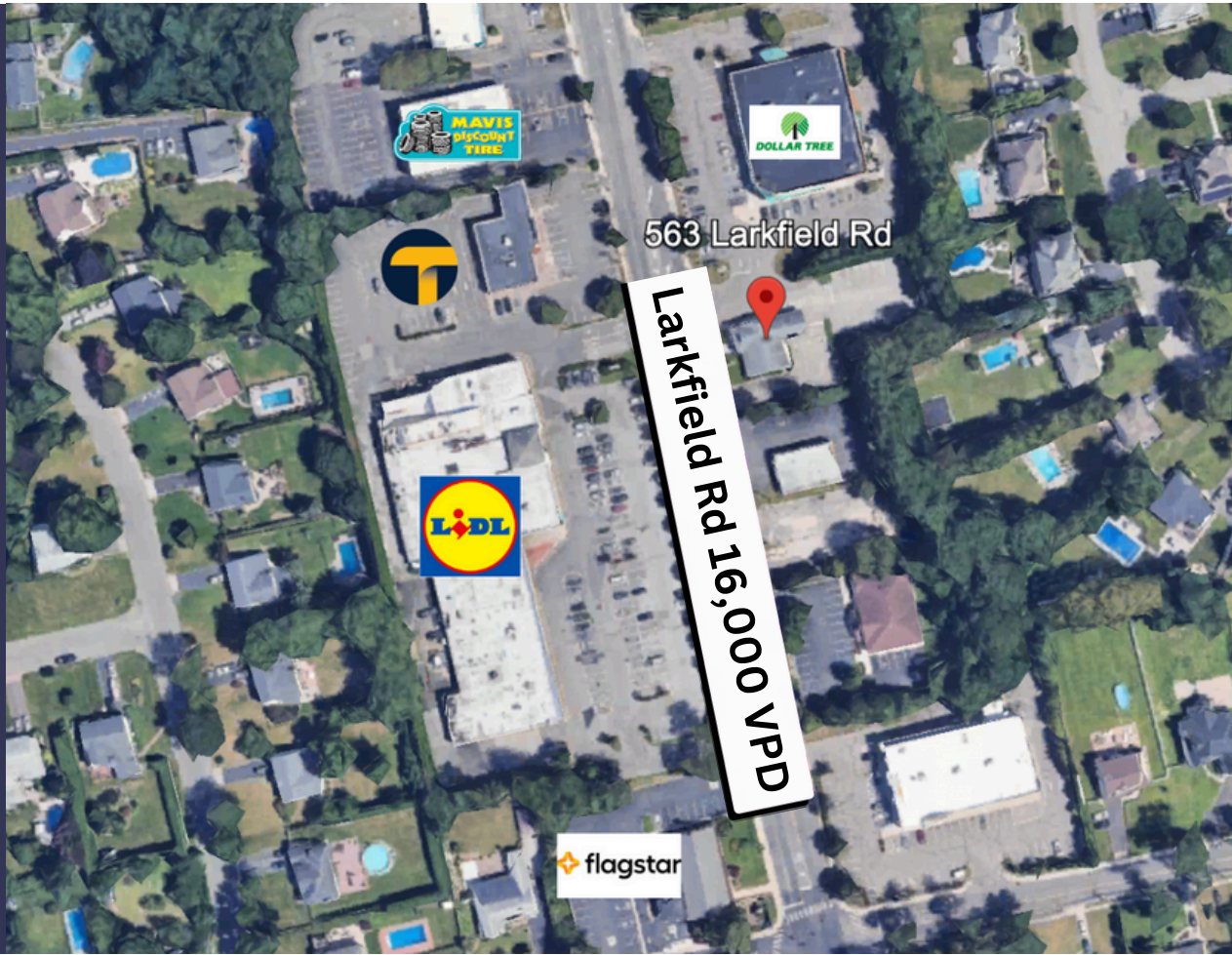
COMMENTS

- Traffic light access and cross easement to the northern parcel, currently occupied by Dollar Tree
- Over 16,000 VPD
- 80,000 people w/ an Average HHI of \$194,100 in 3 miles



AERIAL





1 MILE RADIUS

Population:	10,917	Households:	3,636
Median Income:	\$156,290	Average Income:	\$174,188

3 MILE RADIUS

Population:	75,238	Households:	24,943
Median Income:	\$150,893	Average Income:	\$171,276

5 MILE RADIUS

Population:	176,722	Households:	58,564
Median Income:	\$148,276	Average Income:	\$170,176