

RETAIL, GROUND LEASE OR DEVELOPMENT

LAKE RONKONKOMA, NY

359 PORTION ROAD

LOT SIZE

1.3 Acres (Approximately 56,900 SF)

ASKING RENT

Upon Request

TAXES

\$3,800 Per Annum

FRONTAGE

112 FT

NEIGHBORS

Public Storage, Stop & Shop, Planet Fitness, Regal Cinemas, ShopRite, Giunta's Meat Farms, Retro Fitness, Kohl's, Aldi (Coming Soon), Dollar Tree, AutoZone, CVS, CityMD Urgent Care, Pet Supplies Plus, Mattress Firm, Wells Fargo, Chase, Verizon, Jersey Mike's, Panera Bread, Chipotle, Taco Bell, IHOP, Carvel, Subway, McDonald's, Wendy's, Dunkin'

COMMENTS

Zoning J-2

Flat land ready for development

21,000 Vehicles Per Day

CONTACT EXCLUSIVE AGENTS

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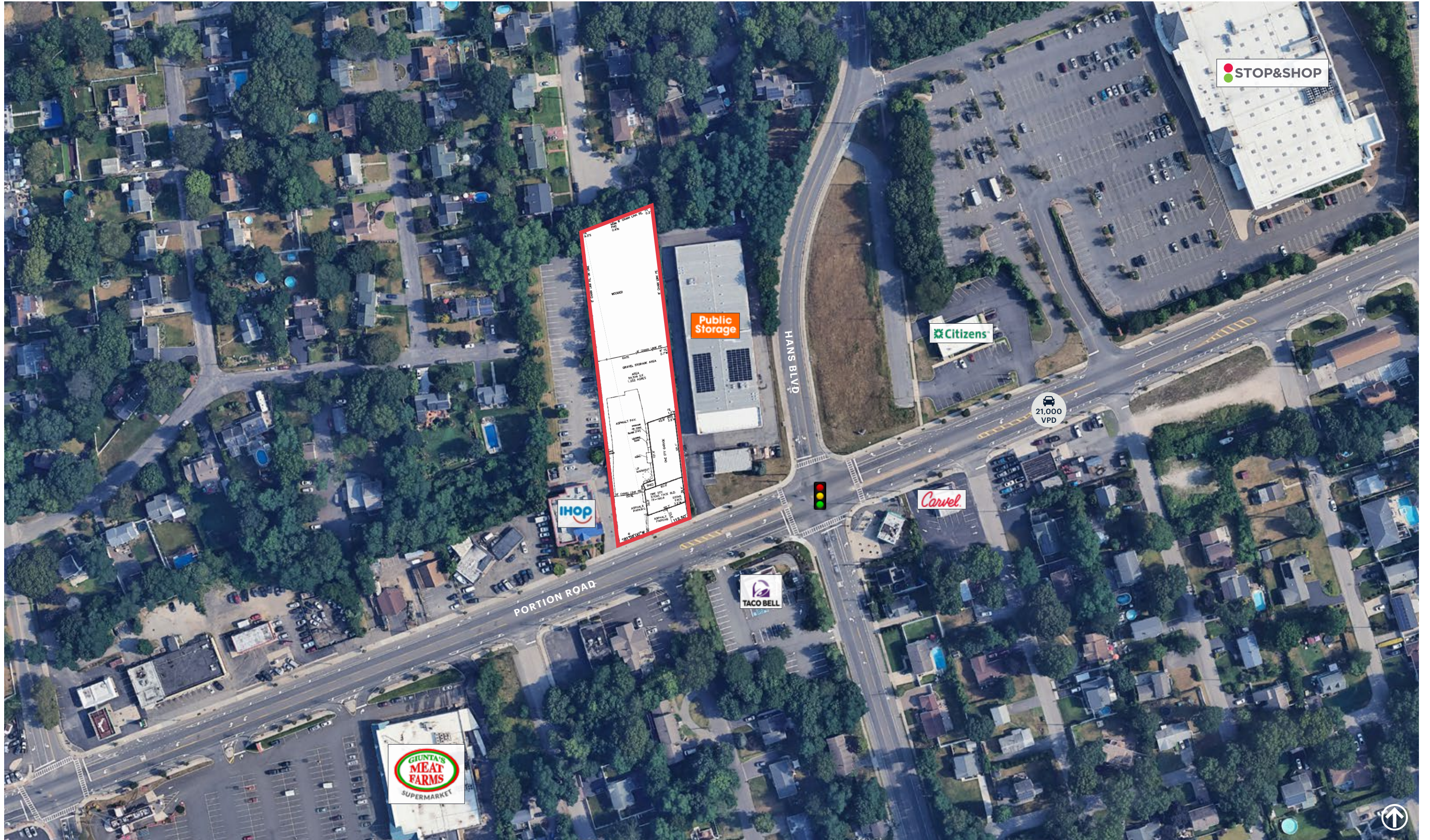
RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

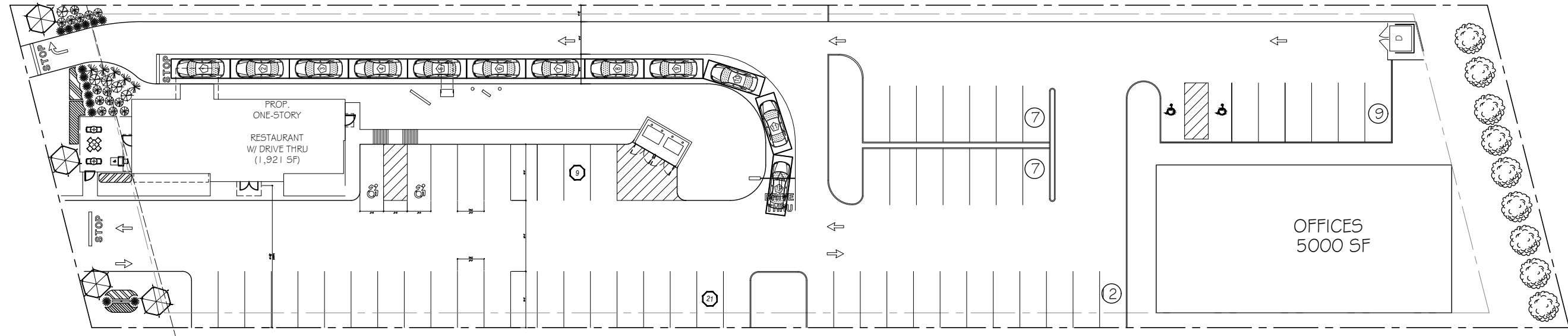
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL

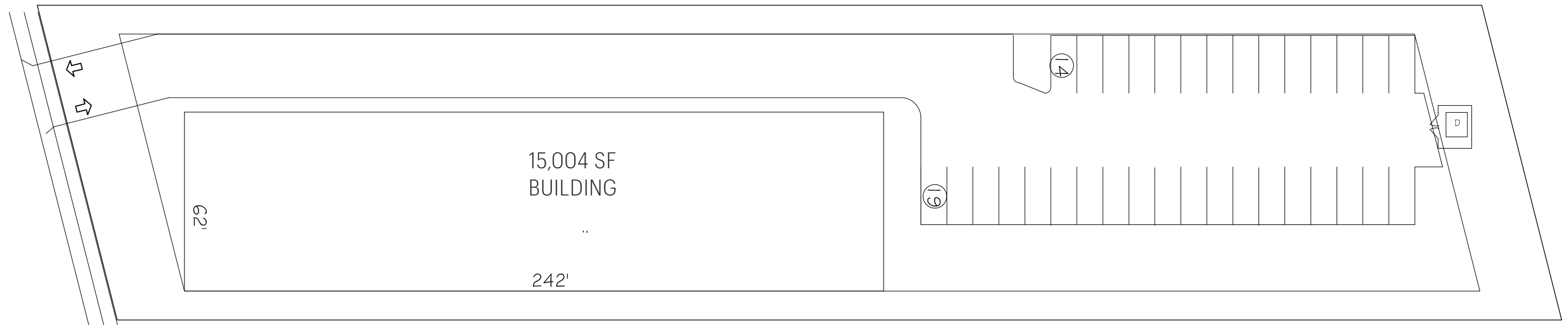


ADDITIONAL SITE PLAN OPTIONS

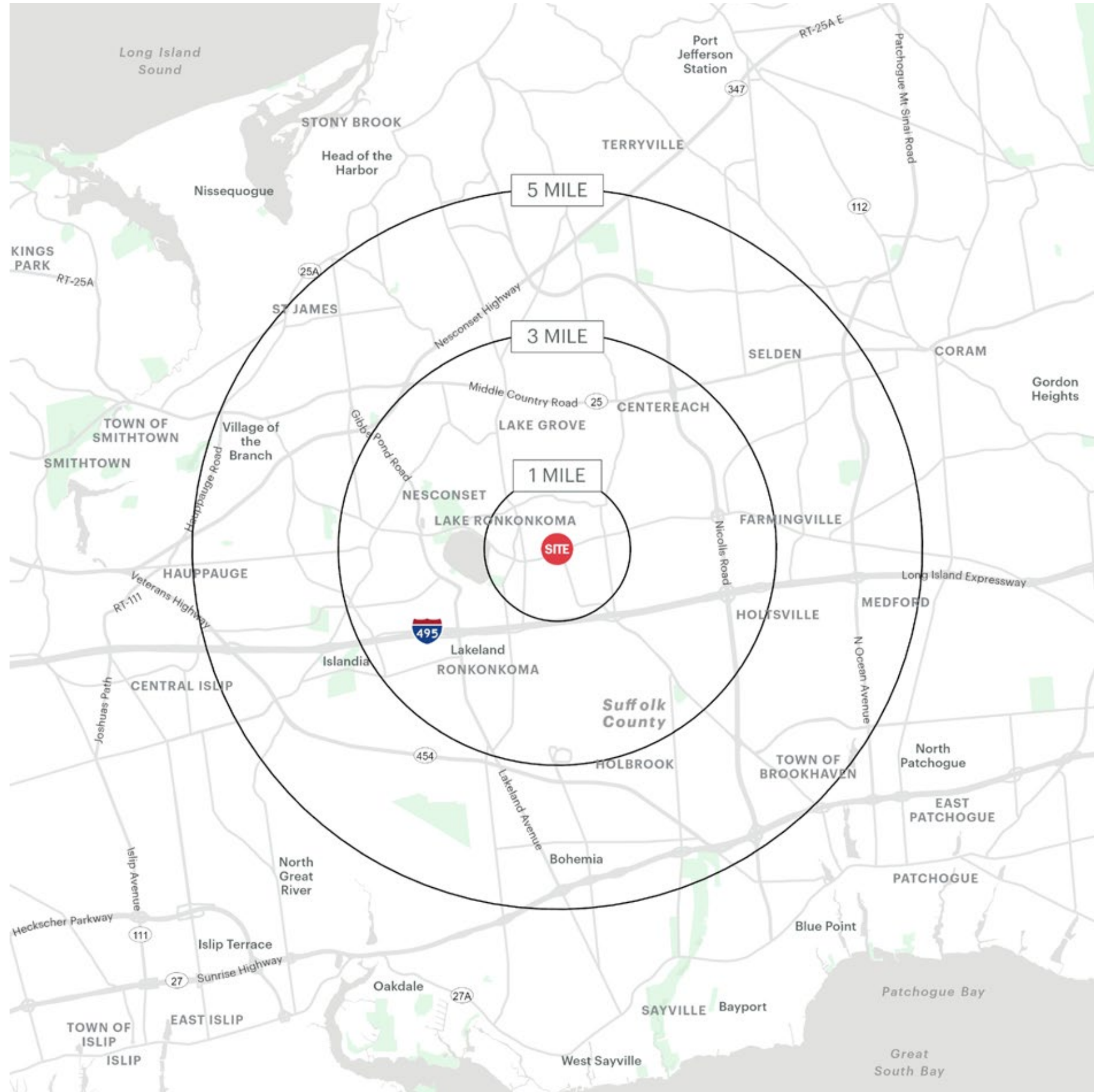
PLAN C - RESTAURANT AND OFFICES



PLAN D - 15,000 SF



AREA DEMOGRAPHICS



359 PORTION ROAD LAKE RONKONKOMA, NEW YORK

1 MILE RADIUS

POPULATION

12,587

HOUSEHOLDS

4,662

AVERAGE HOUSEHOLD INCOME

\$128,441

MEDIAN HOUSEHOLD INCOME

\$99,176

COLLEGE GRADUATES (BACHELOR'S +)

2,258 - 25.0%

TOTAL BUSINESSES

466

TOTAL EMPLOYEES

3,473

DAYTIME POPULATION (W/ 16 YR +)

9,932

3 MILE RADIUS

POPULATION

94,499

HOUSEHOLDS

32,136

AVERAGE HOUSEHOLD INCOME

\$58,792

MEDIAN HOUSEHOLD INCOME

\$123,375

COLLEGE GRADUATES (BACHELOR'S +)

25,681 - 37.0%

TOTAL BUSINESSES

3,296

TOTAL EMPLOYEES

29,649

DAYTIME POPULATION (W/ 16 YR +)

76,367

5 MILE RADIUS

POPULATION

235,623

HOUSEHOLDS

80,790

AVERAGE HOUSEHOLD INCOME

\$162,117

MEDIAN HOUSEHOLD INCOME

\$123,277

COLLEGE GRADUATES (BACHELOR'S +)

67,848 - 40.0 %

TOTAL BUSINESSES

10,746

TOTAL EMPLOYEES

102,681

DAYTIME POPULATION (W/ 16 YR +)

218,033

