



## RETAIL SPACE

# NORTHPORT, NY

NORTH FORT TOWN PLAZA

1015 FORT SALONGA ROAD

### SIZE

1,100 SF - 4,200 SF

### ASKING RENT

Upon Request

### CO-TENANTS

The UPS Store, Front Page Hair Design, Aloha Spa & Nails, Fattusco's Pizzeria, Riese Interior Design

### COMMENTS

Wet Use Spaces Available

Proposed Restaurant Opportunity with 30 Seats

Phase 1 of Shopping Center Improvements which have been completed in 2024:

- New Roof
- Replaced Sidewalks
- Renovated Facade
- Coming Soon: Brand New Signage and Pylon

All Uses Considered

Average Household Incomes of \$190K

+100 car parking lot

15,569 vehicles per day on Route 25A

## CONTACT EXCLUSIVE AGENTS

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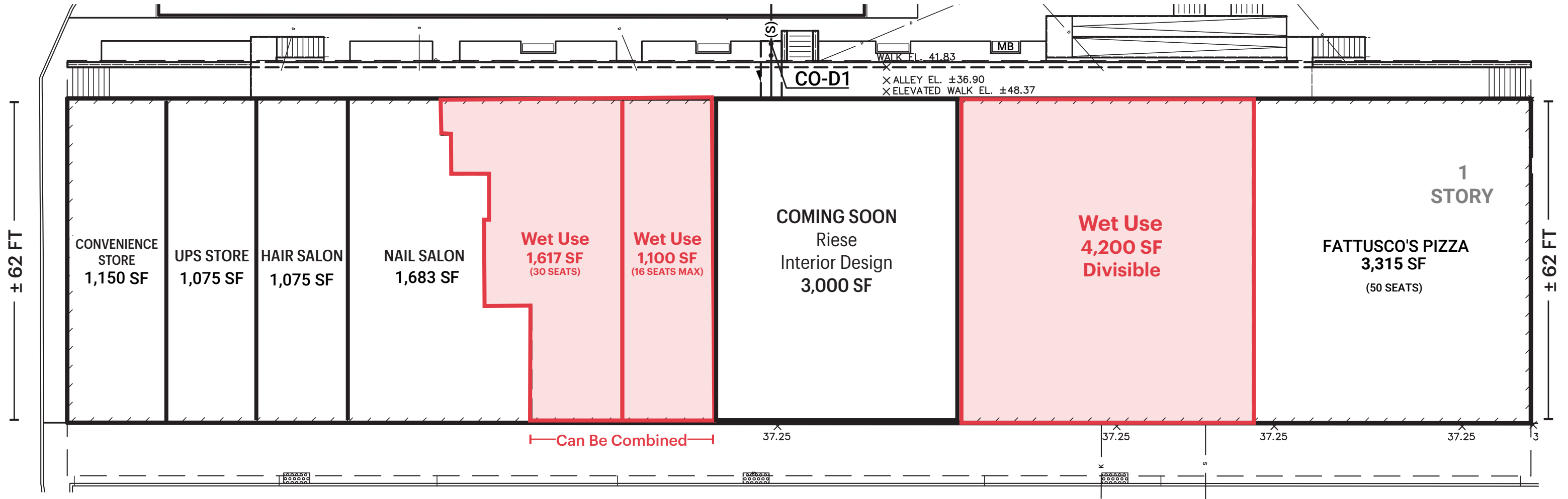
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**CLOSE UP AERIAL**

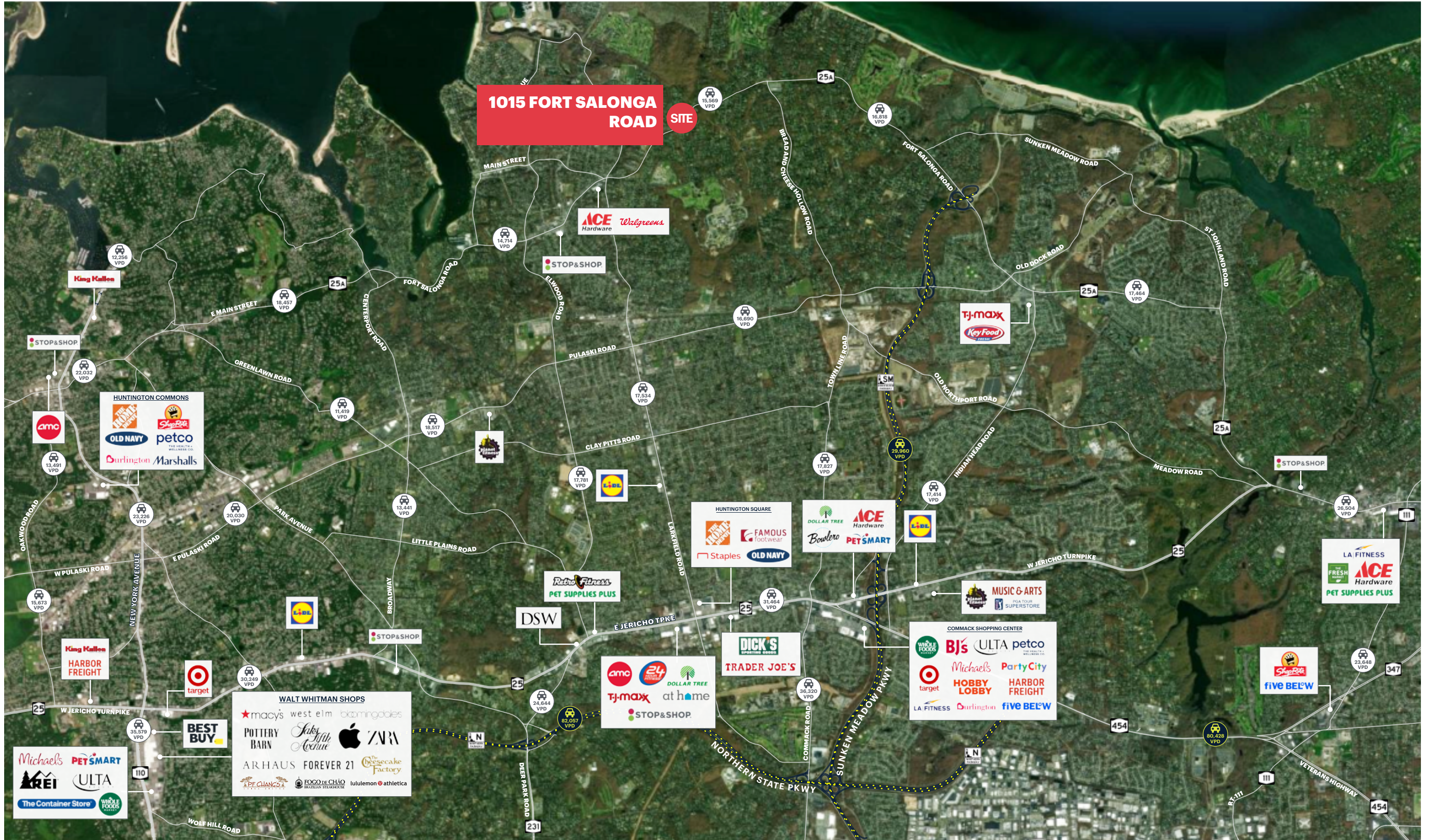


1015 FORT SALONGA ROAD NORTHPORT, NEW YORK

# PROPOSED SITE PLAN INCLUDING NEW WET USE SPACES



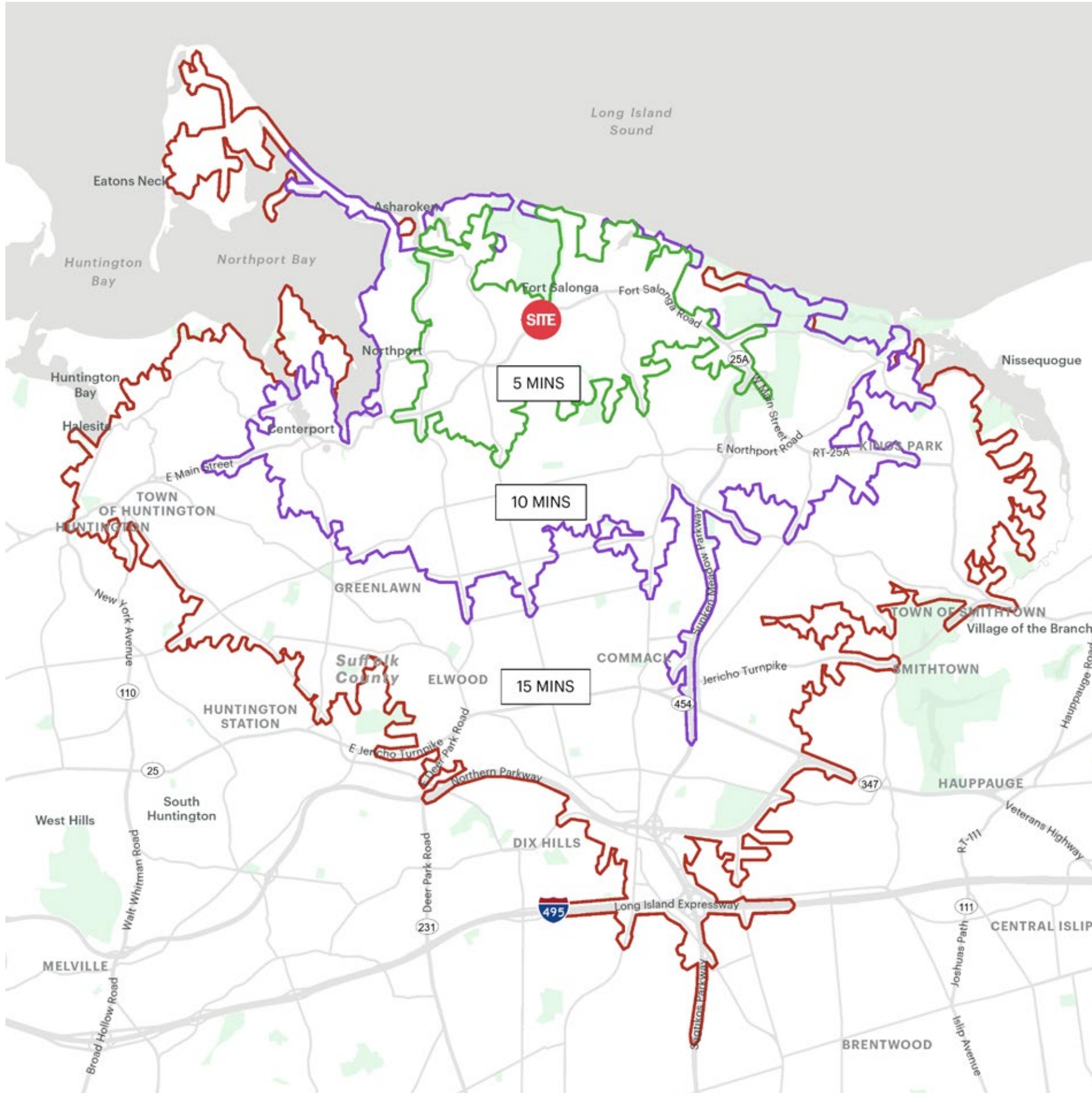
# MARKET AERIAL



**1015 FORT SALONGA ROAD SITE**



# AREA DEMOGRAPHICS



1015 FORT SALONGA ROAD NORTHPORT, NEW YORK

## 5 MINUTE DRIVE TIME

### POPULATION

10,152

### HOUSEHOLDS

3,649

### AVERAGE HOUSEHOLD INCOME

\$190,459

### MEDIAN HOUSEHOLD INCOME

\$143,965

### COLLEGE GRADUATES (BACHELOR'S +)

4,396 - 61.0%

### TOTAL BUSINESSES

428

### TOTAL EMPLOYEES

5,108

### DAYTIME POPULATION (W/ 16 YR +)

10,241

## 10 MINUTE DRIVE TIME

### POPULATION

44,419

### HOUSEHOLDS

16,358

### AVERAGE HOUSEHOLD INCOME

\$190,865

### MEDIAN HOUSEHOLD INCOME

\$141,879

### COLLEGE GRADUATES (BACHELOR'S +)

17,730 - 55.0%

### TOTAL BUSINESSES

1,679

### TOTAL EMPLOYEES

14,040

### DAYTIME POPULATION (W/ 16 YR +)

35,948

## 15 MINUTE DRIVE TIME

### POPULATION

129,342

### HOUSEHOLDS

45,932

### AVERAGE HOUSEHOLD INCOME

\$197,533

### MEDIAN HOUSEHOLD INCOME

\$152,214

### COLLEGE GRADUATES (BACHELOR'S +)

52,851 - 57.0%

### TOTAL BUSINESSES

5,044

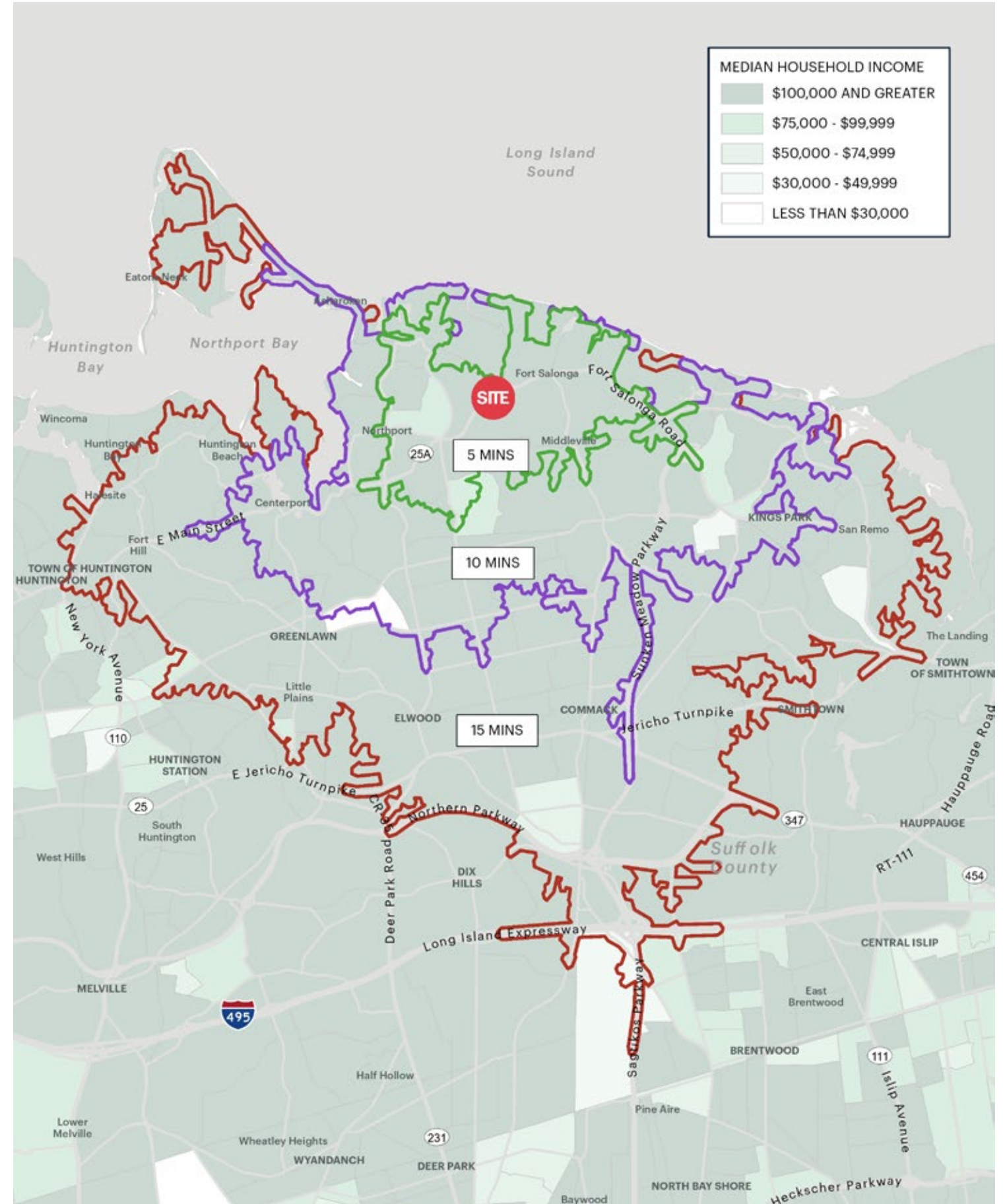
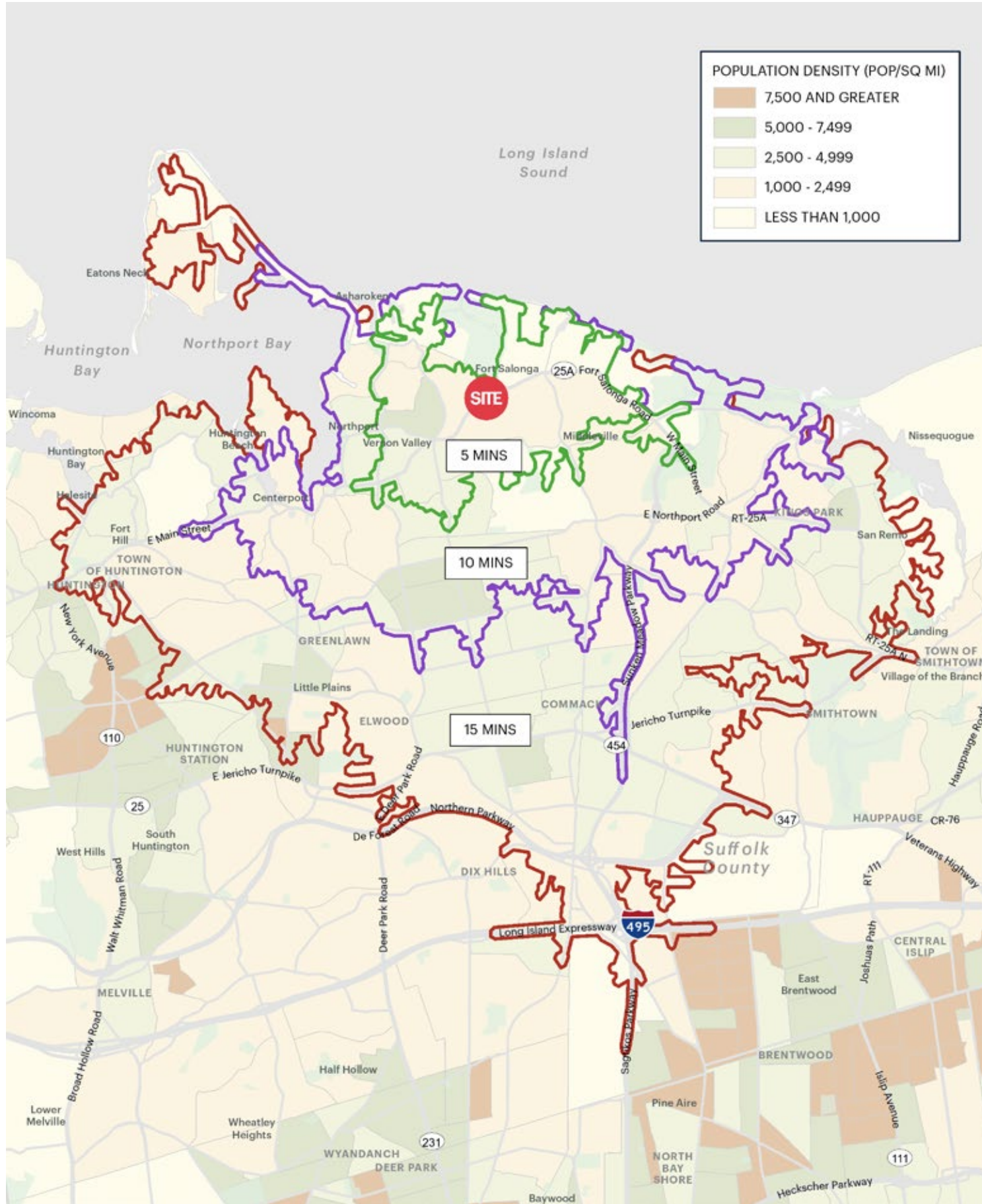
### TOTAL EMPLOYEES

52,181

### DAYTIME POPULATION (W/ 16 YR +)

115,153

# AREA DEMOGRAPHICS



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