

# VACANT LAND FOR SALE

MILL ROAD, RIVERHEAD



## DEVELOPMENT OPPORTUNITY

MARISSA COSENTINO

631-466-2693

SCOUT  
REALTY GROUP



# PROPERTY SPECS

LAND AREA

**25 Acres**

DIMENSIONS

**+/- 925' (Frontage) x 1,143'**

ZONING

**APZ- Town of Riverhead**

TAXES

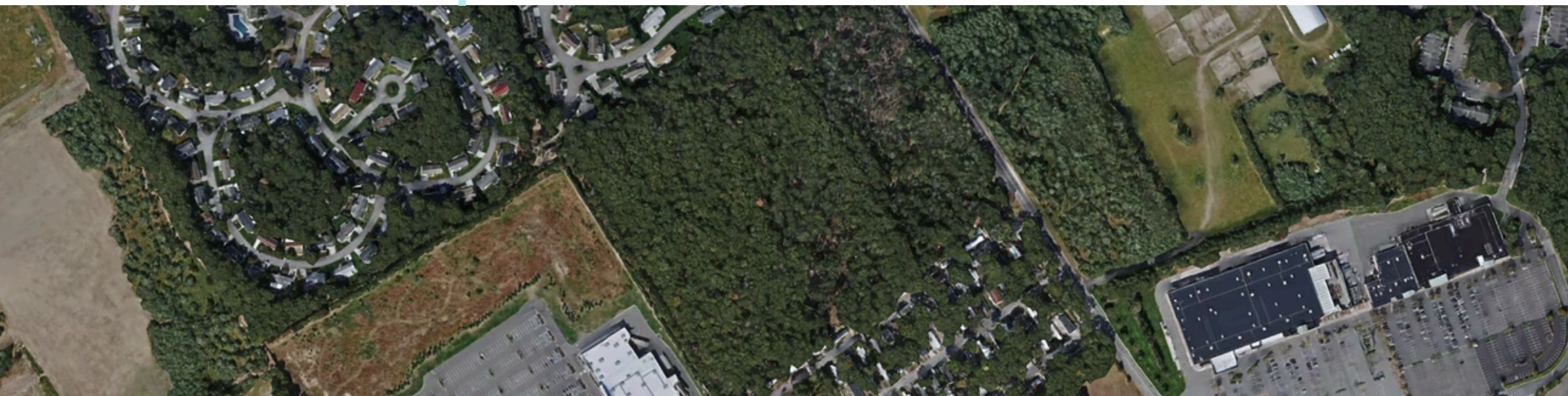
**+/- \$30,008.91**

LOCATION

**West Side of Mill Road**

SANITARY

**Sewer connection abutting property on the West Side**





# CLOSE UP AERIAL

RIVERHEAD LANDING  
SENIOR APARTMENTS

FOXWOOD VILLAGE



SUBJECT  
PROPERTY

MILL ROAD



OLD COUNTRY ROAD



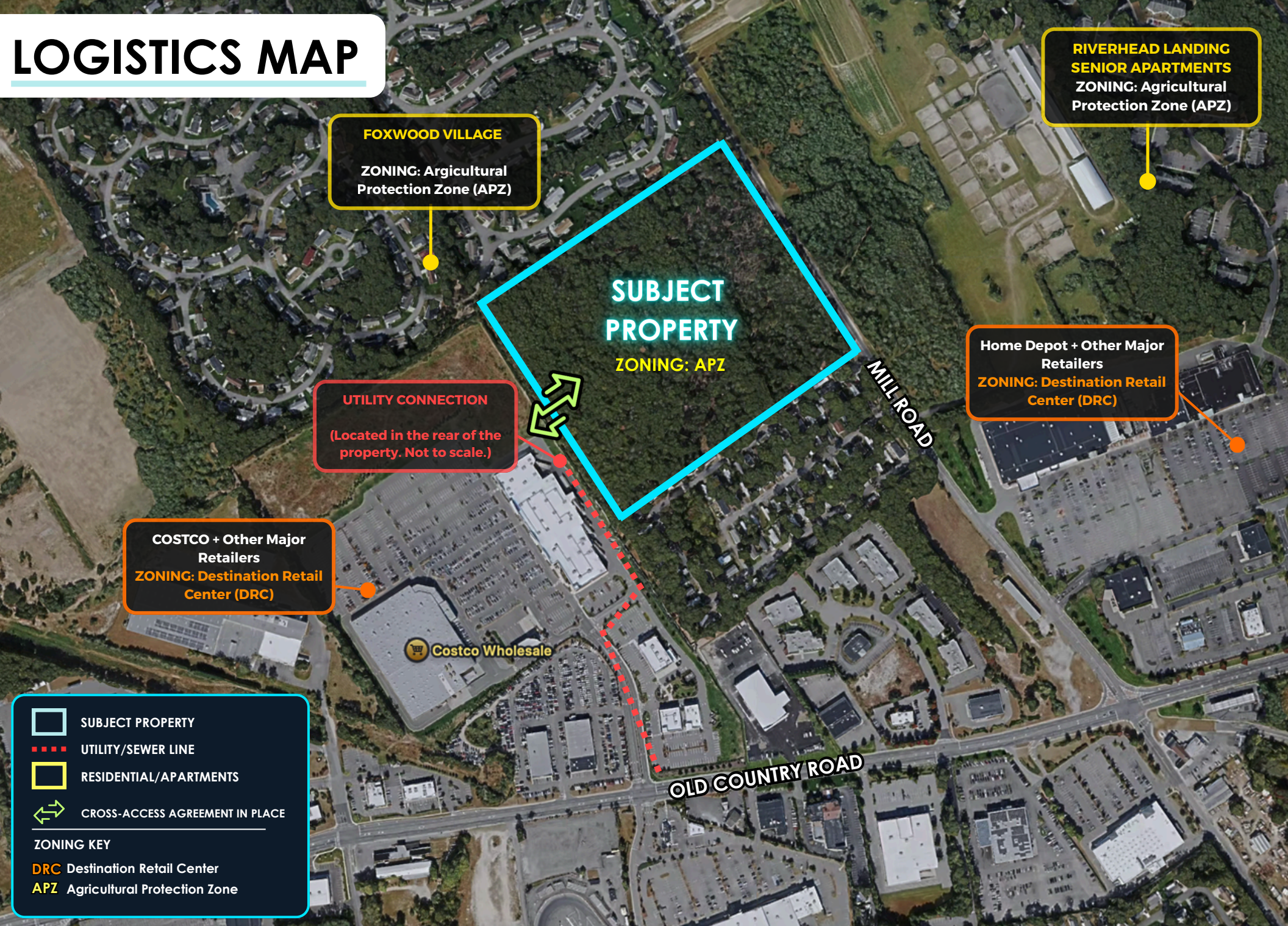
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# LOGISTICS MAP





# DEVELOPMENT POTENTIAL

## A RARE OPPORTUNITY TO CREATE A LANDMARK DEVELOPMENT

This property presents a unique opportunity for developers, investors, and end users seeking a strategically positioned site with exceptional long-term upside. Its prominent location, strong surrounding demographics, and flexible development possibilities make it an ideal candidate for a transformative project that can capitalize on continued growth throughout the surrounding market.

## POTENTIAL USES

Subject to municipal approvals and zoning

Mixed-Use Development

Retail Center

Residential Redevelopment

Flex / Industrial

Medical & Professional  
Offices

Multi-Tenant Commercial

Senior Housing

Hospitality Development



### Why Developers Are Looking at Riverhead

- Rapid residential growth creating new demand
- Expanding retail and commercial investment
- Strong regional traffic counts and visibility
- Close proximity to Costco, Tanger Outlets, Walmart, Home Depot, and other national retailers
- Excellent access to major transportation routes serving both the North and South Forks
- Limited availability of large, developable commercial land with infrastructure nearby

## UNLOCK THE POTENTIAL

This +/- 25-acre property presents a rare opportunity to develop in one of Long Island's fastest-growing commercial corridors. With sewer access available and a strategic location near major retailers, residential communities, and regional roadways, the site offers exceptional flexibility for a variety of development concepts.

Development Potential Should Be Independently Verified Prospective purchasers are encouraged to conduct their own due diligence regarding zoning, permitted uses, density, environmental conditions, utilities, and municipal approvals. All concepts shown are for illustrative purposes only and are subject to applicable governmental approvals.



# WHY RIVERHEAD?

## LONG ISLAND'S EAST END COMMERCIAL HUB

Riverhead serves as the retail, commercial, healthcare, and tourism center for Long Island's East End, drawing shoppers, businesses, and visitors from throughout Suffolk County, the North Fork, the South Fork, and the Hamptons.



### A DOMINANT RETAIL TRADE AREA

Riverhead's Route 58 corridor is home to dozens of national retailers and destination shopping centers, including:

- Costco
  - Walmart
  - Target
  - Home Depot
  - Lowe's
  - Best Buy
  - BJ's Wholesale Club
  - Dick's Sporting Goods
  - PetSmart
  - Marshalls
  - HomeGoods
  - TJ Maxx
  - Ulta Beauty
  - Michaels
  - Hobby Lobby
  - Aldi
  - Stop & Shop
  - Lidl
  - Panera Bread
  - Chick-fil-A
  - Starbucks
  - Buffalo Wild Wings
  - Applebee's
  - Texas Roadhouse
  - LongHorn Steakhouse
  - Chipotle
  - Five Below
  - Burlington
- ...and more!



Plus Tanger Outlets Riverhead, which features more than **100** nationally recognized brands and attracts approximately **3.4 million** visitors annually.



### REGIONAL SHOPPING DESTINATION

Riverhead is one of Long Island's premier retail destinations, serving the North Fork, South Fork, the Hamptons, Shelter Island, Eastern Suffolk County, year-round residents, and millions of seasonal visitors.



### STRONG COMMERCIAL MOMENTUM

Riverhead continues to attract significant private investment, with major national retailers expanding their presence in the market. Walmart has announced plans to convert its Riverhead location into a larger Supercenter, highlighting continued confidence in the area's long-term growth.



### STRATEGIC TRANSPORTATION ACCESS

- ✓ Minutes to the Long Island Expressway (I-495)
- ✓ Route 58 Commercial Corridor
- ✓ Gateway to the North Fork & Hamptons
- ✓ High daily traffic volumes
- ✓ Regional workforce access

## FAST FACTS



**100+**  
OUTLET STORES  
at Tanger Outlets  
Riverhead



**3.4 MILLION**  
ANNUAL VISITS  
to Tanger Outlets  
Riverhead



**25+**  
NATIONAL RETAILERS  
concentrated along the Route 58  
corridor, creating one of Long  
Island's largest retail hubs



**GATEWAY**  
TO THE NORTH FORK  
& HAMPTONS



**SEWER ACCESS**  
MUNICIPAL SEWER  
INFRASTRUCTURE AVAILABLE,  
supporting future commercial  
development



**GROWING MARKET**  
One of Suffolk County's  
fastest growing commercial  
corridors

## DEVELOPMENT ADVANTAGES

- ✓ Large commercial parcel (±25 Acres)
- ✓ Municipal sewer infrastructure
- ✓ Strong consumer demographics
- ✓ Flexible development opportunities
- ✓ Established retail ecosystem
- ✓ Continued residential growth throughout Eastern Long Island



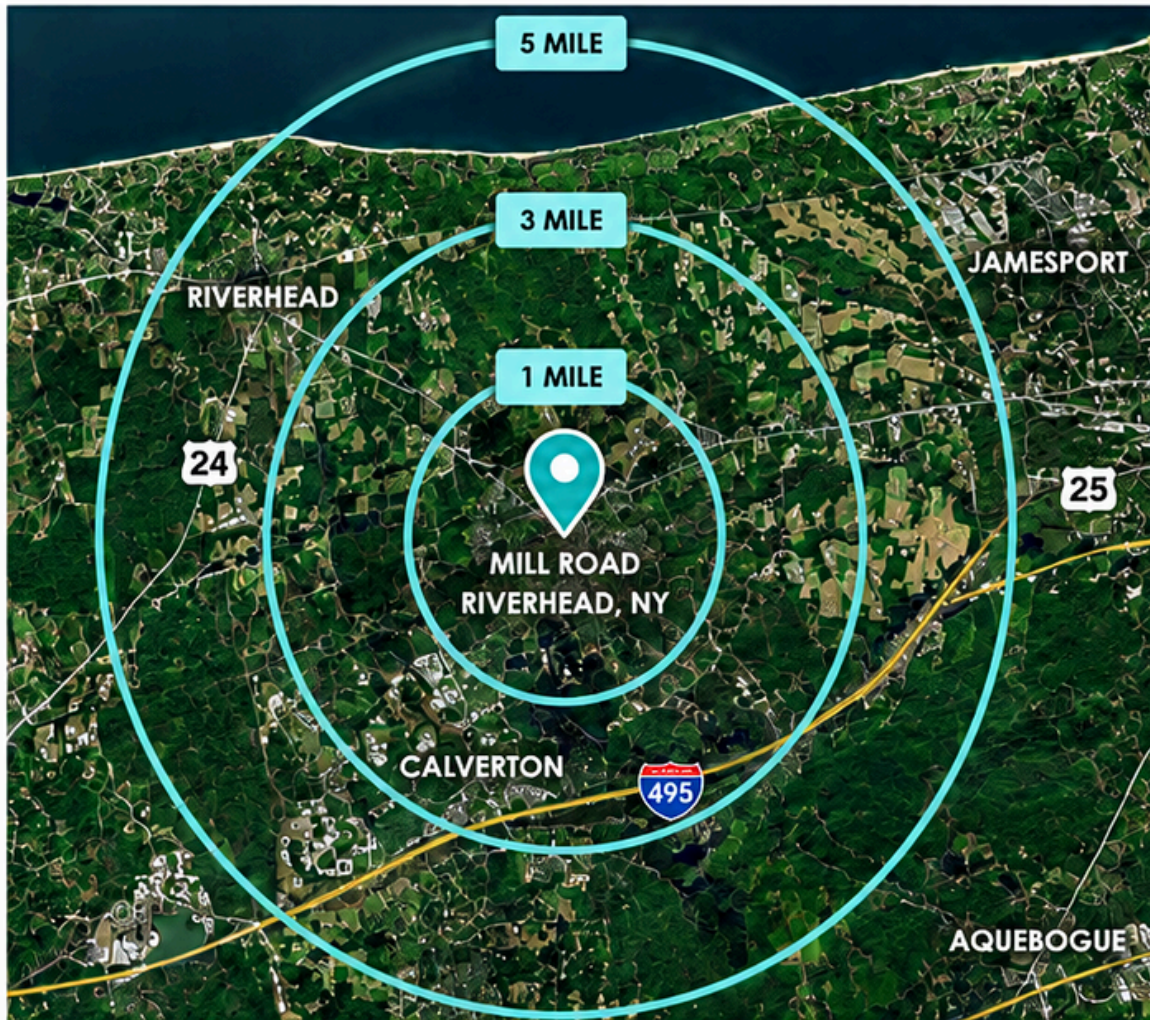
LARGE COMMERCIAL PARCELS WITH INFRASTRUCTURE ACCESS ARE BECOMING INCREASINGLY SCARCE THROUGHOUT SUFFOLK COUNTY. THIS PROPERTY PROVIDES THE SCALE AND FLEXIBILITY TO CREATE A SIGNATURE DEVELOPMENT IN ONE OF THE EAST END'S FASTEST-GROWING MARKETS.





# DEMOGRAPHICS

**MILL ROAD** | RIVERHEAD, NY  
40.929823, -72.703082



|            |                          |           |
|------------|--------------------------|-----------|
| <br>1 MILE | Population               | 1,355     |
|            | Total Households         | 548       |
|            | Average Household Income | \$113,967 |
|            | Median Household Income  | \$92,722  |
|            | Median Age               | 40.6      |
| <br>3 MILE | Population               | 20,350    |
|            | Total Households         | 7,433     |
|            | Average Household Income | \$111,002 |
|            | Median Household Income  | \$85,832  |
|            | Daytime Population       | 12,028    |
|            | Median Age               | 41.2      |
| <br>5 MILE | Population               | 59,981    |
|            | Total Households         | 21,869    |
|            | Average Household Income | \$115,269 |
|            | Median Household Income  | \$90,990  |
|            | Daytime Population       | 29,854    |
|            | Total Consumer Spending  | \$1.12B+  |
|            | Median Age               | 42.3      |

**POPULATION**  
5 Mile Population  
**59,981**

**HOUSEHOLDS**  
5 Mile Households  
**21,869**

**INCOME**  
5 Mile Average  
HH Income  
**\$115,269**

**EDUCATION**  
**45%+**  
of Residents Hold a  
Bachelor's Degree  
or Higher

**TRAFFIC COUNT**  
Mill Road:  
**8,200**  
VPD (2022)

**EMPLOYMENT**  
5 Mile Daytime  
Population  
**29,854**

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# PROPERTY SURVEY



SURVEY OF PROPERTY  
SITUATE  
RIVERHEAD  
TOWN OF RIVERHEAD  
SUFFOLK COUNTY, NEW YORK  
S.C. TAX No. 600-101-01-03  
600-101-01-08  
600-119-01-06  
SCALE 1"= 100'  
JANUARY 24, 2000  
JANUARY 26, 2004 UPDATE SURVEY

| AREA DATA                  |                                    |
|----------------------------|------------------------------------|
| S.C. TAX No. 600-101-01-03 | 1,742,411.34 sq. ft.<br>40,000 ac. |
| S.C. TAX No. 600-101-01-08 | 1,090,088.82 sq. ft.<br>25,024 ac. |
| S.C. TAX No. 600-119-01-06 | 67,500.00 sq. ft.<br>1,500 ac.     |
| TOTAL                      | 2,899,978.16 sq. ft.<br>66,574 ac. |

CERTIFIED TO:  
CHICAGO TITLE INSURANCE CO.  
BANK OF SMITHTOWN  
RTE. 58 RIVERHEAD, LLC





# Marissa Cosentino

## Real Estate Broker/Owner

SCOUT REALTY GROUP

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