



## RETAIL SPACE

# CENTEREACH, NY

## NEW VILLAGE PLAZA OF CENTEREACH

1707 MIDDLE COUNTRY ROAD

### SIZE

1,238 SF - 21,000 SF (Build to Suit)

### ASKING RENT

Upon Request

### SIGNED CO-TENANTS

Arby's, Wing Stop, Brownstones, AT&T, Pro-Health, Cabo Fresh, Voodoo Crab

### NEIGHBORS

*Centereach Mall:* Walmart, Big Lots, Modell's, Joann, Planet Fitness, Party City

*Centereach Commons:* Staples, Payless, Dollar Tree, Leslie Pool Supplies, Walgreens, CVS, McDonald's, Auto Zone, LA Fitness, Harbor Freight Tools, Buffalo Wild Wings

### COMMENTS

Brand new construction

Traffic light access

625 feet of frontage with 44,000 vehicles per day

Property is adjacent to Suffolk County Road 97 (Nicolls Road) with 57,000 vehicles per day

±500 parking spaces

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](http://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.



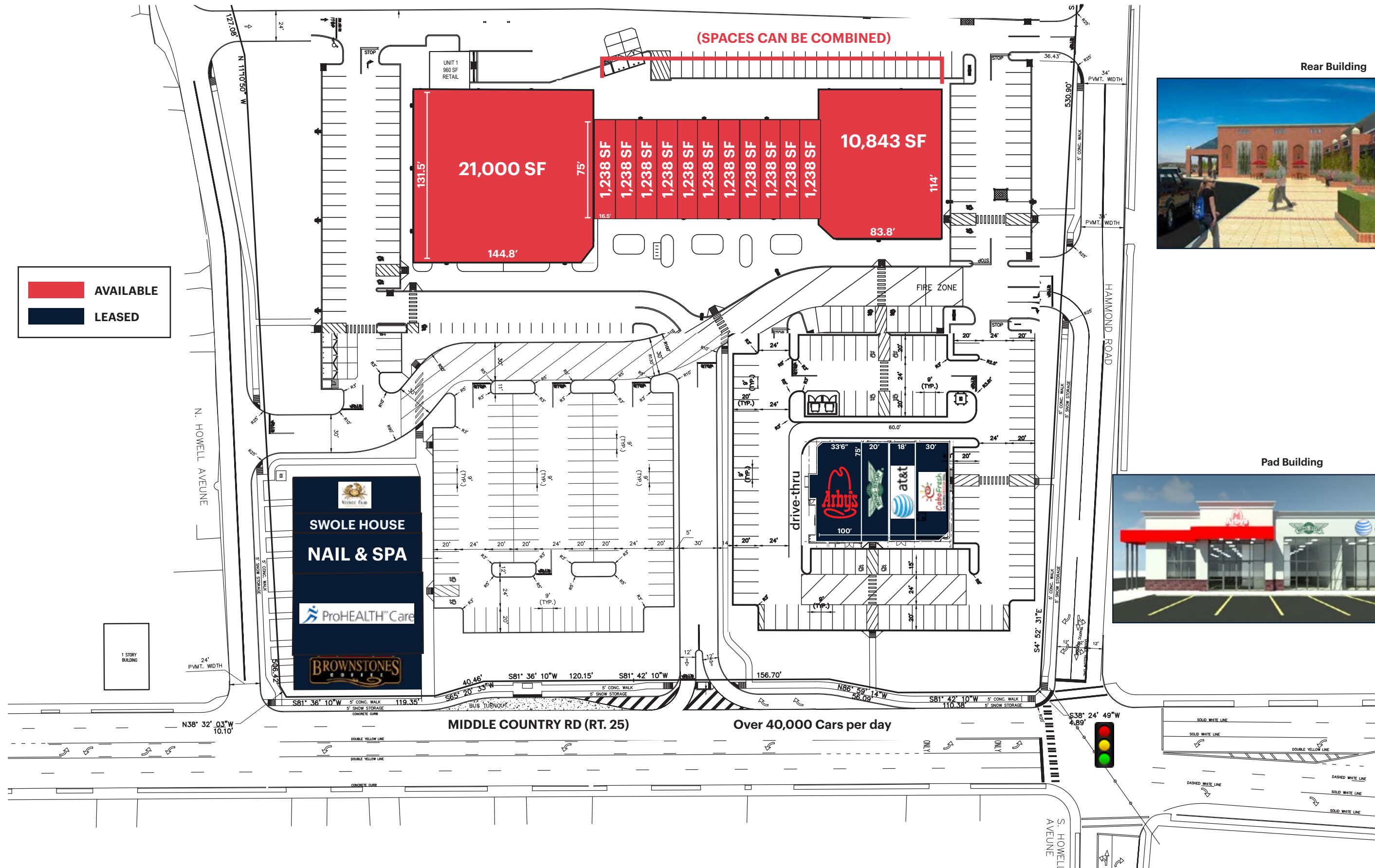
**AERIAL**



NEW VILLAGE PLAZA OF CENTEREACH CENTEREACH, NY

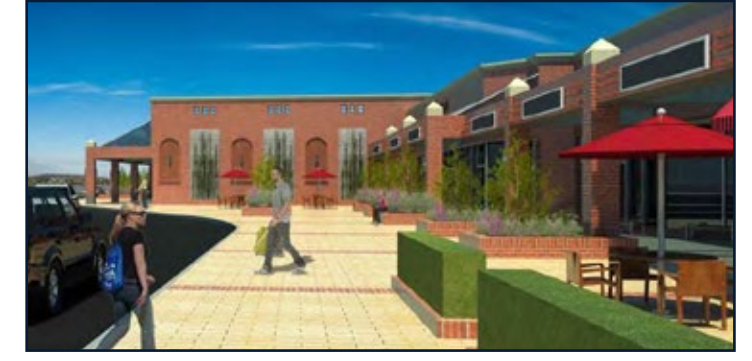
# SITE PLAN

## GROUND FLOOR



(SPACES CAN BE COMBINED)

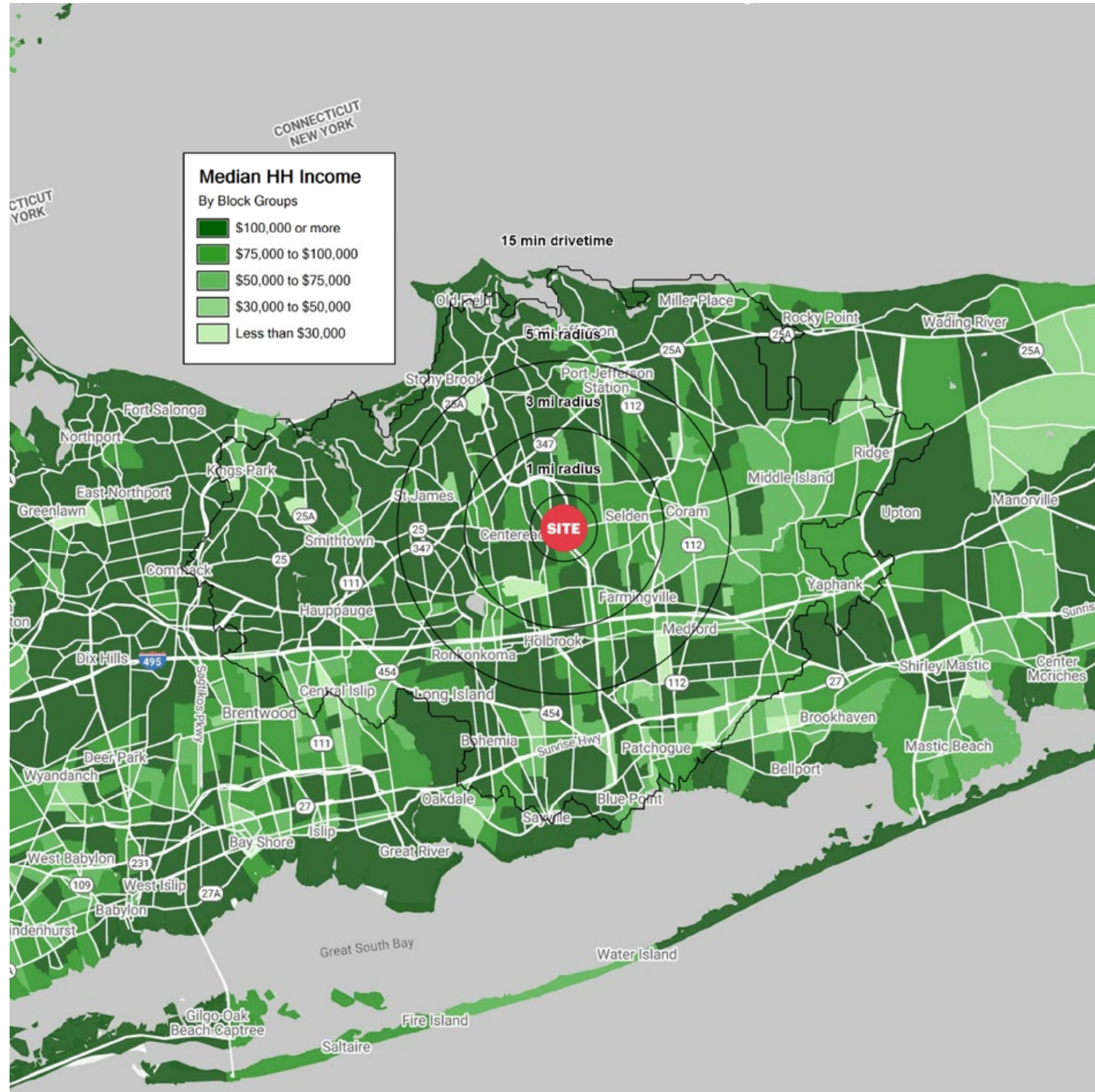
Rear Building



Pad Building



# AREA DEMOGRAPHICS



NEW VILLAGE PLAZA OF CENTEREACH CENTEREACH, NY

## 1 MILE RADIUS

### POPULATION

11,136

### HOUSEHOLDS

3,536

### MEDIAN HOUSEHOLD INCOME

\$105,010

### AVERAGE HOUSEHOLD INCOME

\$123,716

### COLLEGE GRADUATES (Bachelor's +)

2,242 - 29.6%

### TOTAL BUSINESSES

451

### TOTAL EMPLOYEES

3,646

### DAYTIME POPULATION (w/ 16 yr +)

6,661

## 3 MILE RADIUS

### POPULATION

105,520

### HOUSEHOLDS

35,827

### MEDIAN HOUSEHOLD INCOME

\$101,741

### AVERAGE HOUSEHOLD INCOME

\$123,893

### COLLEGE GRADUATES (Bachelor's +)

23,674 - 32.5%

### TOTAL BUSINESSES

3,308

### TOTAL EMPLOYEES

26,994

### DAYTIME POPULATION (w/ 16 yr +)

58,382

## 5 MILE RADIUS

### POPULATION

256,825

### HOUSEHOLDS

86,706

### MEDIAN HOUSEHOLD INCOME

\$102,930

### AVERAGE HOUSEHOLD INCOME

\$126,477

### COLLEGE GRADUATES (Bachelor's +)

62,564 - 35.7%

### TOTAL BUSINESSES

9,491

### TOTAL EMPLOYEES

114,658

### DAYTIME POPULATION (w/ 16 yr +)

194,836

## 15 MINUTE DRIVE TIME

### POPULATION

567,010

### HOUSEHOLDS

196,125

### MEDIAN HOUSEHOLD INCOME

\$102,875

### AVERAGE HOUSEHOLD INCOME

\$126,477

### COLLEGE GRADUATES (Bachelor's +)

145,094 - 36.9%

### TOTAL BUSINESSES

26,791

### TOTAL EMPLOYEES

290,492

### DAYTIME POPULATION (w/ 16 yr +)

465,813