

CORAM PLAZA

NEW OWNERSHIP. NEW VISION. REAL IMPROVEMENTS



RETAIL SPACE FOR LEASE

264 Middle Country Road, Coram, NY 11727



AVGI

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- Located with direct frontage on Middle Country Road (NY-25), a primary retail corridor in Suffolk County.
 - Strong visibility with signalized intersections and proximity to Route 112
- Highlighted tenants include Crunch Fitness (new), Family Dollar, Firestone, Advance Auto Parts, Dunkin', Taco Bell, Subway, MetroPCS, Rainbow, and Rent-A-Center (shadow-anchored by Home Depot)

PROPERTY DETAILS

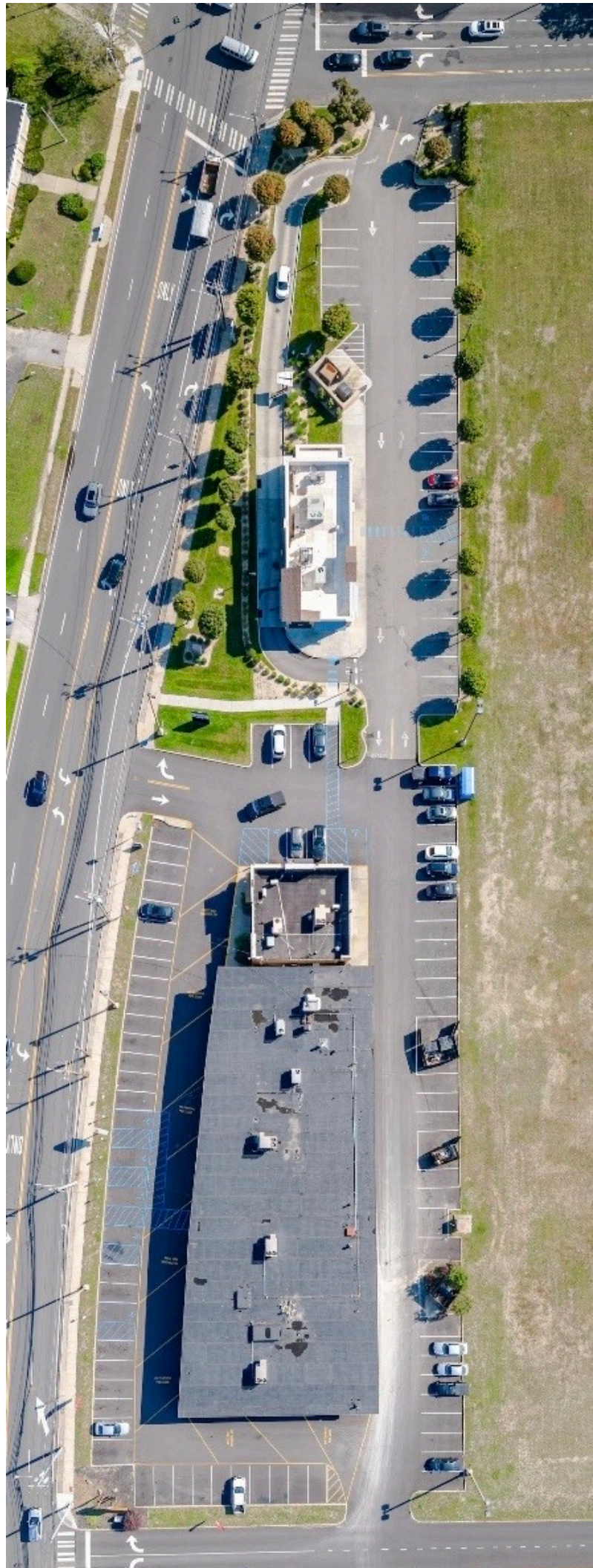
Total Retail Available	51,710 sq. ft.
Available in-line space	20,516 SQ. FT.
Available Anchor, Box	46,000 SQ. FT.
Maximum Contiguous	46,000 SF
Minimum Divisible	1,099 SF
Lease Rate	TBD
2026 NNN Est.	<ul style="list-style-type: none">• Taxes: \$4.75 PSF• Insurance: \$1.50 PSF• CAM: \$1.75 PSF

TRAFFIC COUNTS

Middle Country Road	39,000+ VPD
Route 112	21,000+ VPD

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 Population	9,881	74,121	178,637
Average Age	39	41	41
Average HH Income	\$119,160	\$123,284	\$127,379
Household	4,590	30,753	68,176
Average HH Size	2.5	2.7	2.8





Coram is a well-established Suffolk County trade area with dense surrounding neighborhoods and consistent demand for national, service, and daily-needs retail.

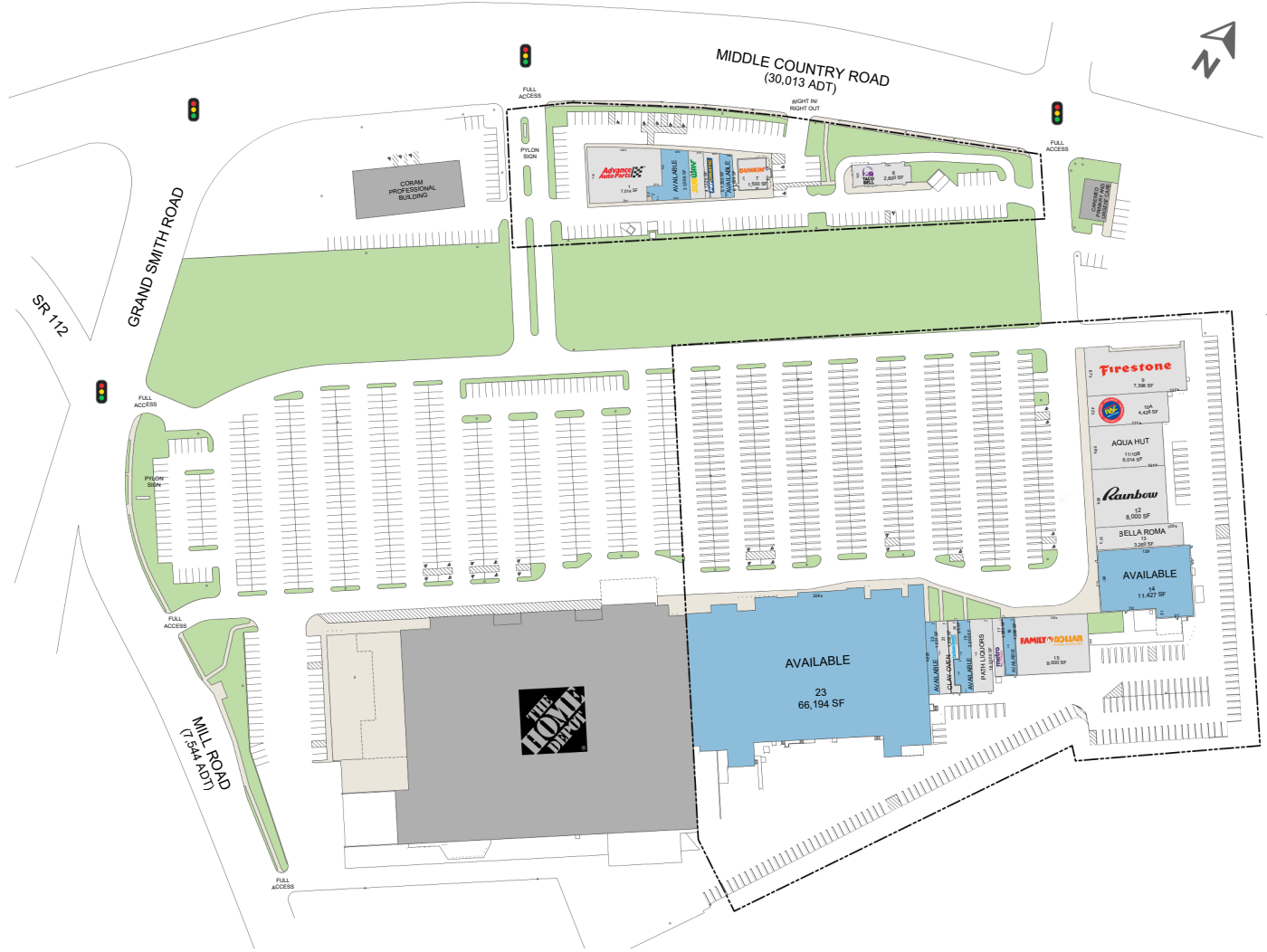
Middle Country Road connects Coram to surrounding Suffolk County communities including Selden, Centereach, Farmingville, and Port Jefferson Station. The corridor is lined with national retailers, service providers, medical offices, restaurants, and neighborhood shopping centers, creating steady weekday and weekend traffic. The area is supported by dense residential neighborhoods, ensuring consistent demand for daily-needs, service, and fitness-oriented retail.

The surrounding area combines dense residential neighborhoods with steady commuter traffic, supporting consistent daily demand for retail and service uses.

Renderings



SITE PLAN



AVAILABILITIES

Anchor Suite 23	32-46,000 SF
Suite 14	11,427 SF
Suite 3	3,099 SF
Suite 19	2,000 SF
Suite 22	1,531 SF
Suite 16	1,360 SF
Suite 6	1,099 SF



RENDERING



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