

# FOR SALE

1702 MIDDLE COUNTRY RD  
CENETEACH – NY

**FREE STANDING RETAIL BUILDING**

**Purchase Price : \$1,975,000**

**CAP RATE 10.31 %**

## Benefits of Ownership:

OWNER USER – INVESTMENT

FREE STANDING RETAIL – MD BUILDING

HIGH VISIBILITY ON MIDDLE COUNTRY RD

**Tower** Real Estate NY

Commercial Real Estate Services

555 Broadhollow Rd Suite 404

Melville NY 11747 – 631-449-7008

Broker: Zane Radwan 516-924-4055

Email: Zane@towerreny.com





## PROPERTY DETAILS

### PROPERTY DESCRIPTION:

1702 MIDDLE COUNTRY RD CENTEREACH NY

HIGH VISIBILITY ON MIDDLE COUNTRY RD

LOT SIZE : ACRE 1.81 - 78,843 SF

STORIES: 2

BUILDING SF First Floor : 8,216 SF +/-

LOWER LEVEL: 5,500 SF +/-

FRONTAGE: 110 FT on Middle Country RD

PARKING RATIO: 10 /1,000 SF

PARKING: 104

SURROUNDED BY NATIONAL RETAILERS



FOR MORE INFORMATION PLEASE CONTACT: **TOWER REAL ESTATE NY. H. Zane Radwan (631) 449-7008 – Cell: (516) 924-4055 Email: zane@towerreny.com**  
**Tower** Real Estate NY, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# DEMOGRAPHICS:

Miles: 1M 3M

POPULATION: 10,070 101,989

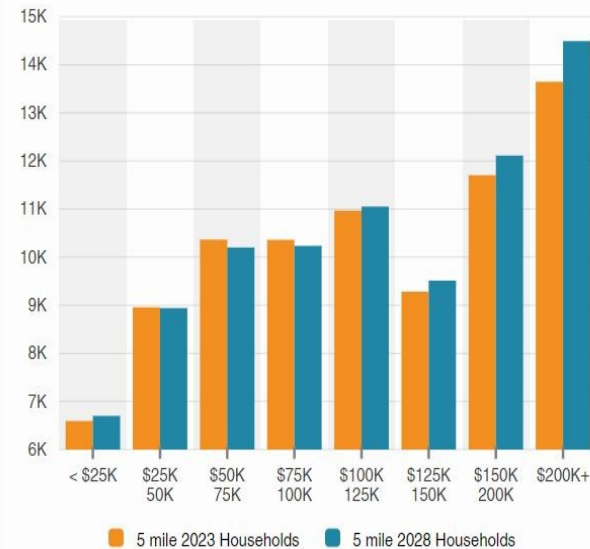
MD HH INCOME: \$ 114,001 \$111,852

DAYTIME EMPLOYEES: 3,688 27,819

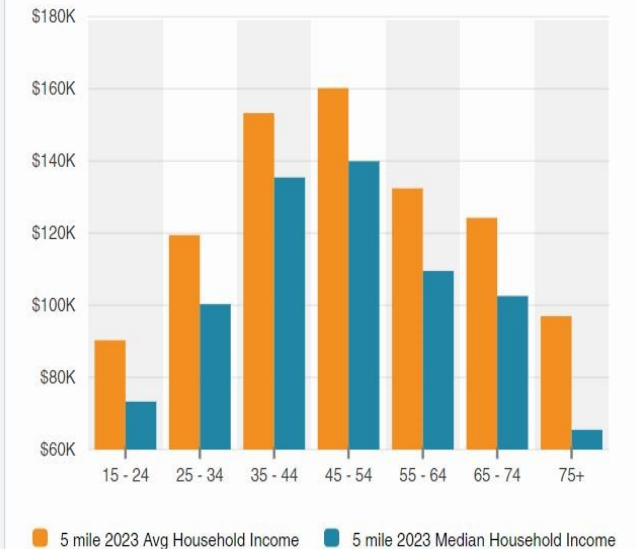
TRAFFIC: Middle Country Rd 40,486 VPD  
Hammond Rd W 31,108 VPD



Household Income



Household Income By Age





## **Highlight:**

Building Size : 8,216 SQ FT

Lower Level : 5,500 SQ FT +/-

Rent Per Sq Ft: \$33.00

Projected Income \$271,128

Annual Expense \$ 67,500

NOI \$ 203,628

Purchase Price \$1,975,000

CAP RATE 10.31%

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# CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT: **Tower** Real Estate NY, LLC This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or leasing of 1702 Middle Country Road Centereach NY. (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase or lease of real property. All projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Tower Real Estate NY, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Tower Real Estate NY, LLC. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase or lease the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Tower Real Estate , LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or **Tower** Real Estate NY, LLC.