



Retail Property For Lease

222 Portion Rd. Ronkonkoma, NY 11779



Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Taxes (PSF)	\$5.50
CAM (PSF)	\$1.50
Building Size	11,383 SF
Available SF:	+/- 9,500 SF
Lot Size:	1.26 Acres
Number of Units:	4
Zoning:	J2

Property Overview

Located on heavily travelled Portion Rd. in the business district of Lake Ronkonkoma. This PRIME RETAIL LOCATION used to be home to Family Dollar and offers +/- 9,500 SF of retail space including light medical. Parking is sufficient at +/- 60 spaces and neighbors many national retailers. Ideal for Auto Parts, Home Decor/Paint Store, Hardware Store, Mid Range Grocery Store and many more neighborhood retailers.

Property Highlights

- Prime Location
- Business District
- Neighborhood Strip Center
- Ample Parking

For More Information:

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Space Photos-Interior/Exterior

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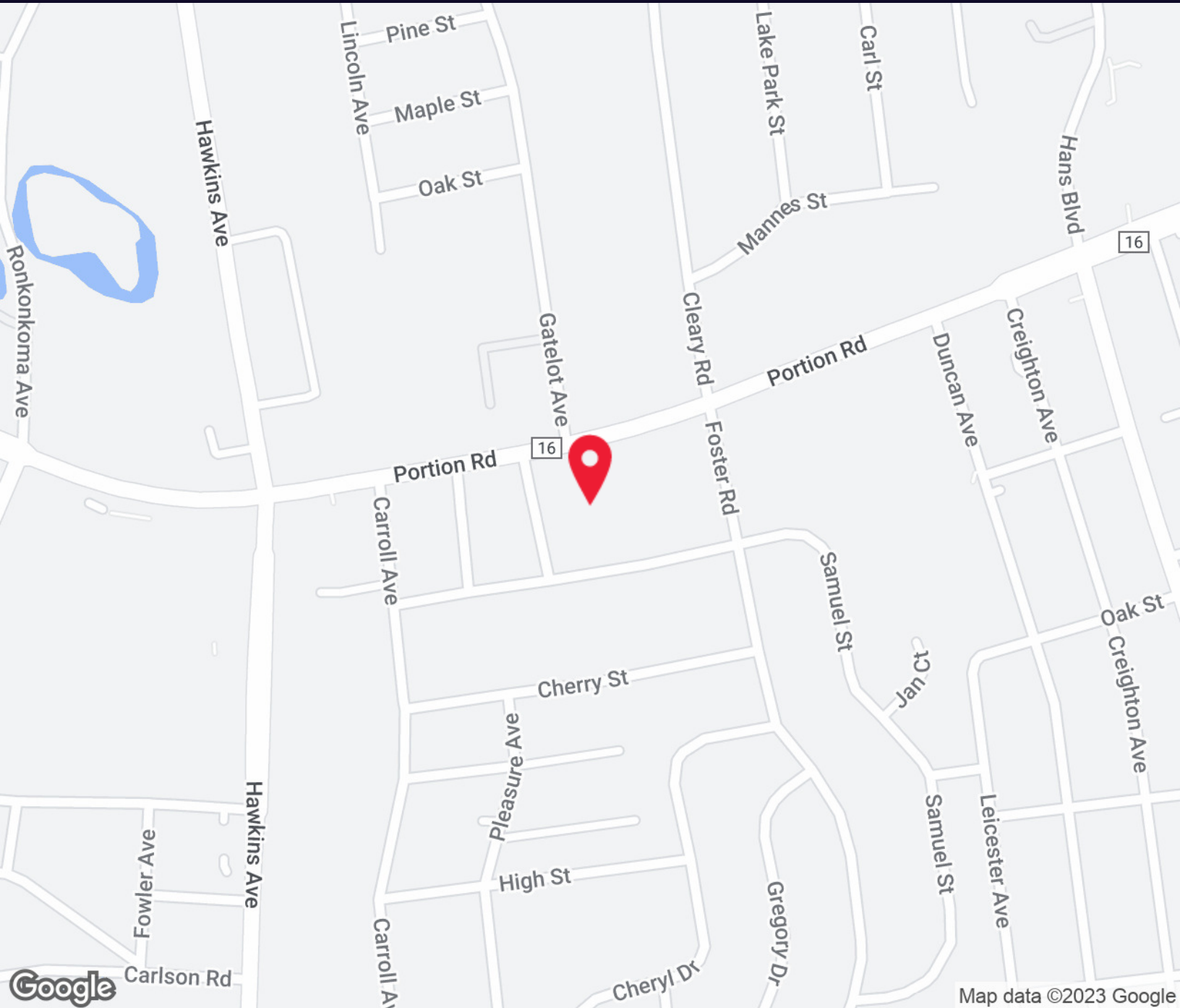
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National Retailer Map

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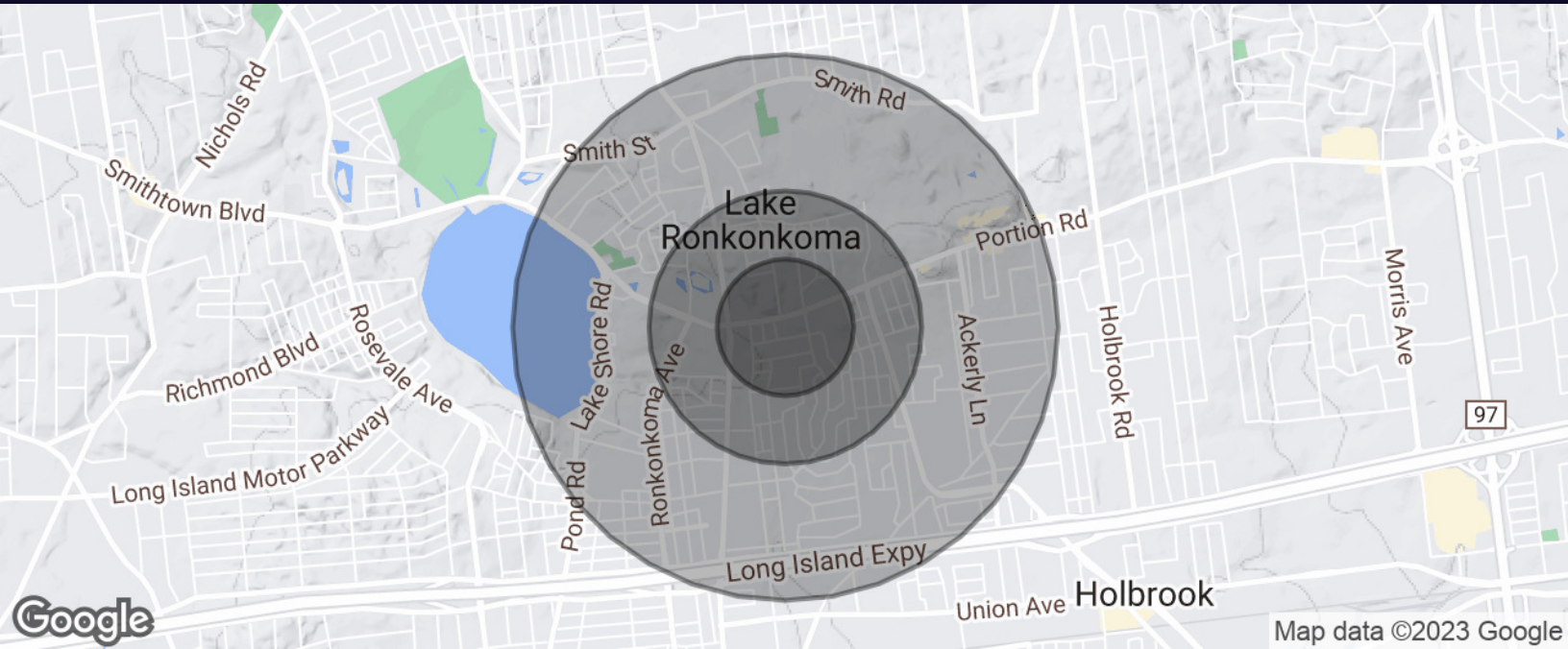
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Retail / Office / Showroom For Sale/Lease

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,029	3,901	13,249
Average Age	38.0	39.2	40.8
Average Age (Male)	35.3	37.5	39.0
Average Age (Female)	39.7	40.7	42.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	315	1,287	4,753
# of Persons per HH	3.3	3.0	2.8
Average HH Income	\$109,233	\$102,265	\$96,768
Average House Value	\$350,292	\$353,421	\$360,771

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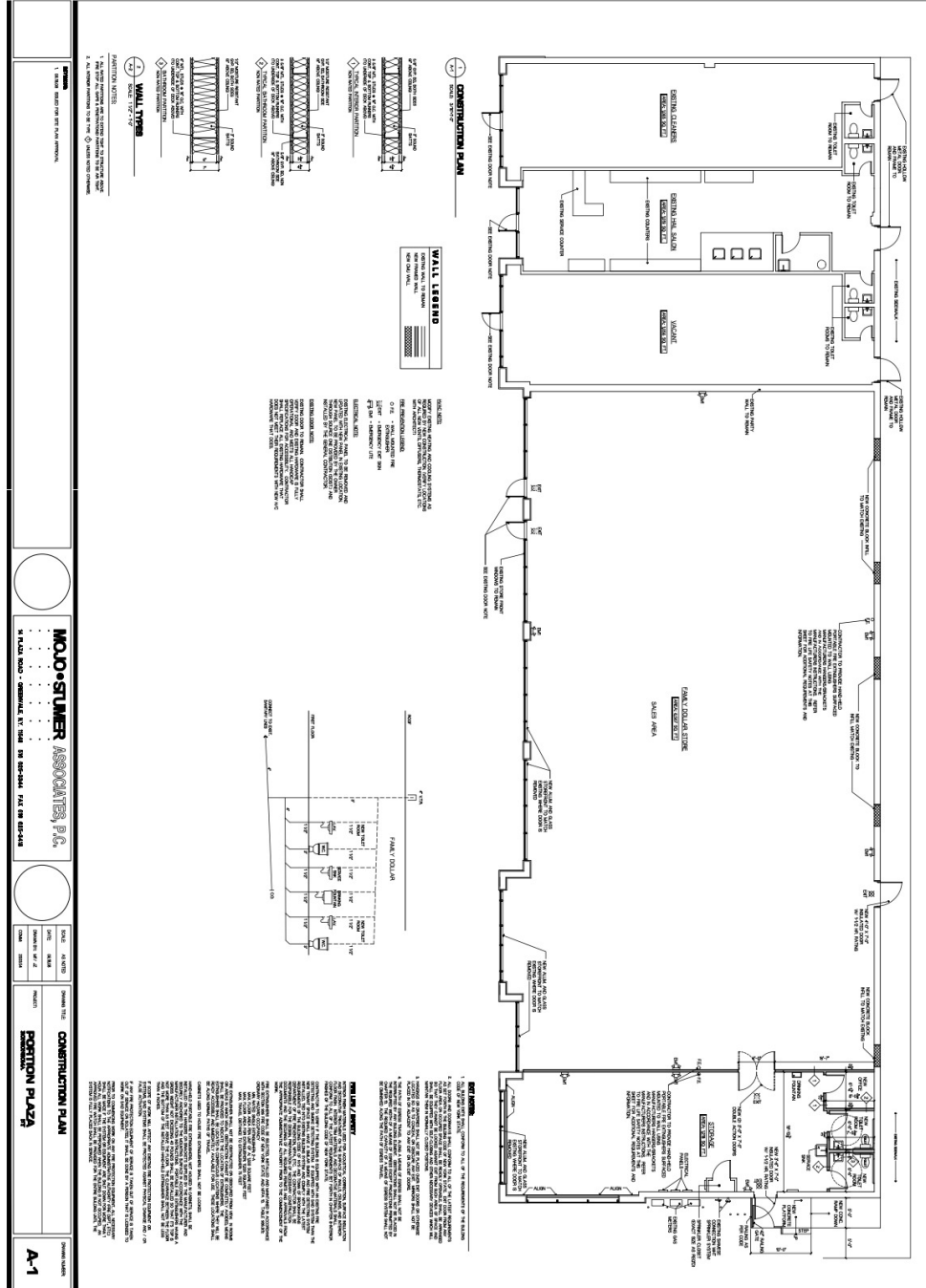
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Floor Plan

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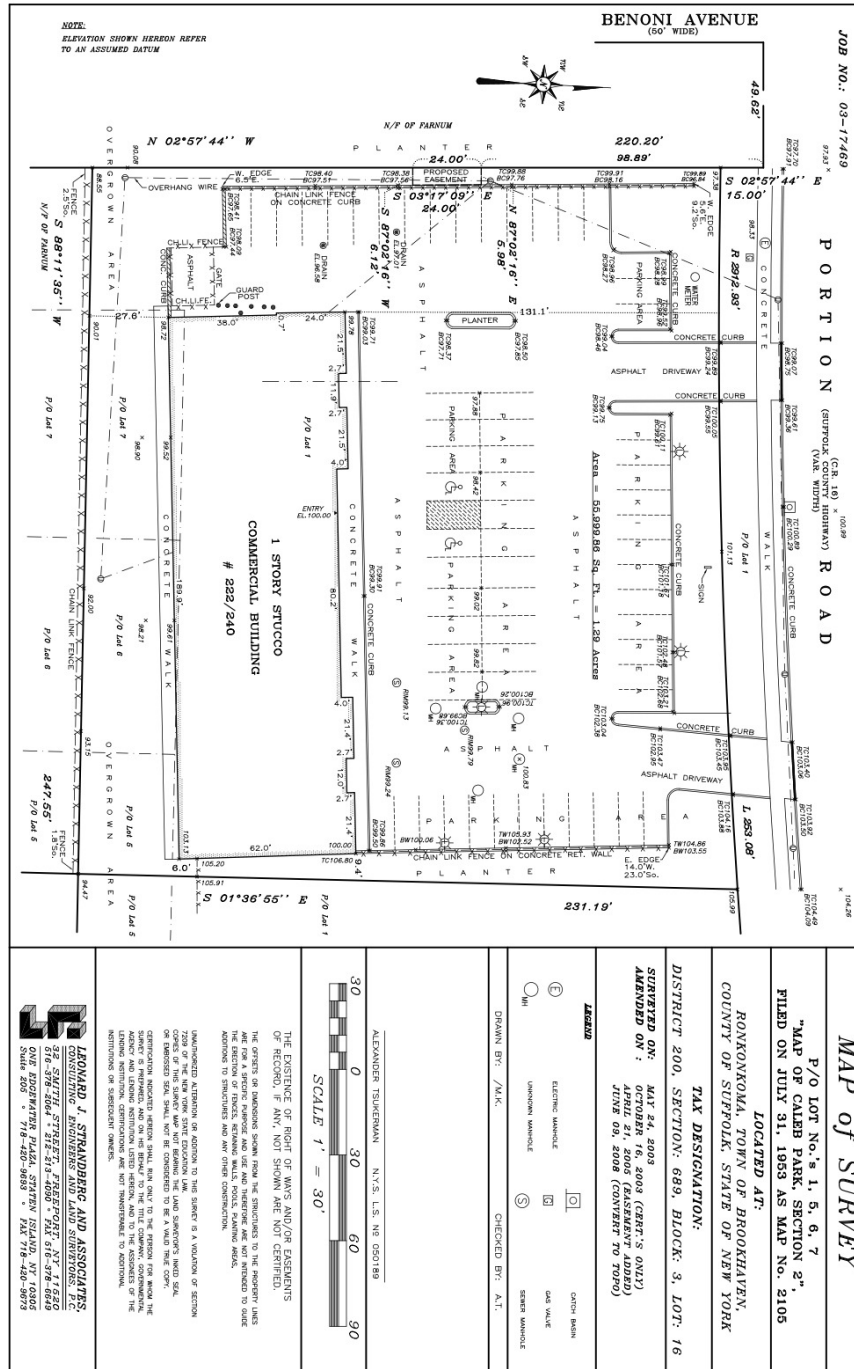
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Site Plan

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