



Lake Ronkonkoma, NY

Suffolk County

Lake Shore Plaza

a foundation for nearly 100 years



Location:

1/8 mile west of Holbrook Road at the NW Corner of Portion Road and Cenacle Road, 601 Portion Road, Lake Ronkonkoma, NY

Description:

Grocery Anchored Shopping Center
2nd Story Offices

Major Tenants:

ShopRite, Pet Supplies "Plus", Starbucks, Diamond Braces, Chipotle, Popeyes

GLA:

87,560 sf

Parking:

571 spaces

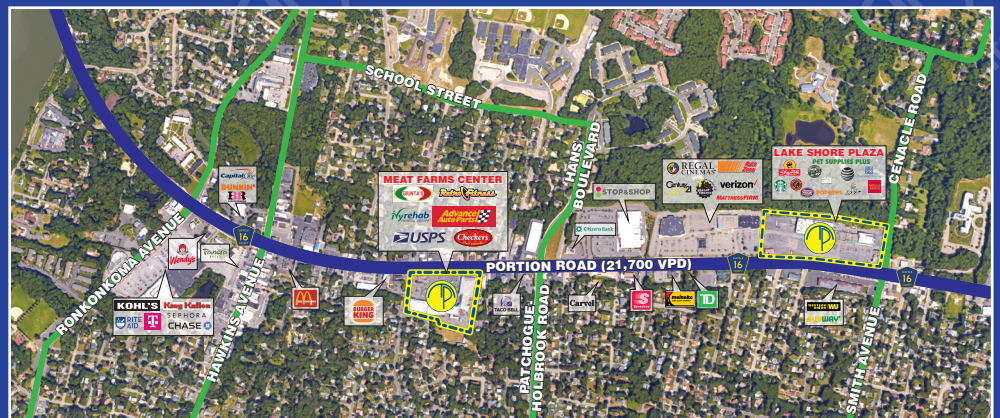
Demographics:

	2025	1 Mile	3 Miles	5 Miles
Population		11,250	97,246	239,464
Average HH Income		\$108,071	\$122,107	\$120,147
Total HH		4,152	32,890	83,172
Median Age		43.9	41.8	42.9



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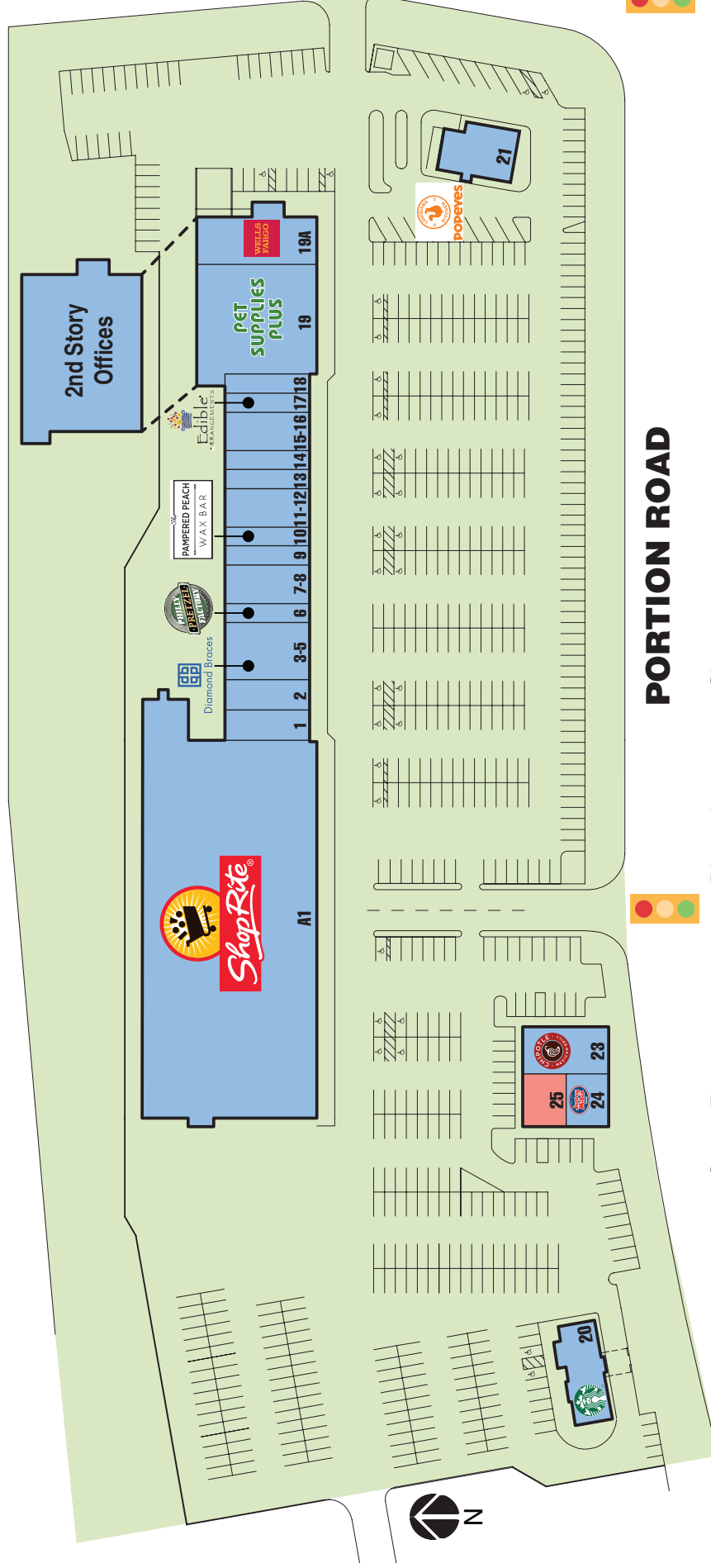
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PORTION ROAD

Store	Tenant	Size	Dimensions	Size
A1.	ShopRite	47,491 sf	(145'-0" x 313'-0" irr.)	2,248 sf
1.	Bagel Store	1,710 sf	(25'-0" x 70'-3")	1,150 sf
2.	Urgent Care	1,732 sf	(25'-0" x 70'-3")	1,124 sf
3-5.	Diamond Braces	3,372 sf	(46'-6" x 70'-3")	9,614 sf
6.	Philly Pretzel Factory	1,124 sf	(16'-0" x 70'-3")	3,386 sf
7-8.	Wine & Liquor	2,248 sf	(31'-8" x 70'-3")	2,816 sf
9.	Pizzeria	1,124 sf	(16'-0" x 70'-3")	2,955 sf
10.	The Pampered Peach	1,124 sf	(16'-0" x 70'-3")	2,470 sf
11-12.	Nail & Spa	2,100 sf	(31'-8" x 70'-3")	1,267 sf
13.	Island Empanada	1,120 sf	(16'-0" x 70'-3")	1,267 sf
14.	Juice Bar	1,124 sf	(16'-0" x 70'-3")	1,267 sf
15-16.	Hair Salon			
17.	Edible Arrangements			
18.	Chinese Restaurant			
19.	Pet Supplies "Plus"			
19A.	Wells Fargo Bank			
20.	Starbucks			
21.	Popeyes			
23.	Chipotle			
24.	Jersey Mike's			
25.	Available			

For information contact:

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President

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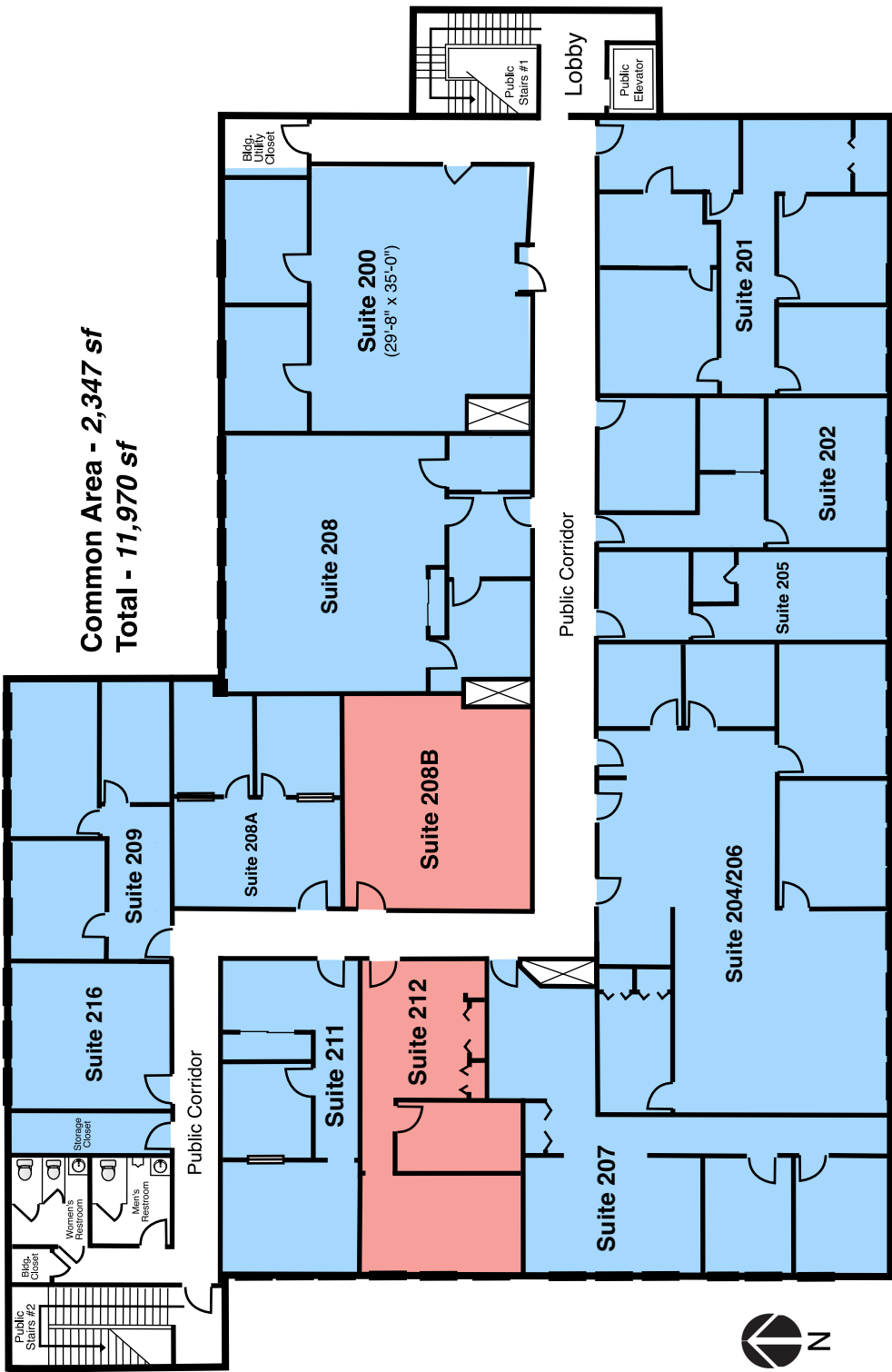
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the above dimensions are for illustrative purposes only

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Lake Shore Plaza - 2nd Story Offices



Suite	Usable Sf	Rentable Sf	Suite	Usable Sf	Rentable Sf
200. Epic Outfitters	980 sf	1,193 sf	208A. LNK Beauty Studio	460 sf	580 sf
201. Mid Atlantic Pro IT Services	1,095 sf	1,330 sf	208B. Available November 2026	487 sf	608 sf
202. Digit Sign	485 sf	658 sf	209. EyeQ Security Services	595 sf	748 sf
204/206. Elite Spine Specialists	1,656 sf	2,070 sf	211. Hwang Acupuncture	542 sf	643 sf
205. Justin Katz Photography	340 sf	416 sf	212. Available Now	585 sf	725 sf
207. MedCare Therapy Services	940 sf	950 sf	216. Mid Atlantic Pro IT Services	288 sf	330 sf
208. Department of Transportation	1,013 sf	1,266 sf	Storage Closet Available	35 sf	42 sf