



Island Associates Real Estate Inc.

We create value

# Strathmore Commons Shopping Center 1245 Middle Country Road Middle Island, NY



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# Property Information

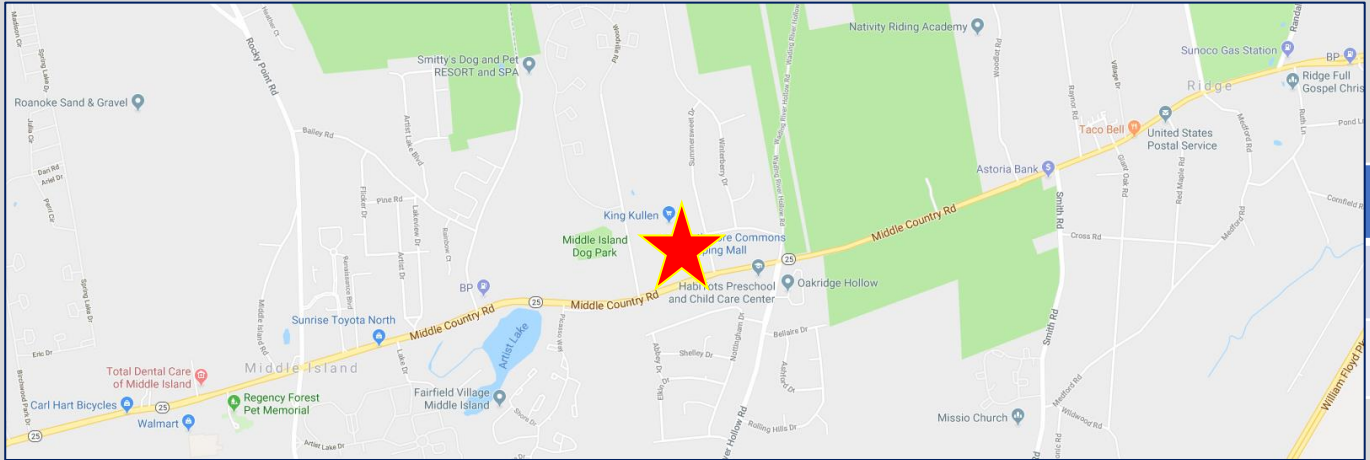
## Retail Space Available

11,800 SF – 1,100 SF Spaces

5,550 SF End-Cap Space

**\*1,404 SF Space buildout currently a Drycleaner**

Price: \$18.00 SF/NNN (\$5.95) \*inline availabilities



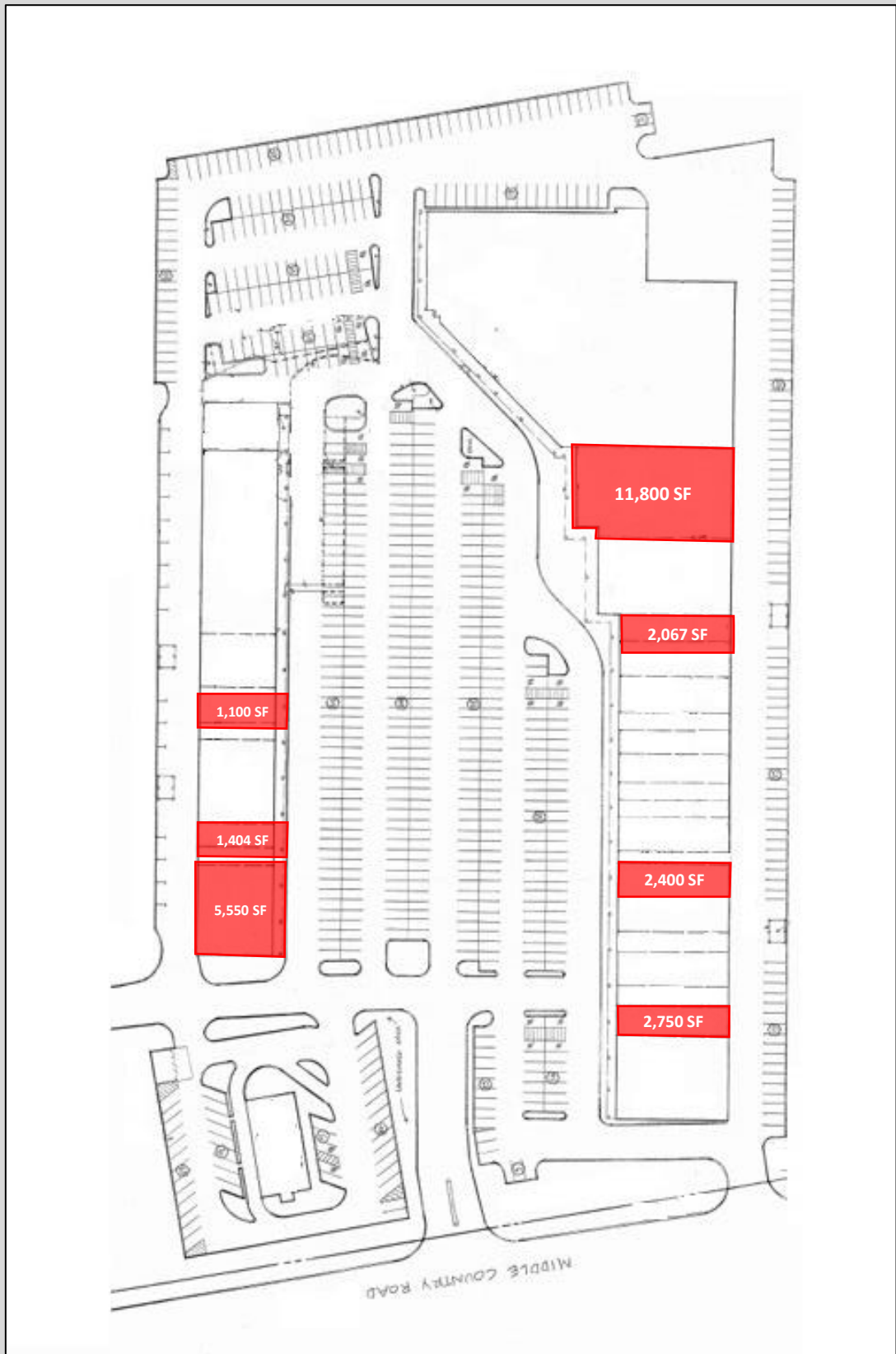
**Located at busy signalized traffic light with great exposure just East of Rocky Point/Yaphank-Middle Country Road**

- ❖ Join McDonald's, Subway, King Kullen, Dollar Tree, T-Mobile, Lemon Tree, Carvel, Davita, Gold's Gym & More!
- ❖ Longwood, Coram & Ridge Schools all nearby with enrollments of over 8,350 students within 5 miles or less.
  - ❖ Restaurant Seating for 85+
  - ❖ Signalized Intersection w/ Dedicated Turn Lane.
  - ❖ Ample Parking, Signage
  - ❖ Sanitary Capacity in place for Medical Center Use
- ❖ 206' Frontage Middle Country Rd. & 100' Frontage just on Endcap space.

❖ **Over 15,400 Daily Traffic Counts!**

All information is subject to change. Information is provided for informational purposes only. Information is from sources deemed to be reliable but should not be relied upon without independent verification.

# Units Available



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# Neighboring Tenants

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,112	25,126	95,622
Average HH Income	\$99,852	\$95,446	\$113,250



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# Center Photos



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