



RETAIL SPACE

SELDEN, NY

280 MIDDLE COUNTRY ROAD

SIZE

900 SF

ASKING RENT

Upon Request

CO-TENANTS

Jersey Mike's, Dance Pointe Performing Arts Center, Coram-Selden Dental Group, Machi Sushi, Viva Juan Mexican Restaurant, Style-In Barber Shop, Victory MMA

NEIGHBORS

Selden Plaza - Planet Fitness, Aldi, Texas Roadhouse, Wendy's, Famous Footwear, Tropical Smoothie Cafe, PM Pediatrics, Dollar Tree

Corman Country Bowling Lanes, All Star Arena, Red Woods Fitness

COMMENTS

13 FT of Frontage

Abundant Parking

85,000 Vehicles Per Day at the intersection of Middle Country Road (Route 25) and Patchogue - Mt. Sinai Road

PYLON SIGNAGE

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

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516.933.8880

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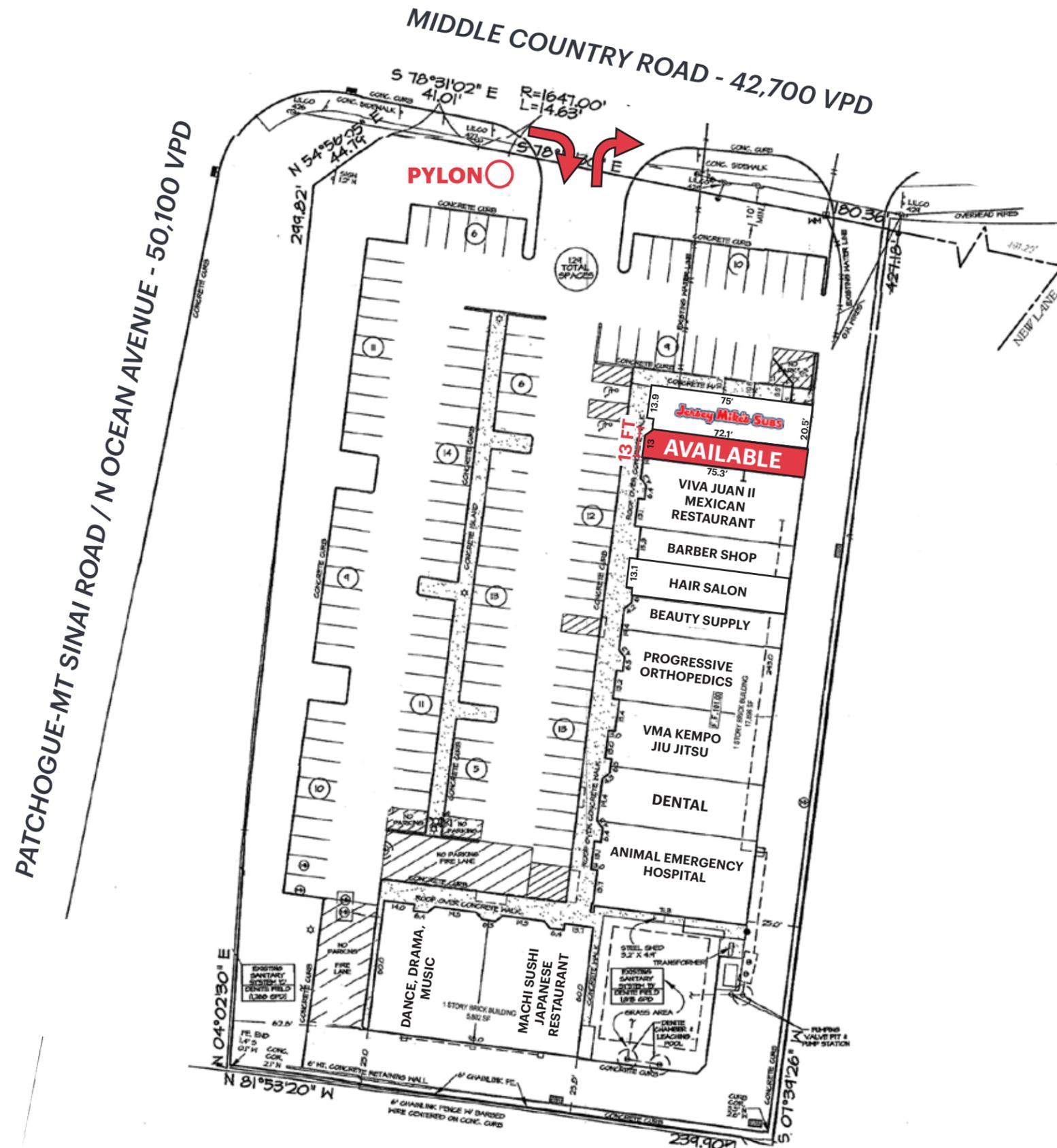


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



MID-LEVEL AERIAL



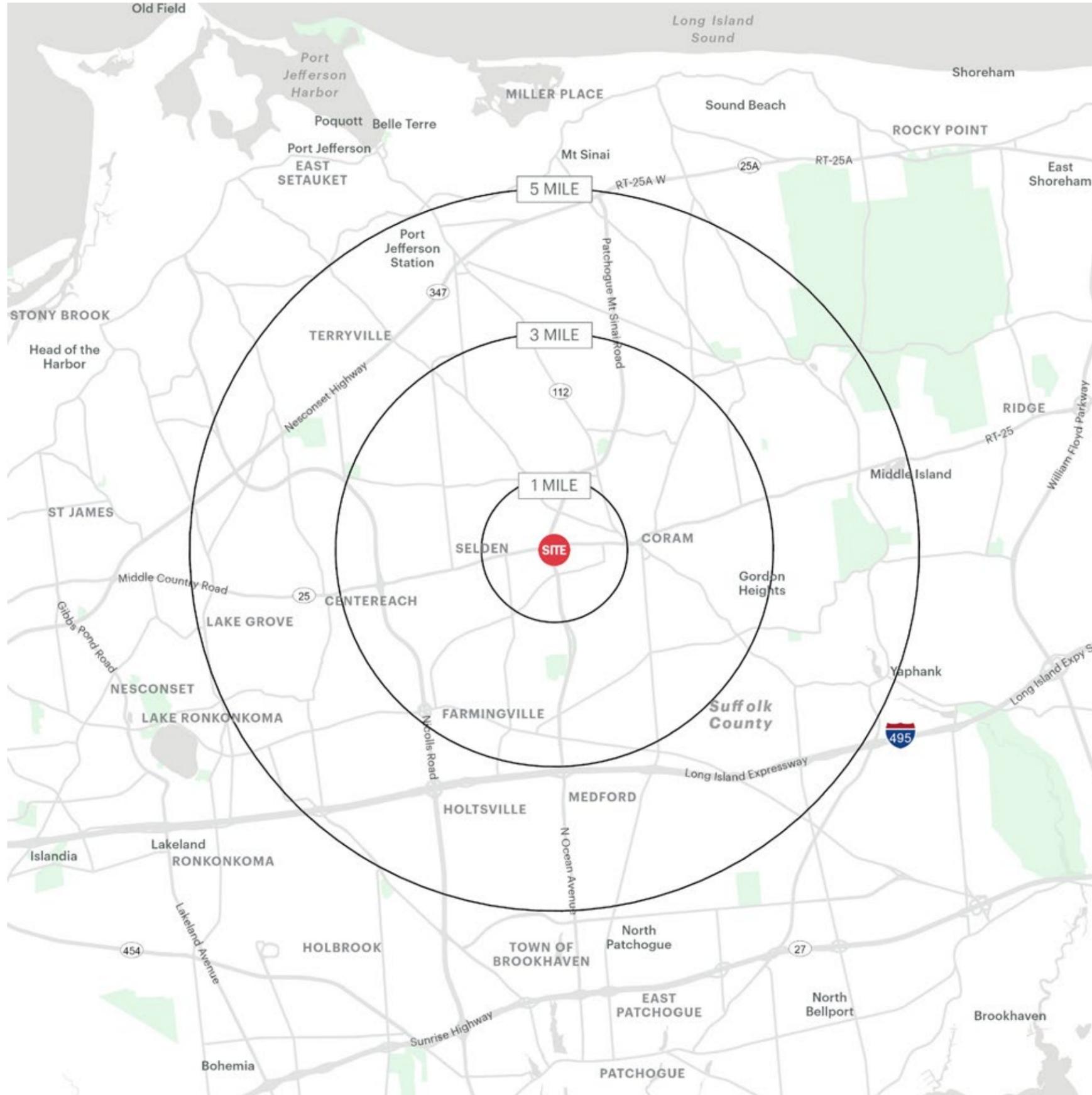
CLOSE UP AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



280 MIDDLE COUNTRY ROAD SELDEN, NEW YORK

1 MILE RADIUS

POPULATION

13,437

HOUSEHOLDS

5,372

AVERAGE HOUSEHOLD INCOME

\$118,576

MEDIAN HOUSEHOLD INCOME

\$87,678

COLLEGE GRADUATES (BACHELOR'S +)

2,700 - 28.0%

TOTAL BUSINESSES

388

TOTAL EMPLOYEES

2,958

DAYTIME POPULATION (W/ 16 YR +)

9,441

3 MILE RADIUS

POPULATION

93,397

HOUSEHOLDS

32,501

AVERAGE HOUSEHOLD INCOME

\$137,547

MEDIAN HOUSEHOLD INCOME

\$107,187

COLLEGE GRADUATES (BACHELOR'S +)

22,473 - 33.0%

TOTAL BUSINESSES

2,446

TOTAL EMPLOYEES

19,541

DAYTIME POPULATION (W/ 16 YR +)

66,376

5 MILE RADIUS

POPULATION

213,744

HOUSEHOLDS

74,640

AVERAGE HOUSEHOLD INCOME

\$148,320

MEDIAN HOUSEHOLD INCOME

\$113,844

COLLEGE GRADUATES (BACHELOR'S +)

56,647 - 37.0%

TOTAL BUSINESSES

6,721

TOTAL EMPLOYEES

58,632

DAYTIME POPULATION (W/ 16 YR +)

166,315

AREA DEMOGRAPHICS

