

1309

OLD COUNTRY ROAD

RIVERHEAD | NEW YORK

**RARE 2.069 ACRE DEVELOPMENT
OPPORTUNITY FOR SALE/LEASE**

Colliers



EXECUTIVE SUMMARY



1309 Old Country Road, Riverhead is a rare 2.069-acre development opportunity with excellent visibility on Old Country Road. With 217 feet of frontage on Old Country Road and 389 feet on Osborn Avenue, the site offers excellent visibility and accessibility. Zoned Business Center (BC), it supports various commercial uses, with approved plans for a Motor Vehicle Dealership & Service Center, allowing for expedited development.



The property is in a desirable submarket where available land is uncommon, and values continue to rise. Its location makes it ideal for retail, medical or automotive use. Municipal sewer connection located on Osborn Avenue.

With strong market fundamentals, approved plans, and a prime location, 1309 Old Country Road is a unique opportunity for investors or end-users looking to establish a presence in Riverhead's commercial district.

PROPERTY HIGHLIGHTS



Address:	1309 Old Country Road, Riverhead
Parcel:	0600-122.00-02.00-002.001
Site Area SF:	90,166 SF
Site Area Acres:	2.069
Site Description:	217' frontage on Old Country Road & 389' on Osborn Avenue
Zoning:	Business Center (BC)
Traffic Count:	30,150 VPD (Old Country Road) 5,332 VPD (Osbourne Avenue)

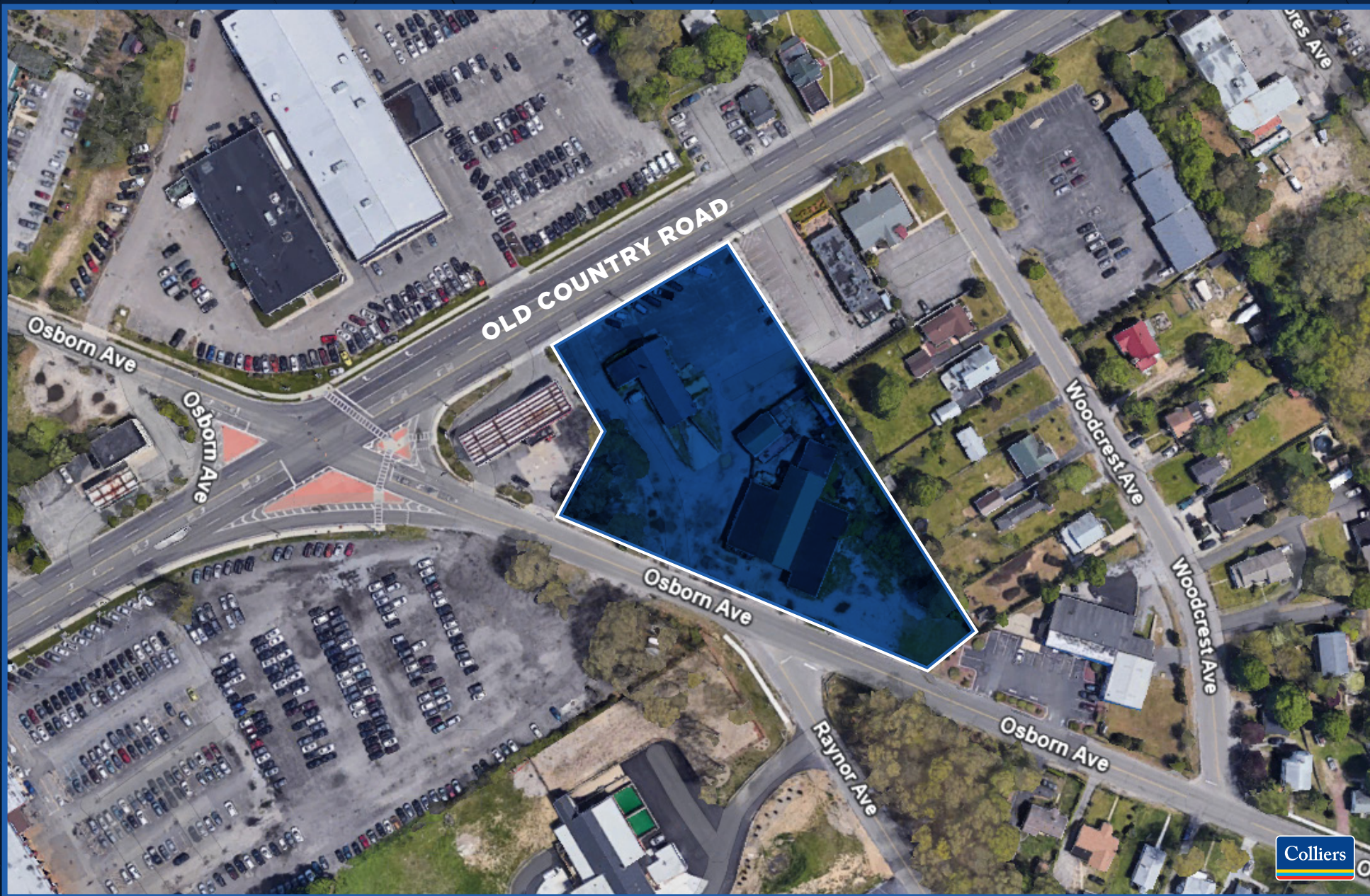
Proposed Floor Plan



Details

- Owner has secured approved plans for a Motor Vehicle Dealership & Service Center
- Excellent for visibility for retail, automotive or medical use
- Accessible from Old Country Road and Osborn Avenue

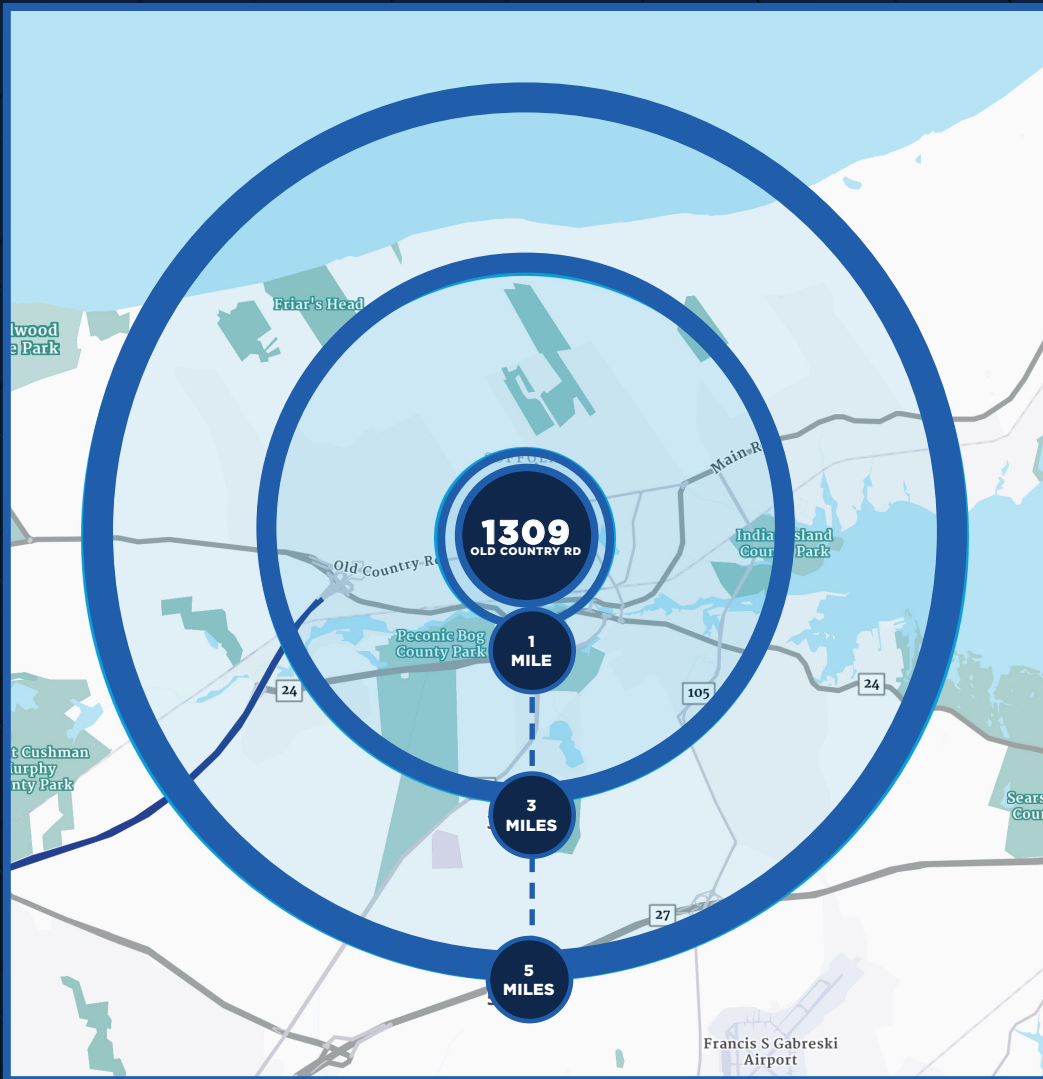




NEIGHBORING RETAIL/AUTOMOTIVE



LOCATION DEMOGRAPHICS



5,069
ESTIMATED
POPULATION
2024



1,693
ESTIMATED
HOUSEHOLDS
2024



\$92,286
AVERAGE
HOUSEHOLD INCOME
2024



72.8%
LABOR
FORCE
2024

1 MILE



24,536
ESTIMATED
POPULATION
2024



8,990
ESTIMATED
HOUSEHOLDS
2024



\$101,150
AVERAGE
HOUSEHOLD INCOME
2024



60%
LABOR
FORCE
2024

3 MILES



35,230
ESTIMATED
POPULATION
2024



12,866
ESTIMATED
HOUSEHOLDS
2024



\$109,687
AVERAGE
HOUSEHOLD INCOME
2024



54.5%
LABOR
FORCE
2024

5 MILES

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