## RETAIL SPACE

# COPIAGUE, NY

### 901-925 MONTAUK HIGHWAY

**SIZE**
Former Rite Aid: 11,347 SF | ±80 FT Frontage
End Cap: 2,200 SF

**ASKING RENT**
Upon Request

**CO-TENANTS**
Tang Asian Fusion, Tae Kwon Do, South Shore Mailroom

**NEIGHBORS**
CVS, Verizon, Chase Bank, Vision World, Carvel, Wendy's

**COMMENTS**
Vented Former Restaurant Space Available

Prime end cap

Ample parking

24,395 vehicles pass this site per day

## CONTACT EXCLUSIVE AGENTS

**JASON SOBEL**
jsobel@ripcony.com
516.933.8880

**JULIANA CHIARELLI**
jchiarelli@ripcony.com
516.933.8880

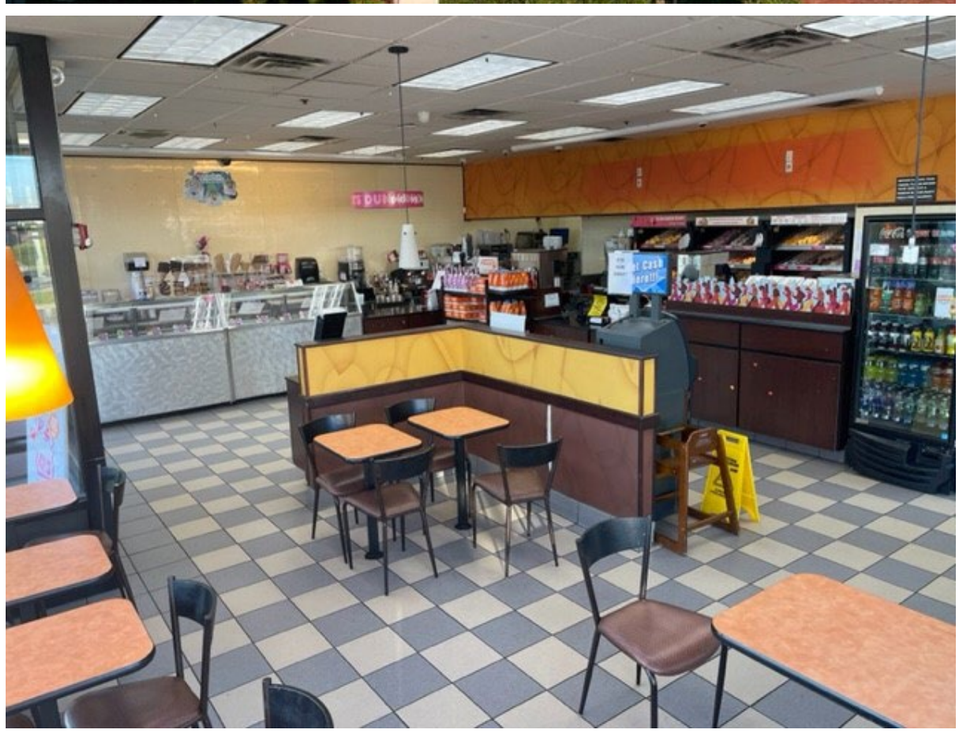
RIPCO REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

**Please visit us at ripcony.com for more information**

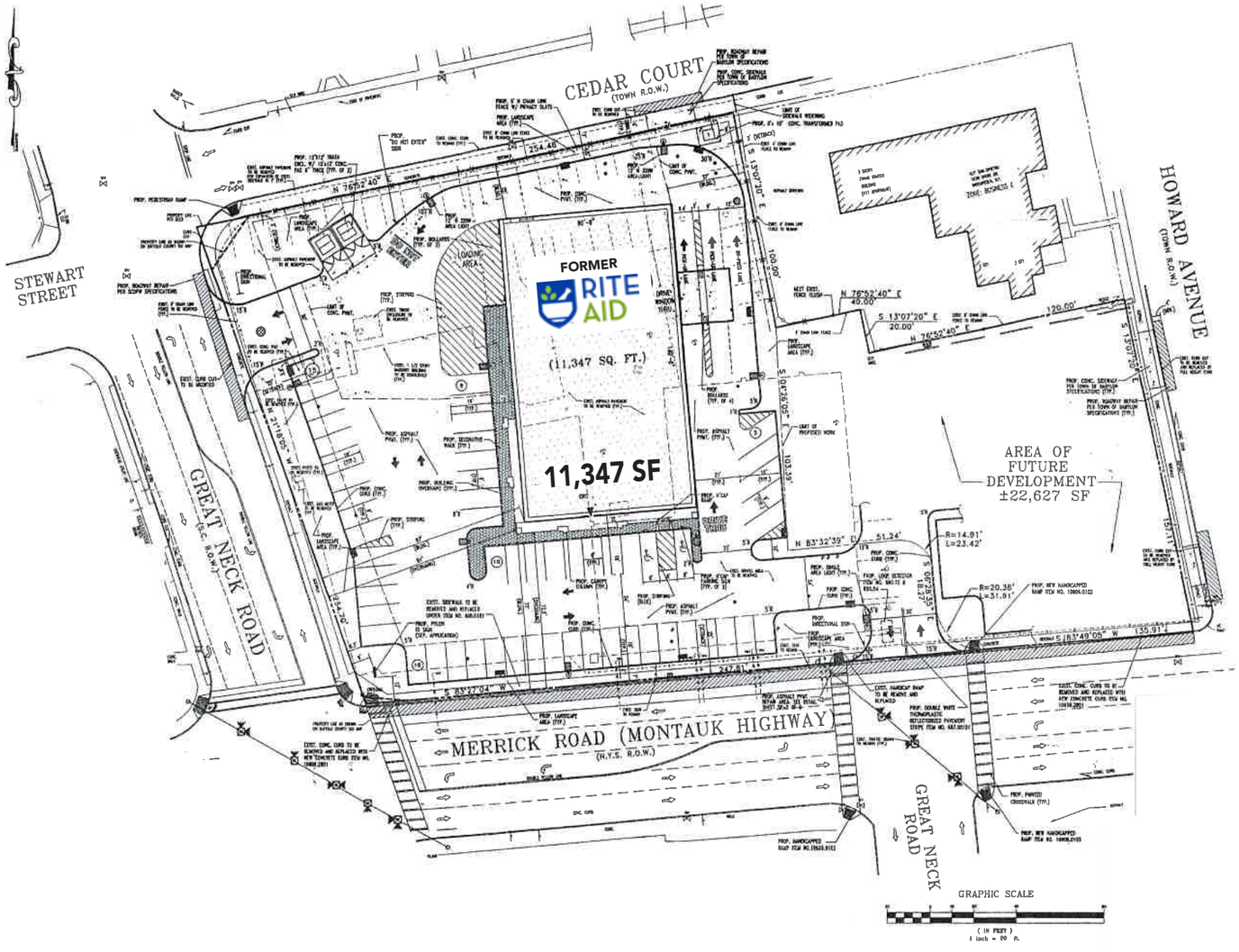
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

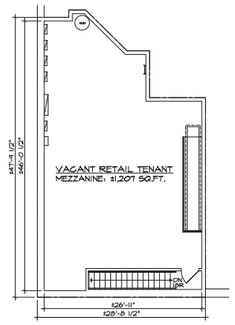
## INTERIOR PHOTOS - FORMER DUNKIN’



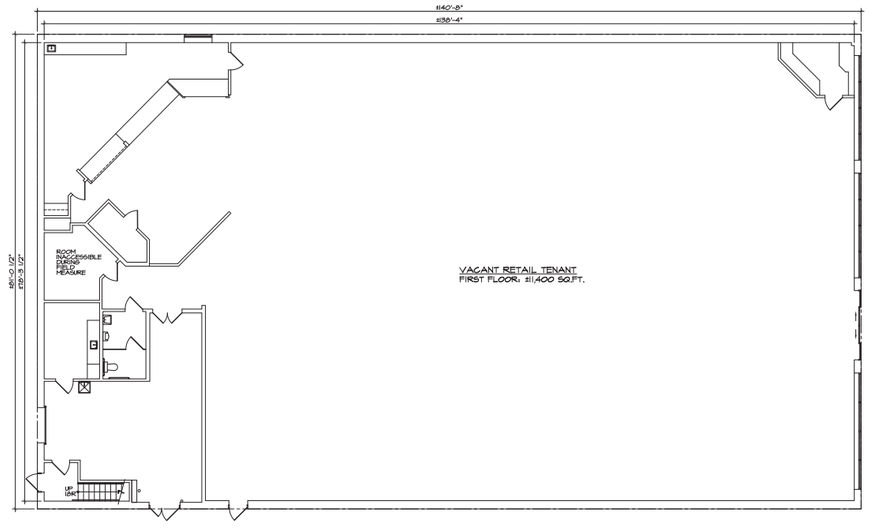
# EXTERIOR PHOTO - FORMER RITE AID

# SITE PLAN - FORMER RITE AID



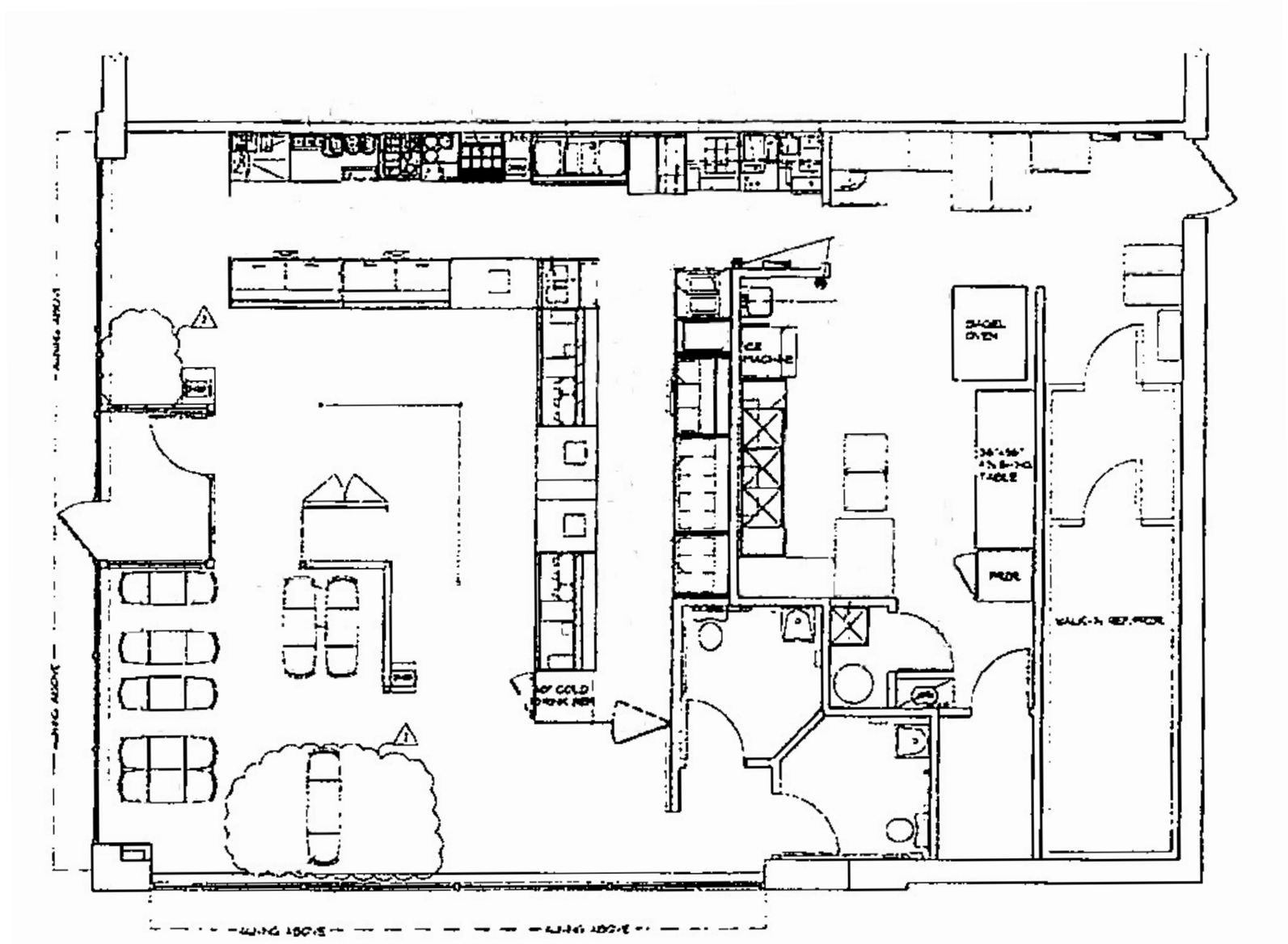




2 EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"




1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

# FLOOR PLAN - FORMER DUNKIN' DONUTS

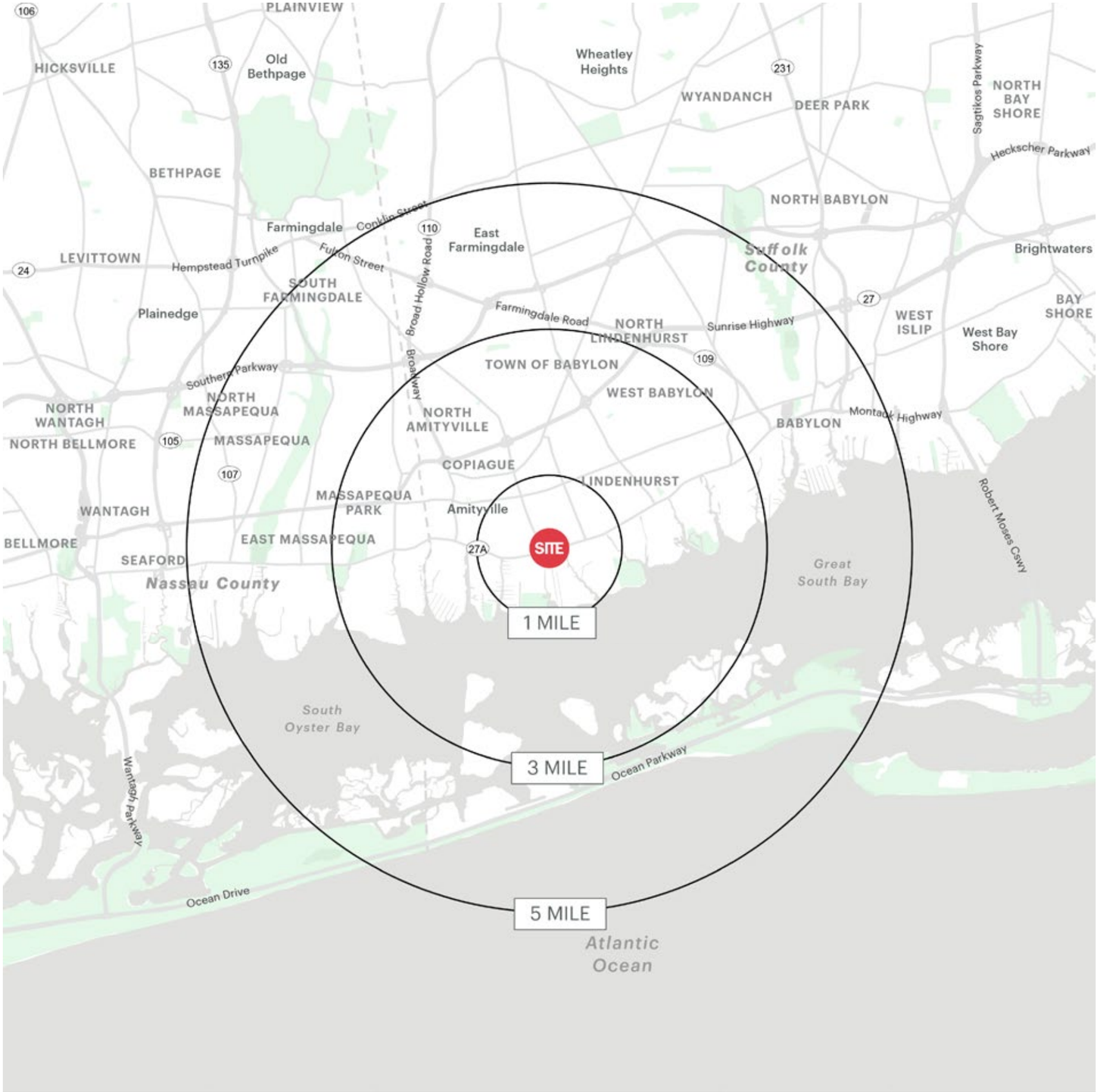


# MARKET AERIAL

# AERIAL

LINCOLN STREET
GREAT NECK ROAD
PARKSIDE COURT
HOWARD AVENUE
CEDAR COURT
PINELAWN AVENUE
HARDING STREET
FORMER RITE AID
11,347 SF
TANG
southshore
Tae Kwon Do
END CAP
2,200 SF
VCA
Animal Hospitals
Carvel
14,378
VPD
47
STEWART STREET
CHASE
24,395
VPD
MERRICK ROAD
27A
21,937
VPD
SUBWAY
CVS
pharmacy
verizon
S GREAT NECK ROAD
BEACH AVENUE
BAYLAWN AVENUE

# AREA DEMOGRAPHICS




## 1 MILE RADIUS

**POPULATION**
21,277

**HOUSEHOLDS**
7,686

**AVERAGE HOUSEHOLD INCOME**
$121,596

**MEDIAN HOUSEHOLD INCOME**
$99,254

**COLLEGE GRADUATES (BACHELOR'S +)**
4,272 - 17.7%

**TOTAL BUSINESSES**
593

**TOTAL EMPLOYEES**
4,261

**DAYTIME POPULATION (W/ 16 YR +)**
15,157

## 3 MILE RADIUS

**POPULATION**
112,334

**HOUSEHOLDS**
37,470

**AVERAGE HOUSEHOLD INCOME**
$131,242

**MEDIAN HOUSEHOLD INCOME**
$103,556

**COLLEGE GRADUATES (BACHELOR'S +)**
24,345 - 20.1%

**TOTAL BUSINESSES**
3,822

**TOTAL EMPLOYEES**
36,825

**DAYTIME POPULATION (W/ 16 YR +)**
92,821

## 5 MILE RADIUS

**POPULATION**
240,118

**HOUSEHOLDS**
80,977

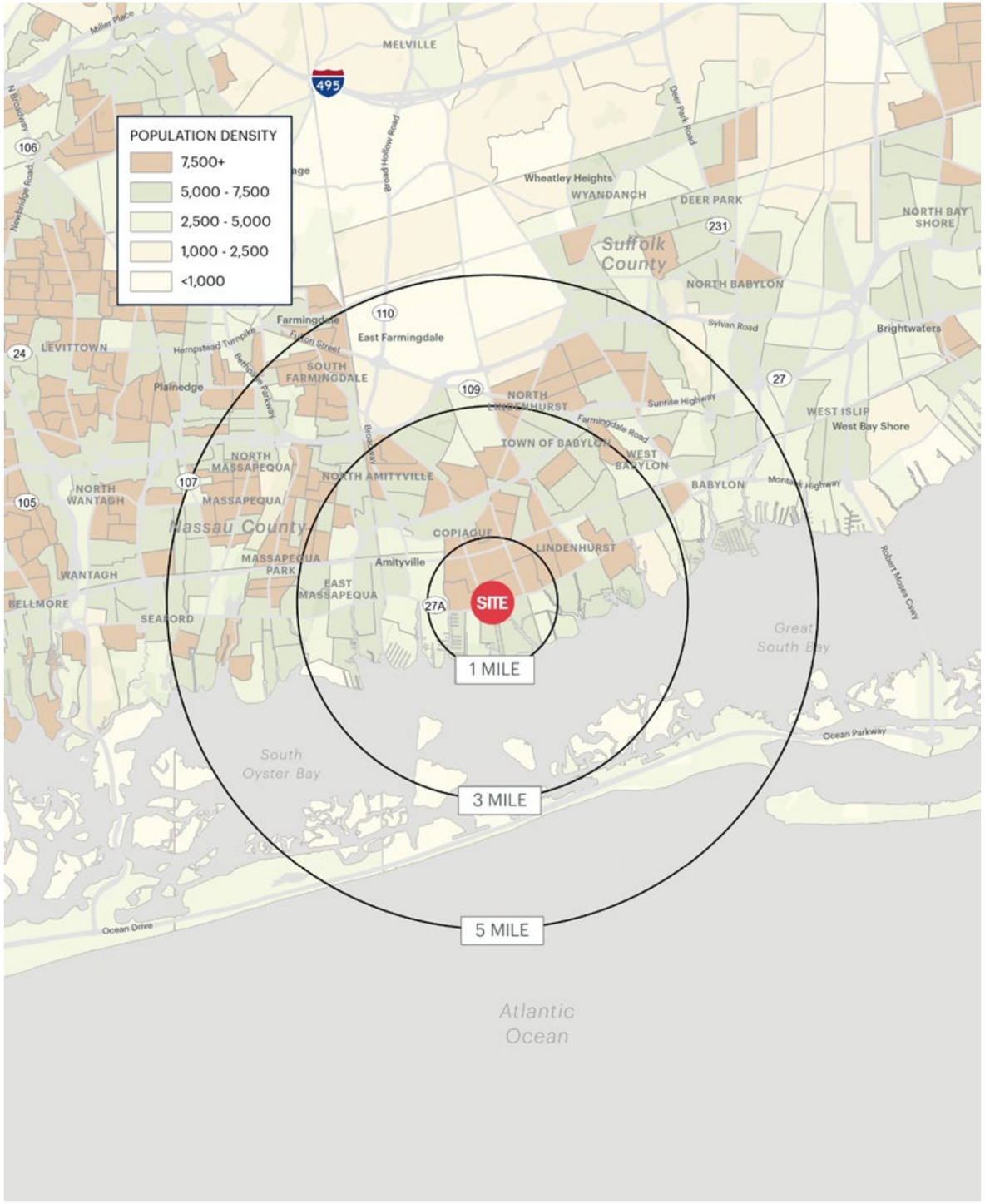
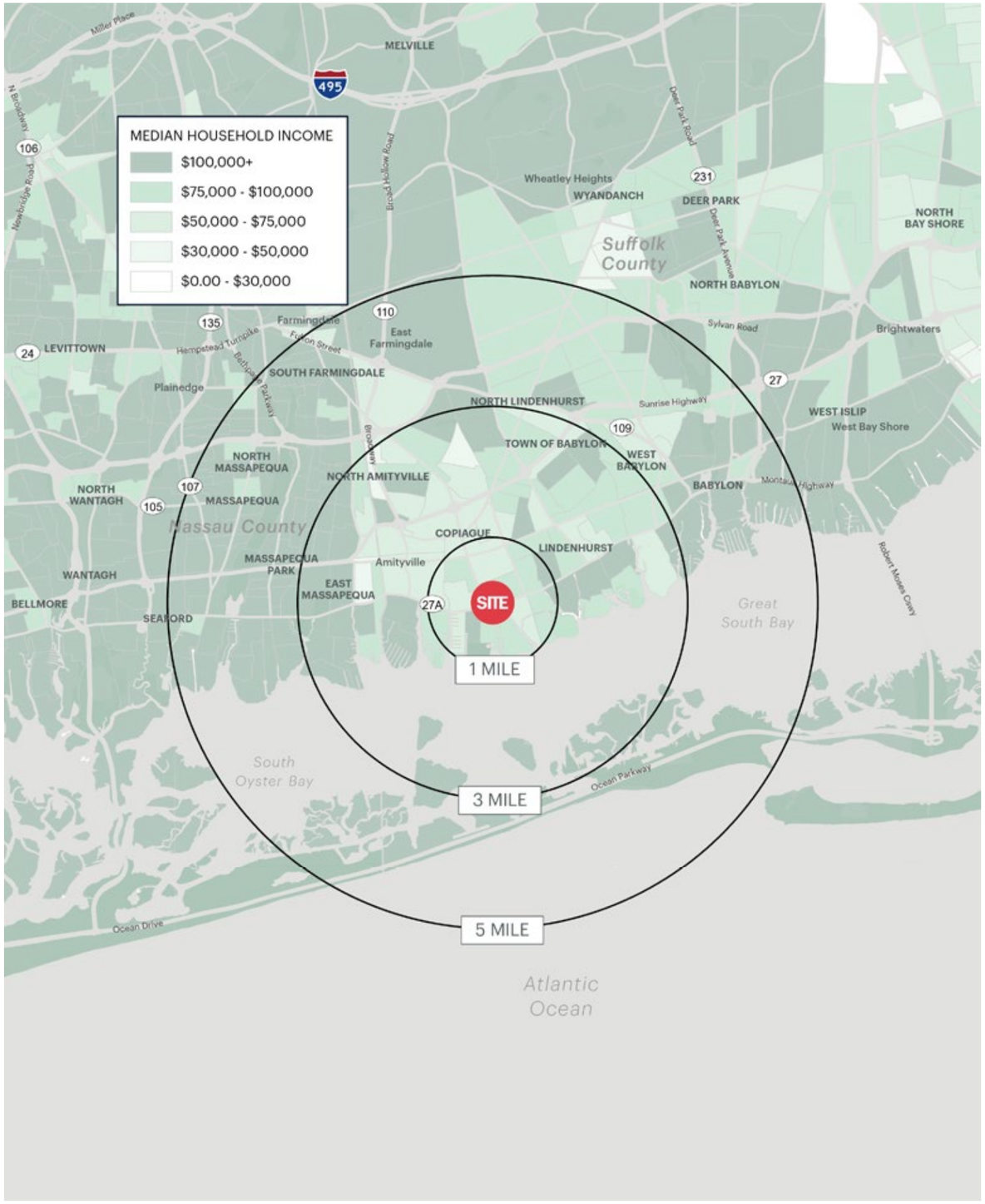
**AVERAGE HOUSEHOLD INCOME**
$148,215

**MEDIAN HOUSEHOLD INCOME**
$114,156

**COLLEGE GRADUATES (BACHELOR'S +)**
63,188 - 25.3%

**TOTAL BUSINESSES**
9,304

**TOTAL EMPLOYEES**
83,872

**DAYTIME POPULATION (W/ 16 YR +)**
203,996

# AREA DEMOGRAPHICS