



SUITABLE FOR 1031 EXCHANGE
FOR SALE \$3.2 M

1545 MIDDLE COUNTRY RD, CENTEREACH, NY

±3,000 SF Investment Property. NNN Tenant: 7-ELEVEN
Highest Traffic Volume in Suffolk County. CAP: 4.5%



Dennis McCoy

Senior Sales Associate

631.965.1530

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±3,000 SF INVESTMENT PROPERTY. NNN TENANT: 7-ELEVEN. 4.5% CAP RATE.

- Cooperate Guarantee
- 15-Year NNN Lease
(10 Years Left with 3 Additional 5-Year Options)
- 7-ELEVEN Pays \$143,000 Annually (NNN)
- 10% Options Every 5 Years
- Lot Size: 0.38 Acre

- Traffic Count: 52,000 Cars Per Day
- Busiest Corner in Suffolk County
- Located at a Lighted Intersection (Access to East or West Travel on Route 25)
- Sales are in the top 50 on Long Island
- At Nicholls Road & Middle Country Road Intersection

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For more information on this listing, contact:

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