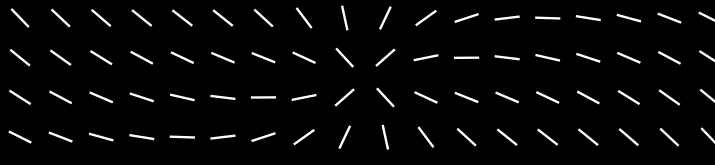
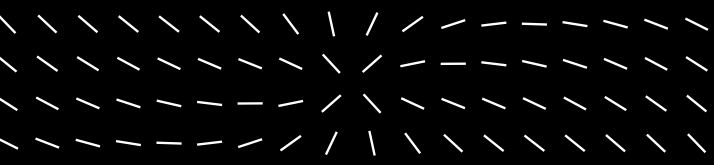


1779 Middle Country Road

CENTEREACH, NY 11720

PRICE UPON REQUEST

COMPASS COMMERCIAL



# Summary

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Commercial land available for ground lease at 1779 Middle Country Road in the Town of Brookhaven. Zoned J-2, the site accommodates a range of commercial uses subject to permitting, and presents a prime opportunity for national and regional operators seeking a high-visibility, highly accessible location.

The property consists of a flat, mostly cleared parcel with approximately 300 feet of depth (524 feet total) and 155 feet of frontage along Middle Country Road. The site's depth and layout are well-suited for efficient building placement, strong vehicular circulation, outdoor space and dedicated parking, aligning with prototype requirements for many national brands. Its position next to a signalized intersection enhances customer access and operational flow.

Located along one of Suffolk County's most heavily traveled retail corridors, the property benefits from approximately 41,071 vehicles per day and is situated just down the block from the Nicolls Road entrance and exit ramps, providing exceptional regional connectivity and commuter exposure. Per the Suffolk County Department of Public Works, vehicle traffic on Nicolls Road and in the Centereach market reaches 60,000 AADT, with both northbound and southbound traffic having direct access to this site.

Surrounded by a dense concentration of established national and local retailers, the site is positioned within a proven commercial corridor, offering strong co-tenancy, brand visibility, and built-in consumer traffic — an ideal setting for a flagship or infill location.

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## Property specifics:

- 1.713 ACRES
- 74,618 SQUARE FEET
- MOSTLY CLEARED
- 155 FEET OF FRONTAGE
- 2 CURB CUTS
- NEXT TO TRAFFIC LIGHT
- D: 200 S: 487 B: 3 L: 34
- J-2 ZONING
- [LINK TO ECODE](#)

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# Demographics

Metric	1 Mile	3 Mile	5 Mile	10 Mile
<b>Total Population</b>	9,817	99,298	246,456	622,361
<b>Projected Growth %</b>	-0.40%	-0.40%	-0.30%	-0.30%
<b>Total Households</b>	2,994	32,498	81,623	208,722
<b>Owner Occupied Households</b>	2,546	25,815	63,443	159,151
<b>Average Household Size</b>	3.1	2.9	2.8	2.8
<b>Median Home Value</b>	\$424,905	\$440,078	\$450,072	\$465,736
<b>Median Household Income</b>	\$117,483	\$115,353	\$115,065	\$115,683
<b>Average Household Income</b>	\$138,890	\$137,663	\$138,586	\$140,908
<b>Income of \$150k +</b>	1,054	10,889	27,909	74,440
<b>Number of Businesses</b>	617	4,471	12,669	35,441
<b>Number of Employees</b>	3,779	29,820	123,669	317,129
<b>Median Age</b>	39.60	41.30	41.10	41.60













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