



Roanoke Plaza

1080-1140 Old Country Road
Riverhead, New York 11901

Property Overview

Located in the heart of Riverhead's premier retail hub, Roanoke Plaza offers a prime leasing opportunity with 6,299 SF of retail space currently available in the 99,131 SF Roanoke Plaza Shopping Center. This highly visible center is situated on Route 58 (Old Country Road), a primary thoroughfare connecting the Long Island Expressway to the North Fork that sees over 30,000 vehicles daily.

The plaza is dual-anchored by high-volume national retailers Ross Dress for Less and Boot Barn, alongside established traffic drivers Fine Fare Supermarket and CVS Pharmacy, generating consistent daily and weekly visitation. It is further strengthened by its proximity to major national retailers like Target and the Tanger Outlets, and it sits immediately adjacent to the 182-bed Peconic Bay Medical Center.

Roanoke Plaza is owned and operated by Brixmor Property Group, a nationally recognized retail landlord whose institutional management and long-term investment strategy enhance the center's merchandising strength and tenant performance.

Offering Summary

Lease Rate:	Negotiable
Building Size:	99,131 SF
Available SF:	6,299 SF
Lot Size:	11.65 Acres

For More Information

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For Lease

6,299 SF | Negotiable
Retail Space

Building Name	Roanoke Plaza
Property Type	Retail
Property Subtype	Community Center
APN	0600-108-00-03-00-018-000
Building Size	99,131 SF
Lot Size	11.65 Acres
Year Built	1974
Parking Spaces	941

- **Prime Retail Location:** Situated in the center of Riverhead’s retail hub on Route 58 (Old Country Road), a primary thoroughfare seeing over 30,000 vehicles daily.
- **Strong Anchor Tenants:** Dual-anchored by a high-volume national tenants Ross Dress for Less and Boot Barn, alongside established traffic drivers Fine Fare Supermarket and a CVS Pharmacy, ensuring consistent consumer foot traffic.
- **Shadow Anchored & Neighboring Traffic Drivers:** Benefit from proximity to Target, the 182-bed Peconic Bay Medical Center, and the nearby Tanger Outlets.
- **Exceptional Accessibility:** Located just west of the Roanoke Avenue traffic circle with easy access to the Long Island Expressway and the North Fork.
- **Ample Parking & Visibility:** Features 941 surface parking spaces and extensive frontage along Old Country Road.
- **Rare Leasing Opportunity:** A 6,299 SF retail space availability in a high-demand, nearly 100% occupied suburban market center.
- **Extensive frontage** along Old Country Road.

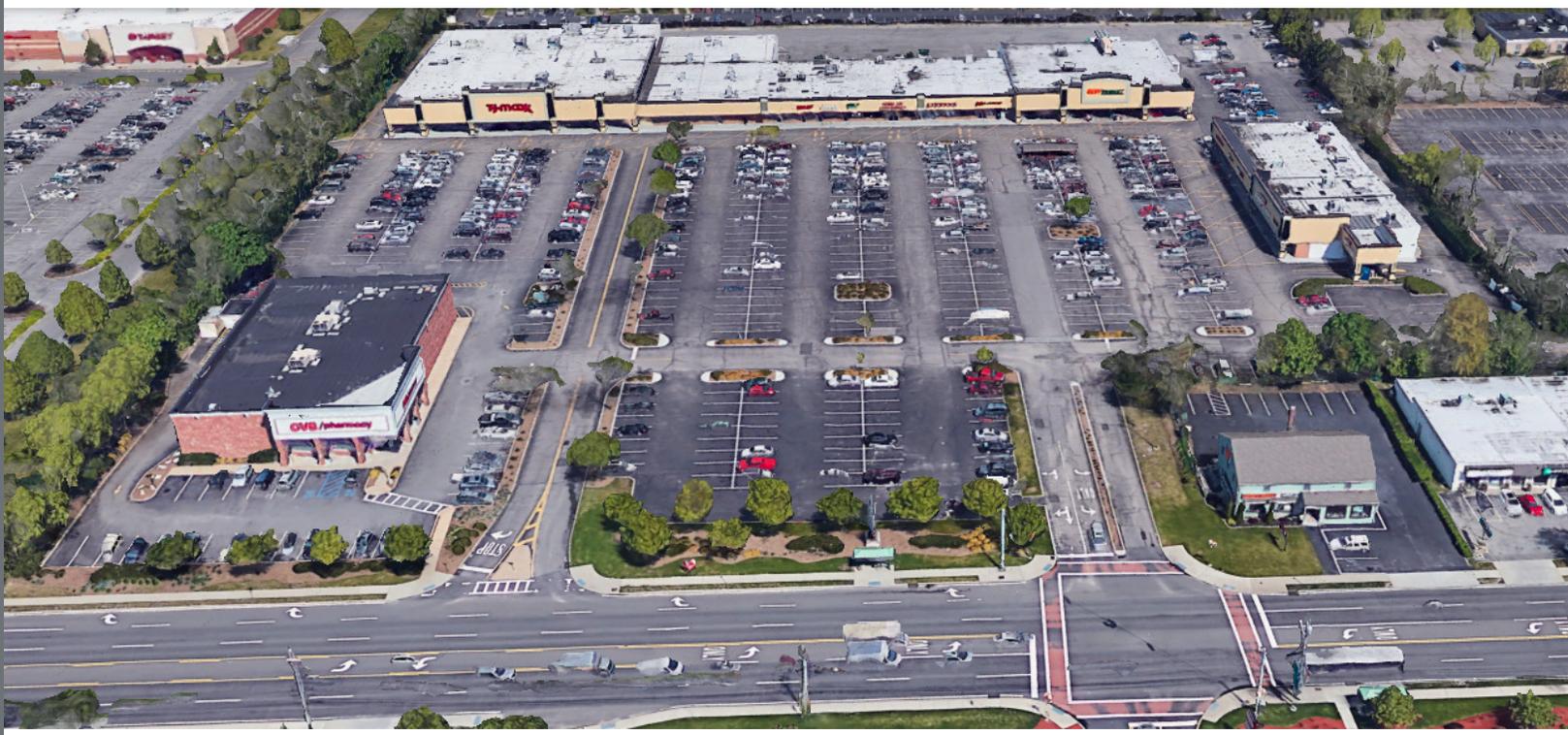
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NAI Long Island

For Lease

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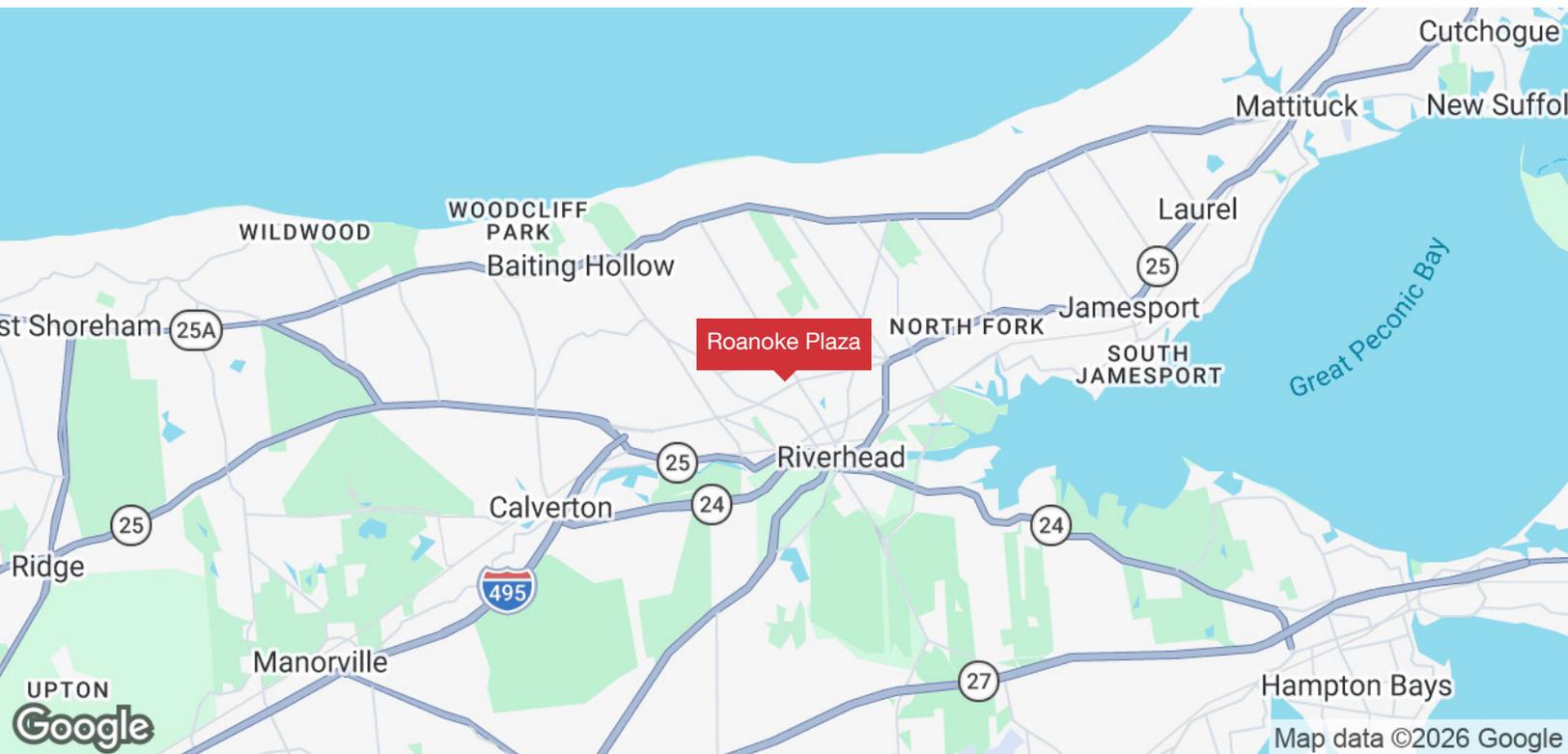
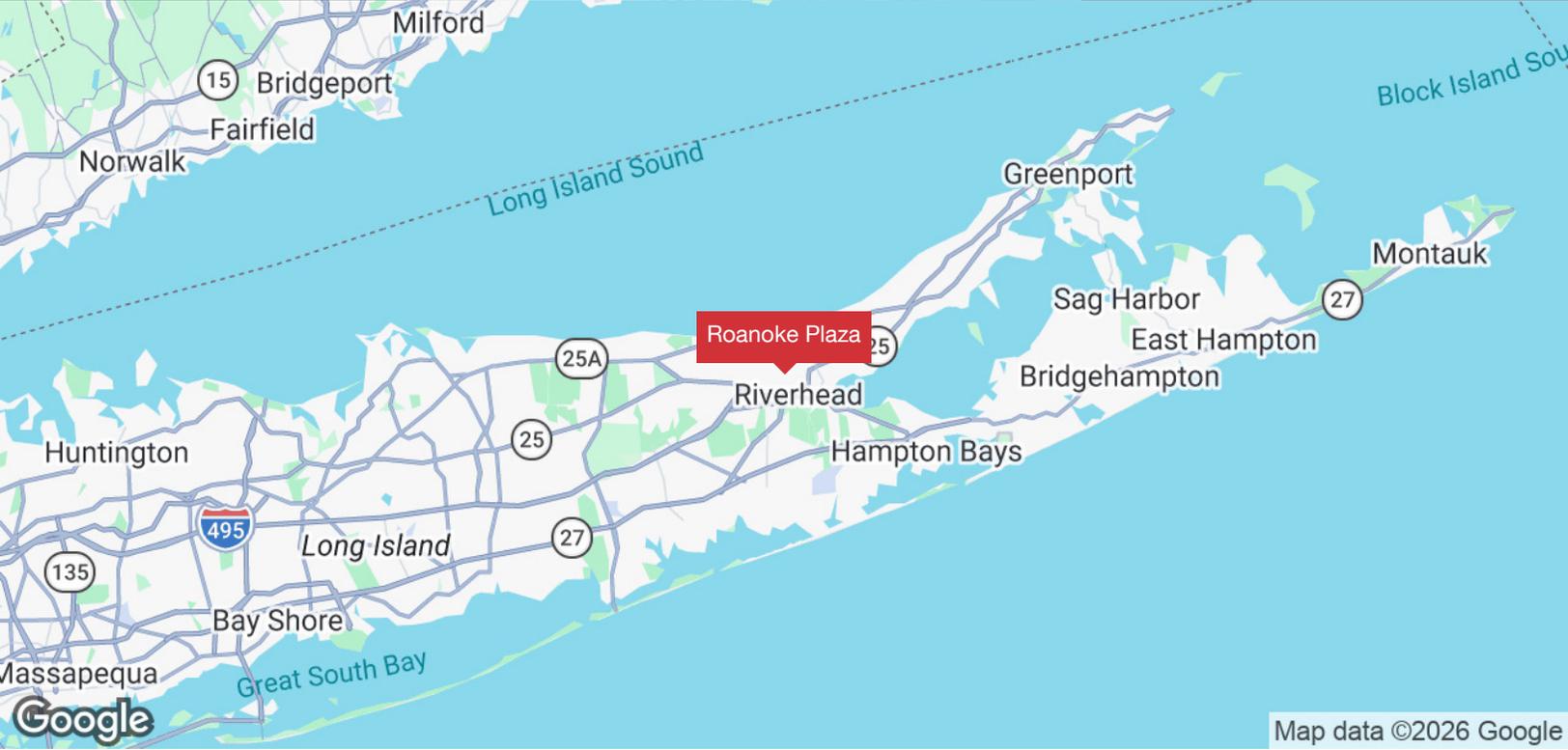
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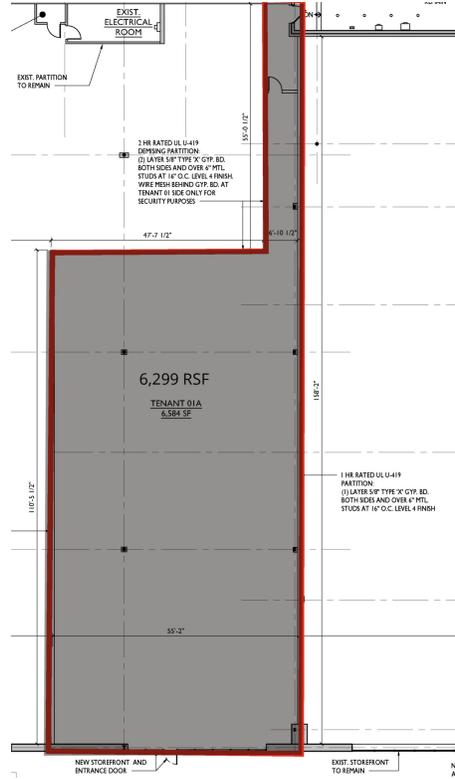
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Legend

Available

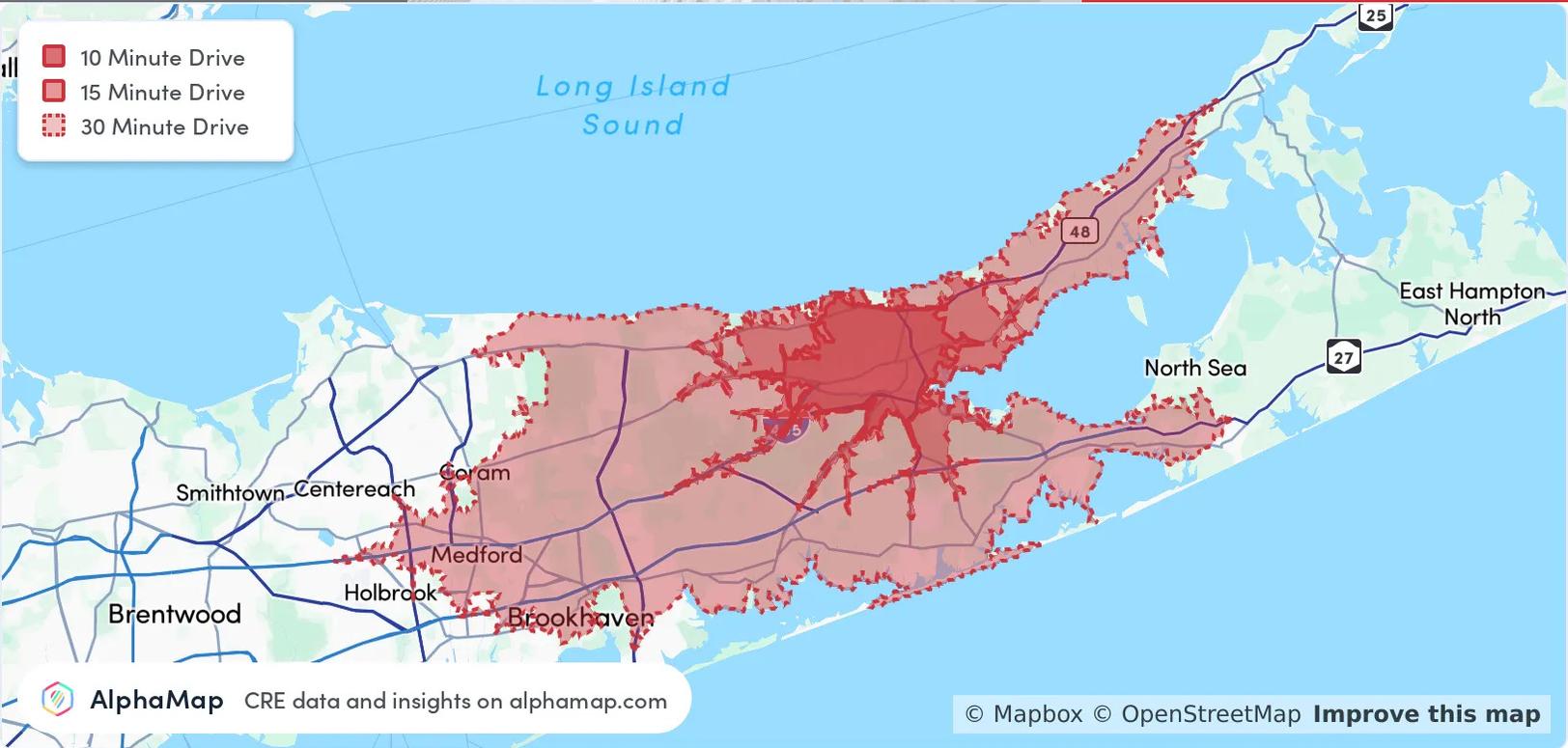
Lease Information

Lease Type:	NNN
Total Space:	6,299 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
0001A	Available	6,299 SF	NNN	Negotiable	-



Population

	10 Minutes	15 Minutes	30 Minutes
Total Population	25,576	34,329	273,087
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	45	45	44

Household & Income

	10 Minutes	15 Minutes	30 Minutes
Total Households	9,336	12,608	98,240
Persons per HH	2.7	2.7	2.8
Average HH Income	\$103,565	\$108,365	\$139,930
Average House Value	\$489,342	\$533,150	\$567,598
Per Capita Income	\$38,357	\$40,135	\$49,975

Map and demographics data derived from AlphaMap

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