

NEW VILLAGE PLAZA

1759 Middle Country Road | Centereach, NY

NEW VILLAGE PLAZA

COMING SOON

Space Available 516-506-0601

Arby's

WING•STOP

BROWNSTONES
COFFEE

NAILS

ProHEALTH

Cabo Fresh
CALIFORNIA MEXICAN GRILL

SWOLEHOUSE

VOODOO CRAB
CATUN BOLL & FRESH SEAFOOD

Gong cha 貢茶

1
7
5
9

RETAIL SPACE AVAILABLE UP TO 21,000 SQFT

THE SPACE

Location	1759 Middle Country Road Centereach, NY 11720
County	Suffolk
Cross Street	N Howell Ave
Traffic Count	45,000

HIGHLIGHTS

- Building 3 is currently under development and available for leasing with a delivery date of late 2024.
- The existing 2 buildings were built in 2019 and are fully occupied with national and local tenants.
- 625 feet of frontage on Middle country road with great visibility along with 2 traffic lights.
- 45,000 vehicles per day on middle country road and 70,000 vehicles per day on Nichols Rd.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Leased	Building 1	21,000		NNN	Supermarket
2	Leased	Building 1	3,000		NNN	Pharmacy
3	Leased	Building 1	2,000		NNN	Vietnamese Restaurant
4	Leased	Building 1	2,000		NNN	Bakery
5	Leased	Building 1	1,666		NNN	German Doner Kebab
6	Available	Building 1	2,500	\$ 35	NNN	In-line Space
7A	Leased	Building 1	1,250		NNN	Healthy Food Restaurant
7B	Leased	Building 1	1,250		NNN	Hair Salon
8	Leased	Building 1	3,000		NNN	Peruvian Restaurant
9	Available	Building 1	4,000	\$ 30	NNN	Adjacent to End cap

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
10	Available	Building 1	3,000	\$ 30	NNN	End Cap

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,954	103,524	254,025

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$151,754	\$145,566	\$147,590

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,397	34,531	84,460

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	20
BUILDING SF	75,000
LAND ACRES	10
PHASE 1 - YEAR BUILT	2019
PHASE 2 - YEAR BUILT	2024
AVERAGE LEASE TERM	10 Years
ZONING TYPE	Shopping Center
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
PARKING SPACES	400
NUMBER OF PADS	1
CORNER LOCATION	2
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
EXTERIOR	Brick and Stucco
PARKING SURFACE	Asphalt
ROOF	Flat

CURRENT TENANTS

UNIT 1	Brownstones Coffee
UNIT 2	ProHealth
UNIT 3	Pacfe Nails
UNIT 4	Swolehouse Meals
UNIT 5	Voodoo Crab
PAD SITE 1	Arby's
PAD SITE 2	Wingstop
PAD SITE 3	Gong Cha
PAD SITE 4	Cabo Fresh



New Village Plaza of Centereach

- Brand new neighborhood shopping center featuring 625 feet of frontage with 45,000 vehicles driving by per day on Middle Country Road. The property is adjacent to Suffolk County Road 97 (Nicolls Road) with 57,000 vehicles per day. When fully developed, the site will have over 500 parking spaces available spanning over 10 acres of land.

Phase 1 - Fully Leased

- The first phase of construction ended in 2019 and consist of 2 fully occupied buildings. The tenants in the first building are Brownstones Coffee, Optum Health, Pacfe Nails, Swolehouse Meals and Voodoo Crab. The second building is currently leased to Arby's, Wingstop, Gong Cha and Cabo Fresh.

Phase 2 - Leasing Available

- Phase 2 is currently under construction and the estimated grand opening will be at the end of 2024. It will consist of a 45,000 sqft building at the rear of the site with 11 high end retail spaces. Available spaces will range from 1,235 to 21,000 sqft. In line spaces can be combined as needed.

Neighboring Tenants

- Neighboring Tenants in various shopping centers include Walmart, Big Lots, Modell's, Planet Fitness, LA Fitness, Party City, McDonalds, Dunkin Donuts, Five Guys, Home Depot and many more!

1759 Middle Country Rd



1759 Middle Country Rd



SOUTH SETAUKET



BEST BUY
TARGET **CVS** pharmacy
THE HOME DEPOT
AT&T
STOP&SHOP

347

Centereach Park

NICOLLS RD

MOSS BOSS
C. SALZMAN Bathroom Remodeling
Walmart **BIG LOTS!**
DOLLAR TREE **FRASER EQUIPMENT SUPPLY**
Party City **planet fitness**
carter's **MIDAS**
Rainbow **HARBOR FREIGHT**
CVS **CENTEREACH HYUNDAI**

INDEPENDENCE PLAZA
TARGET **Guitar Center**
THE HOME DEPOT **F45**
RITE AID **Walgreens**

25

CENTEREACH

25

LONG ISLAND FENCING & FLOORS
JOE'S VASES
Advance Auto Parts **LIT+KIDS**
QuickChek **LIBERTY CONSTRUCTION**
POPEYES **INSANE APPAREL**
McDonald's

7 ELEVEN **THE BROTHERS GRIM**
cellularsales **CVS**
VILLAGRAZIA **GOOD YEAR AUTO SERVICE**
Panda Garden **SUNY EMPIRE STATE COLLEGE**
Arby's **ups petco**
Suffolk COLLEGE COMMUNITY COLLEGE

COLLEGE PLAZA
redbox. **BOB'S STORES**
Firestone COMPLETE AUTO CARE **metro by T-Mobile**
scrubs & beyond

TOMMY'S TUNES **ALDI**

TIRE GUYS

7 ELEVEN

NICOLLS RD

N HOWELL AVE

HAMMOND RD

MIDDLE COUNTRY RD

25

AVAILABLE

BUILDING 1 (under construction)

UNIT 1 21,000 SF	UNIT 2 3,000 SF	UNIT 3 2,000 SF	UNIT 4 2,000 SF	UNIT 5 1,666 SF	UNIT 6 2,500 SF	UNIT 7A 1,250 SF	UNIT 7B 1,250 SF	UNIT 8 3,000 SF	UNIT 9 4,000 SF	UNIT 10 3,000 SF
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May be combined

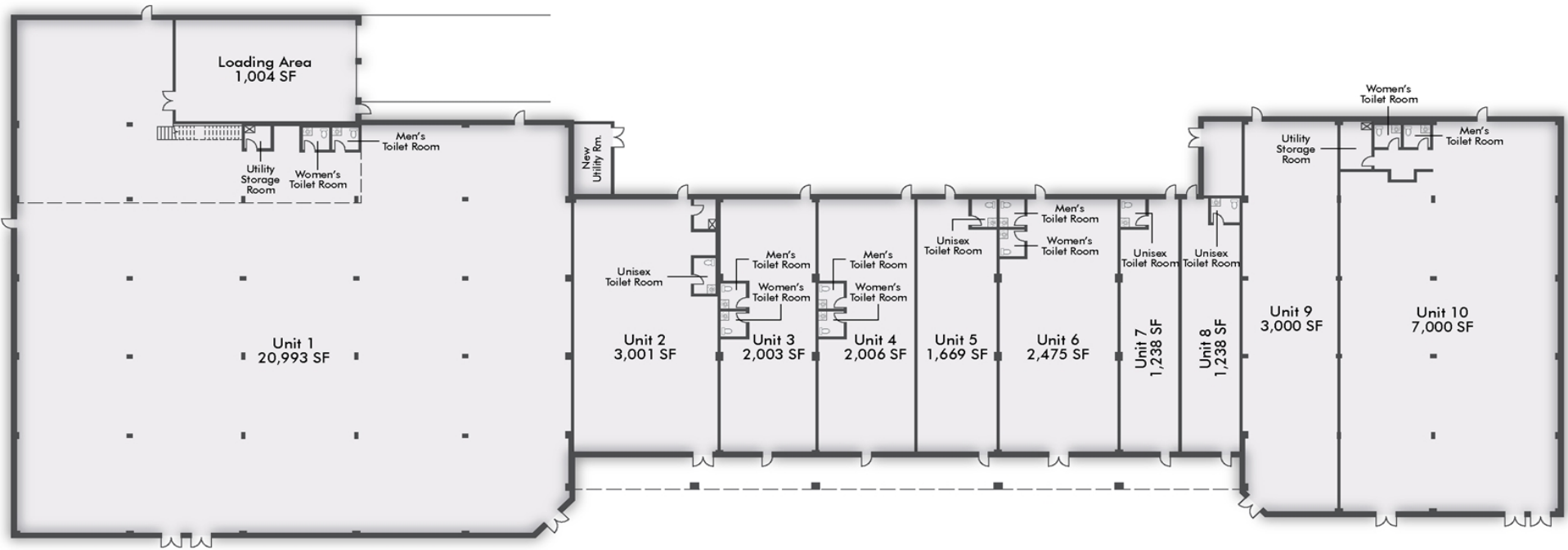
BUILDING 2

VOODOO CRAB
SWOLEHOUSE MEALS
PACFE NAILS
OPTUM HEALTH
BROWNSTONES

BUILDING 3

ARBYS
WINGSTOP
GONGCHA
CABOFRESH





FLOOR PLAN - 1759 MIDDLE COUNTRY RD



PHASE 2 UNDER CONSTRUCTION - AVAILABLE FOR LEASE FOR LATE 2023



RETAIL SPACE FROM 1,250 TO 21,000 SQFT



PHASE 2 UNDER CONSTRUCTION - AVAILABLE FOR LEASE FOR LATE 2023





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,039	103,090	244,953
2010 Population	11,412	106,357	257,428
2022 Population	10,954	103,524	254,025
2027 Population	10,842	102,528	252,732
2022 African American	451	3,812	14,821
2022 American Indian	48	273	691
2022 Asian	833	7,706	18,125
2022 Hispanic	2,038	16,738	39,517
2022 Other Race	879	6,366	14,909
2022 White	7,635	75,550	181,881
2022 Multiracial	1,105	9,790	23,537
2022-2027: Population: Growth Rate	-1.05 %	-0.95 %	-0.50 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	1,466	3,119
\$15,000-\$24,999	76	1,130	2,797
\$25,000-\$34,999	86	1,312	3,206
\$35,000-\$49,999	205	2,081	5,229
\$50,000-\$74,999	391	3,781	9,683
\$75,000-\$99,999	387	4,337	10,585
\$100,000-\$149,999	850	8,405	20,428
\$150,000-\$199,999	564	5,536	13,044
\$200,000 or greater	717	6,483	16,368
Median HH Income	\$119,836	\$113,709	\$113,585
Average HH Income	\$151,754	\$145,566	\$147,590

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,413	33,573	80,038
2010 Total Households	3,487	34,957	84,073
2022 Total Households	3,397	34,531	84,460
2027 Total Households	3,369	34,292	84,275
2022 Average Household Size	3.21	2.97	2.85
2000 Owner Occupied Housing	2,927	27,223	63,590
2000 Renter Occupied Housing	407	5,472	14,310
2022 Owner Occupied Housing	3,054	28,844	69,347
2022 Renter Occupied Housing	343	5,687	15,112
2022 Vacant Housing	196	1,595	4,508
2022 Total Housing	3,593	36,126	88,968
2027 Owner Occupied Housing	3,040	28,823	69,344
2027 Renter Occupied Housing	329	5,470	14,931
2027 Vacant Housing	234	1,944	4,743
2027 Total Housing	3,603	36,236	89,018
2022-2027: Households: Growth Rate	-0.85 %	-0.70 %	-0.20 %



Source: esri

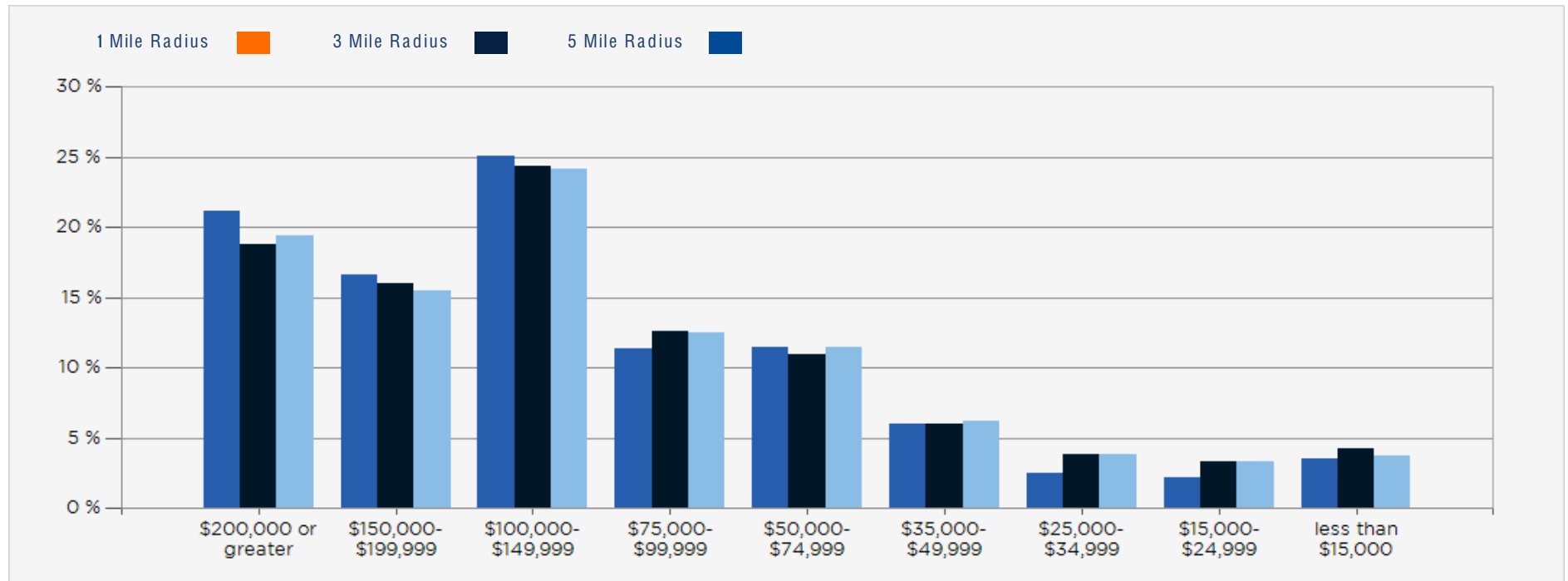
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	895	7,917	17,310
2022 Population Age 35-39	816	7,013	16,422
2022 Population Age 40-44	694	6,580	15,808
2022 Population Age 45-49	691	6,510	16,064
2022 Population Age 50-54	801	7,566	17,864
2022 Population Age 55-59	908	7,782	18,017
2022 Population Age 60-64	757	6,937	15,863
2022 Population Age 65-69	524	5,283	12,693
2022 Population Age 70-74	455	4,882	11,719
2022 Population Age 75-79	323	3,693	8,890
2022 Population Age 80-84	196	2,151	5,340
2022 Population Age 85+	166	2,035	5,412
2022 Population Age 18+	8,739	82,250	202,723
2022 Median Age	40	41	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,675	\$115,538	\$113,933
Average Household Income 25-34	\$160,775	\$145,278	\$143,161
Median Household Income 35-44	\$139,420	\$133,204	\$132,677
Average Household Income 35-44	\$175,886	\$168,267	\$170,084
Median Household Income 45-54	\$146,496	\$145,245	\$145,410
Average Household Income 45-54	\$178,335	\$180,136	\$182,873
Median Household Income 55-64	\$126,331	\$125,616	\$126,163
Average Household Income 55-64	\$157,686	\$159,004	\$162,254
Median Household Income 65-74	\$90,441	\$86,185	\$87,221
Average Household Income 65-74	\$123,797	\$118,860	\$120,069
Average Household Income 75+	\$82,076	\$80,813	\$82,654

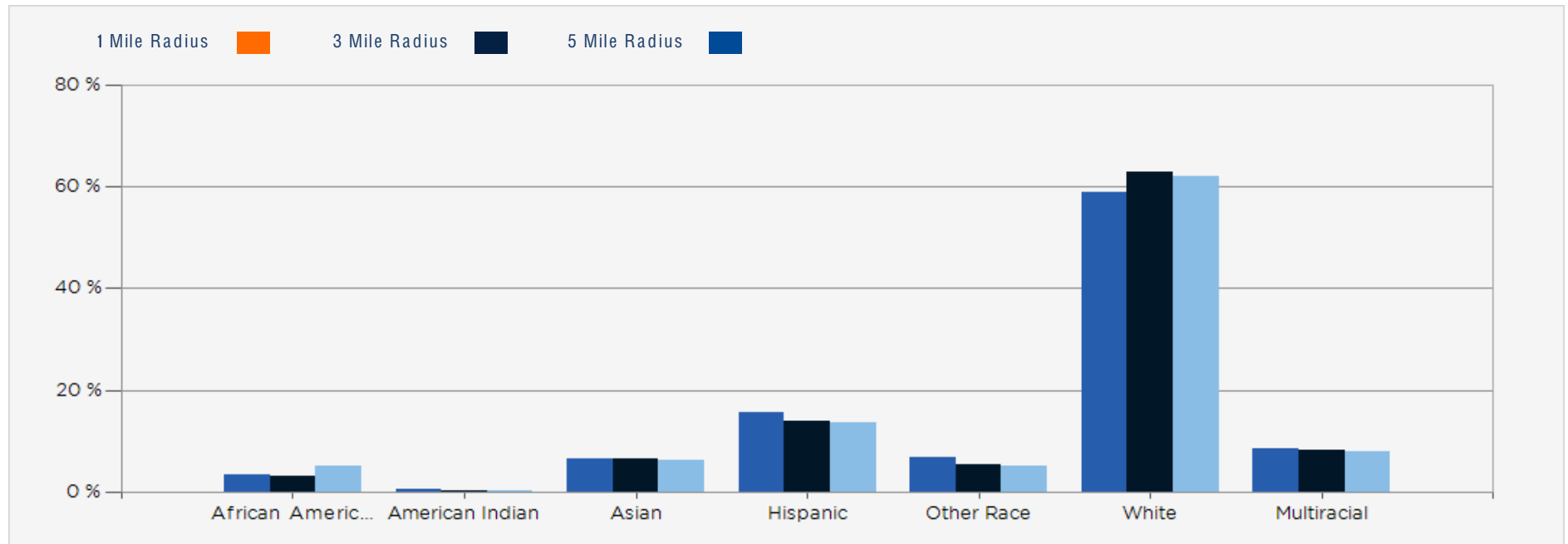
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	782	6,958	15,782
2027 Population Age 35-39	999	8,926	19,772
2027 Population Age 40-44	838	7,273	17,100
2027 Population Age 45-49	692	6,541	15,776
2027 Population Age 50-54	675	6,227	15,265
2027 Population Age 55-59	765	7,202	17,002
2027 Population Age 60-64	802	7,016	16,221
2027 Population Age 65-69	655	6,193	14,176
2027 Population Age 70-74	446	4,685	11,363
2027 Population Age 75-79	362	4,073	9,906
2027 Population Age 80-84	238	2,868	7,168
2027 Population Age 85+	186	2,266	6,052
2027 Population Age 18+	8,795	82,530	204,259
2027 Median Age	41	42	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$142,709	\$125,060	\$123,886
Average Household Income 25-34	\$180,115	\$164,354	\$161,993
Median Household Income 35-44	\$151,143	\$149,205	\$151,185
Average Household Income 35-44	\$193,550	\$190,388	\$194,722
Median Household Income 45-54	\$156,170	\$156,677	\$157,173
Average Household Income 45-54	\$196,885	\$201,848	\$204,492
Median Household Income 55-64	\$142,722	\$141,572	\$144,178
Average Household Income 55-64	\$180,317	\$182,896	\$187,194
Median Household Income 65-74	\$111,765	\$101,781	\$104,369
Average Household Income 65-74	\$147,644	\$141,819	\$144,903
Average Household Income 75+	\$104,971	\$102,572	\$105,064

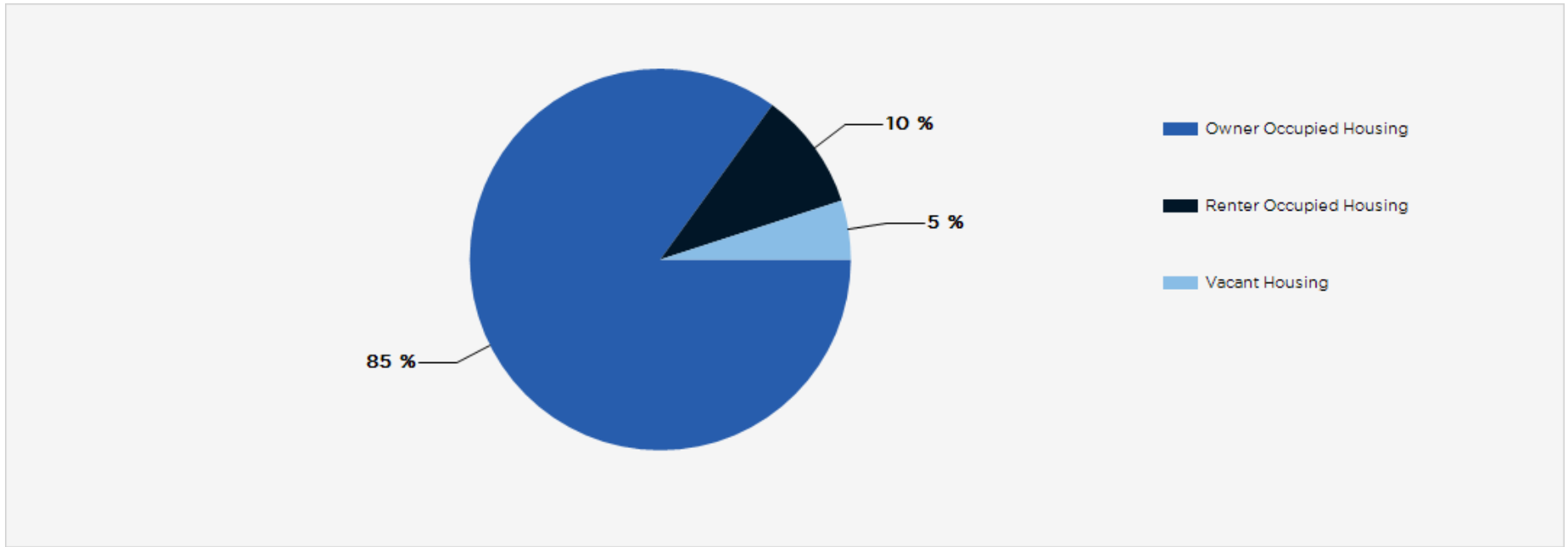
2022 Household Income



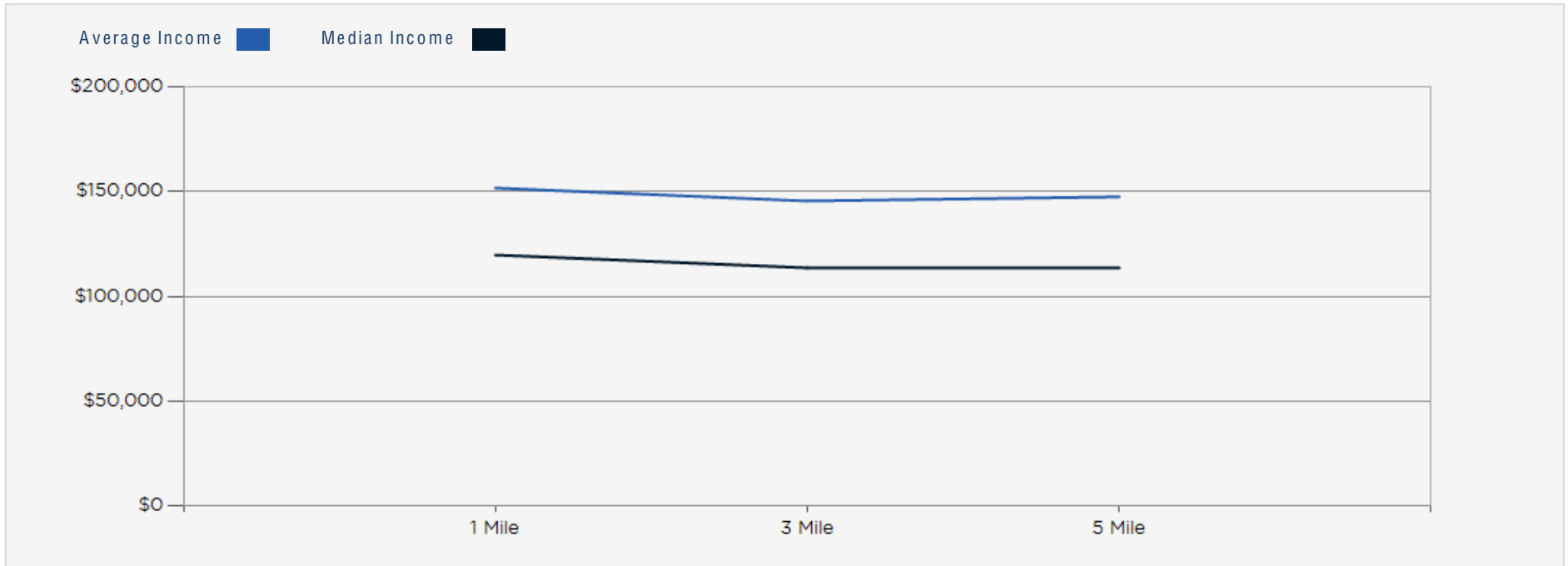
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



New Village Plaza
1759 Middle Country RD,
Centereach, NY 11792

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