

FOR SALE
ASKING PRICE \$2,200,000
PRICE PER SF \$260

2343 MIDDLE COUNTRY

Centereach, NY 11720 | **Suffolk County**



RIPCO
INVESTMENT SALES

PROPERTY HIGHLIGHTS

#1

8,459 SF retail building on 1 acre lot

#2

On site parking for 42 cars

#3

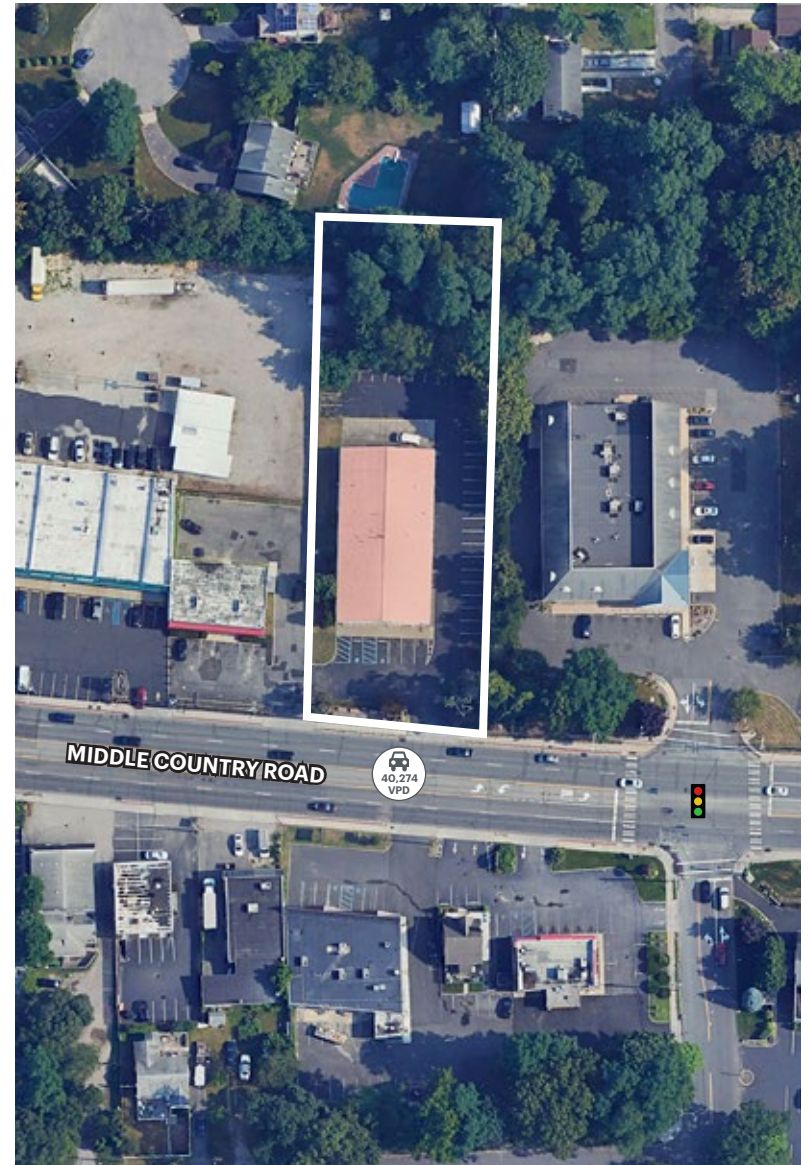
Ideal for owner-user with retail business

#4

Building renovated in 2015

#5

**\$124,111 Median HHI within a 1-mile
radius, 40K+ VPD**



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **2343 MIDDLE COUNTRY ROAD** — in Centereach.

The 8,459 SF retail building is situated on a 1-acre lot on Route 25 and will be delivered vacant at closing. The property has on-site parking for 42 cars.

Permitted uses within J-2 zoning include restaurant, bar/tavern, office, retail stores, funeral home, day-care facility, dog/pet day care, health club, veterinary hospital, house of worship and more.

The property is located in a dense retail corridor with an average daily traffic count of 40,274 VPD and a median household income of \$124,111 in a 1-mile radius.

PROPERTY SUMMARY

THE OFFERING

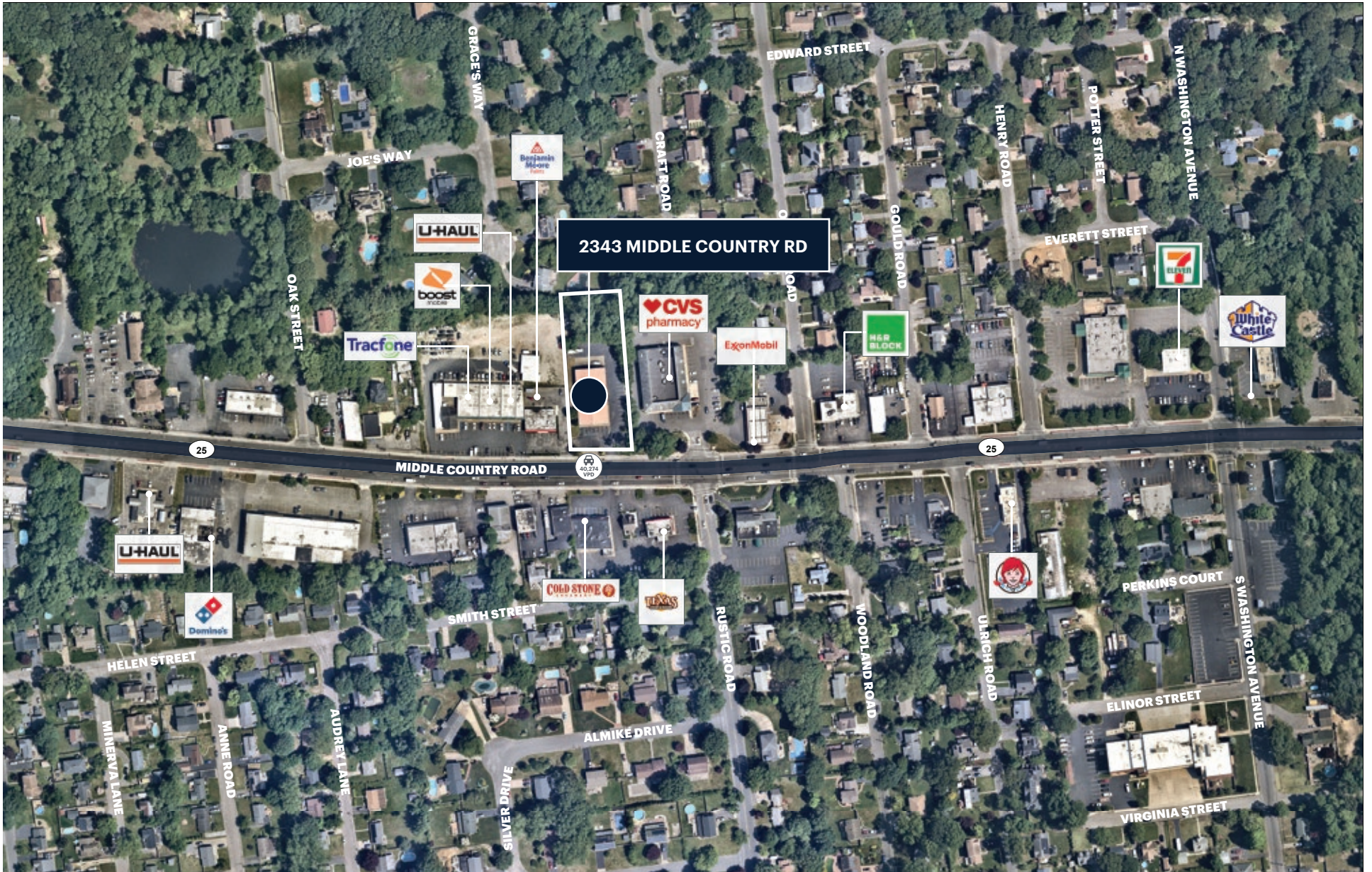
Address	2343 Middle Country Road, Centereach
County	Suffolk (Town of Brookhaven)
Location	Located on the north side of Middle Country Road (Route 25) between Oxhead Road and Oak Street
Section / Block / Lot	515 / 1 / 3
Property Type	Retail

PROPERTY INFORMATION

Building Size	8,459 SF (approx.)
Building Dimensions	122' x 65' (approx.)
Lot Size	43,560 SF (1 acre)
Lot Dimensions	341' x 127' (approx.)
Parking	42 spaces
Year Built / Last Altered	2005 / 2015
Stories	1
Zoning	J Business 2
Total Taxes (23/24)	\$32,241.19

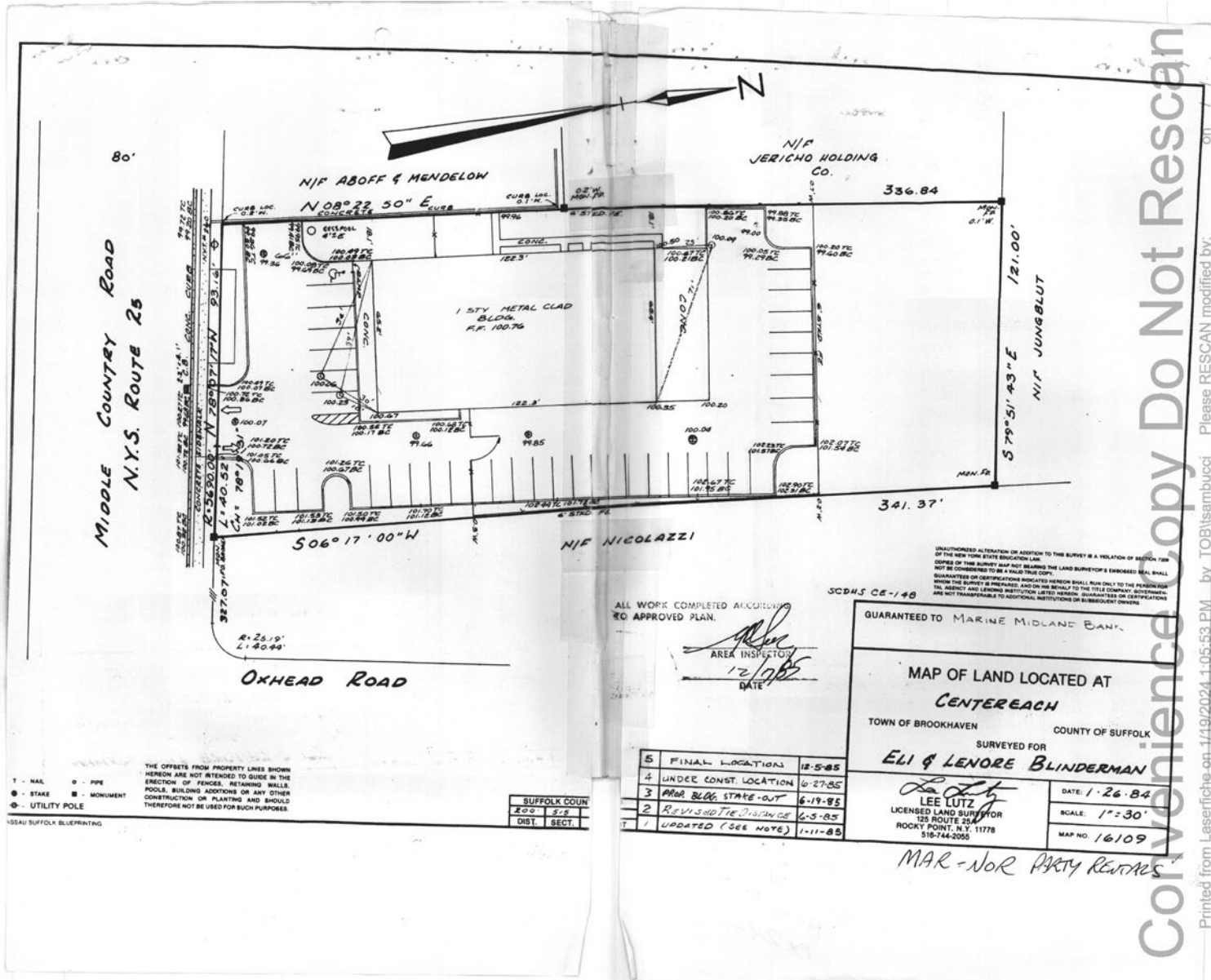
2343 MIDDLE COUNTRY ROAD
FOR SALE

RETAIL MAP



2343 MIDDLE COUNTRY ROAD
FOR SALE

SURVEY



THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, BUILDING ADDITIONS OR ANY OTHER CONSTRUCTION OR PLANTING AND SHOULD THEREFORE NOT BE USED FOR SUCH PURPOSES.

SUFFOLK COUNTY	
200	5/2
DIST. SECT.	

ALL WORK COMPLETED ACCORDING TO APPROVED PLAN.
[Signature]
 AREA INSPECTOR
 12/1985
 DATE

5	FINAL LOCATION	12-5-85
4	UNDER CONST. LOCATION	6-27-85
3	MAR. BLDG. STATE-OUT	6-19-85
2	REVISED TIE DISTANCE	6-5-85
1	UPDATED (SEE NOTE)	1-11-85

SCDH 5 CE-148

GUARANTEED TO MARINE MIDLAND BANK

MAP OF LAND LOCATED AT
CENTEREACH
 TOWN OF BROOKHAVEN COUNTY OF SUFFOLK

SURVEYED FOR
ELI & LENORE BLINDERMAN

[Signature]
LEE LUTZ
 LICENSED LAND SURVEYOR
 25 ROUTE 25
 ROCKY POINT, N.Y. 11778
 518-744-2055

DATE: 1-26-84
 SCALE: 1"=30'
 MAP NO: 16109

MAR-NOR PARTY RETURNS

Convenience Copy Do Not Rescan

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**2343 MIDDLE COUNTRY ROAD
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	11,894	101,907	250,334
NUMBER OF HOUSEHOLDS	3,872	34,430	81,939
AVERAGE HOUSEHOLD INCOME	\$155,175	\$159,348	\$163,819
MEDIAN HOUSEHOLD INCOME	\$124,111	\$120,498	\$122,569
COLLEGE GRADUATES	3,244 25.3%	28,942 24.7%	72,745 26.1%
TOTAL BUSINESSES	457	3,192	9,253
TOTAL EMPLOYEES	3,386	27,290	116,173
DAYTIME POPULATION	9,426	79,540	243,450

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

JON WINZELBERG

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