

**TURNKEY QSR SPACE**

# 1710 ROUTE 112

West Side of Route 112 between Pine Road and Colby Drive

**CORAM**

LONG ISLAND | NEW YORK

**1,350 SF**

For Lease Assignment



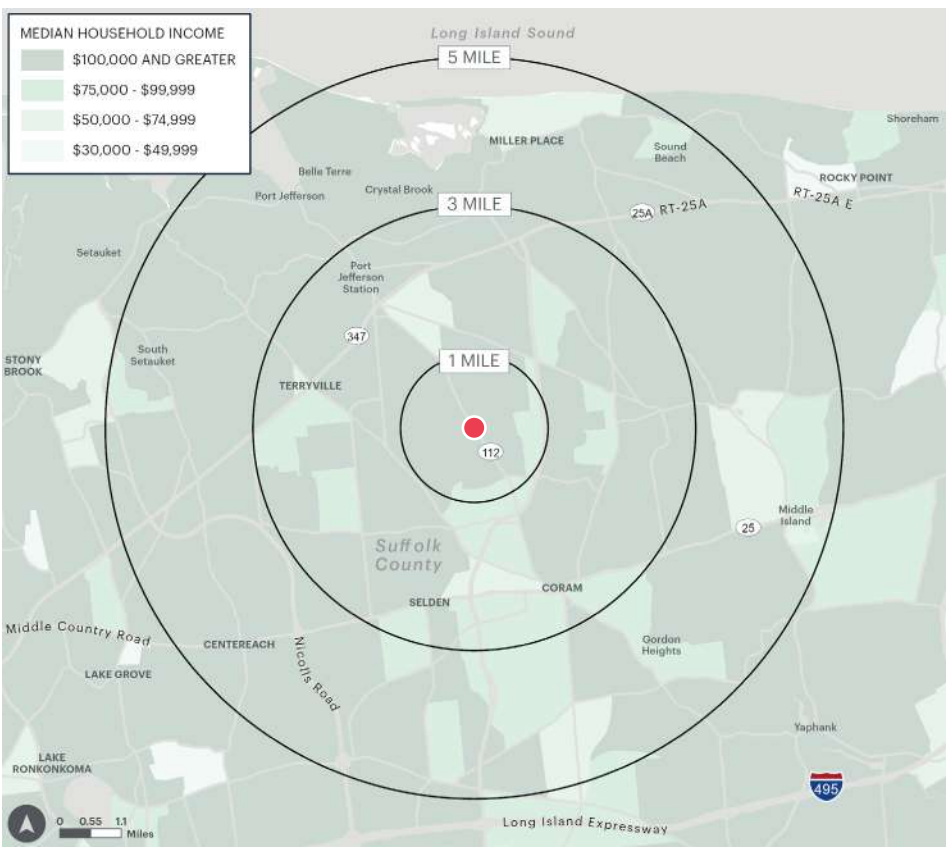
**RIPCO**  
REAL ESTATE

SPACE DETAILS

PROPERTY AERIAL



DEMOGRAPHIC MAP



LOCATION

West Side of Route 112 between Pine Road and Colby Drive

SIZE

1,350 SF

KEY MONEY

Upon request

RENT

\$4,177 per month

TAXES

\$358.44 per month

CAM

\$1,168.11 per month

POSSESSION

Arranged

STATUS

Currently Burrito Blvd

TERM

Approximately 7 years remaining, plus one 5-year option

CO-TENANTS

Starbucks, Poki Poké

UNIQUE SPACE ATTRIBUTES

Fully built QSR with venting, gas, and all restaurant infrastructure

End cap with strong visibility from Route 112

Ample parking in well-maintained shopping center

NOTABLE NEIGHBORS

CVS, Dunkin, Subway, M&T Bank, 7-Eleven

DEMOGRAPHICS

Population

1 Mile	11,206
3 Miles	90,530
5 Miles	197,296

Total Households

1 Mile	4,310
3 Miles	32,396
5 Miles	69,716

Daytime Population

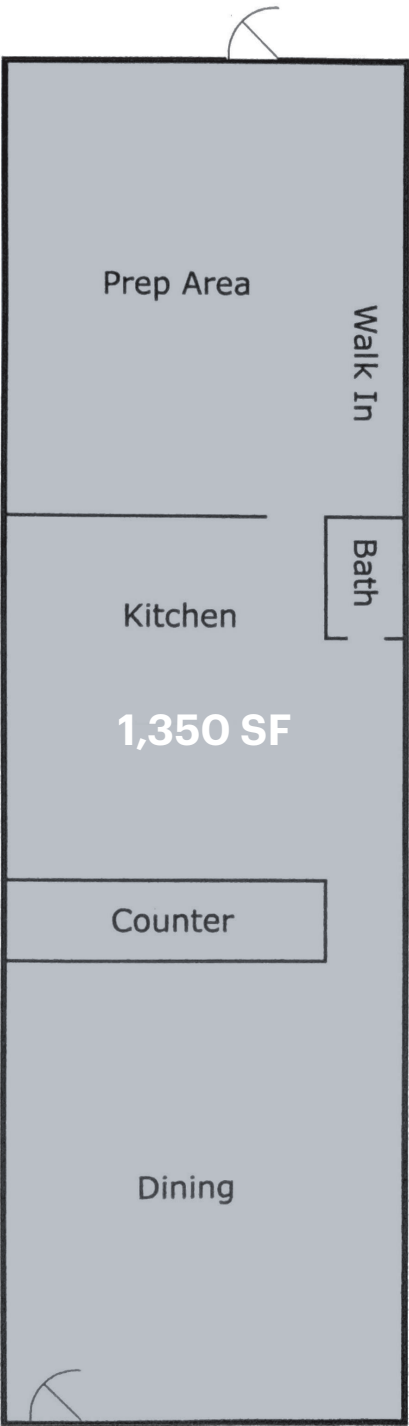
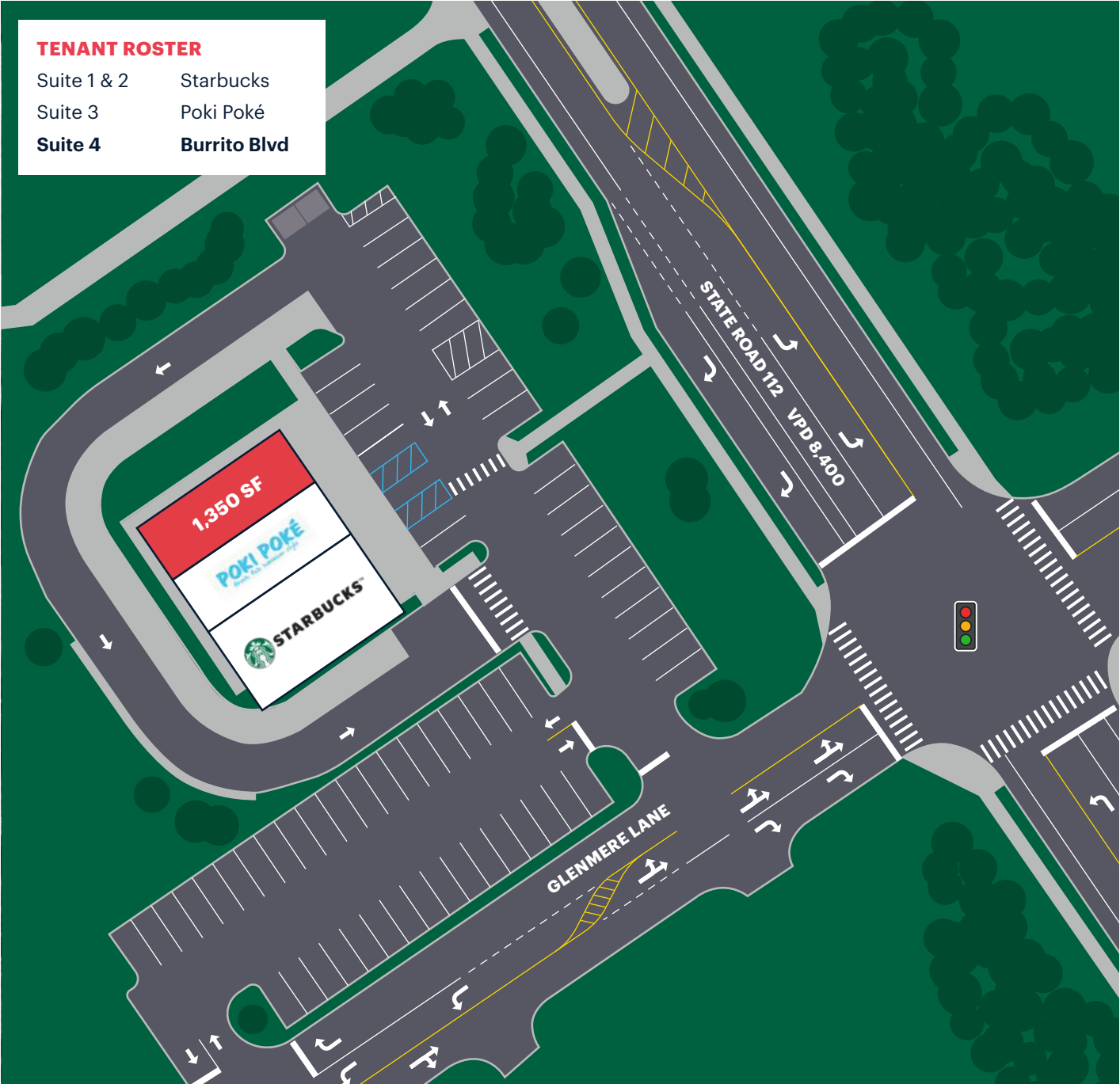
1 Mile	6,708
3 Miles	62,778
5 Miles	160,028

Average Household Income

1 Mile	\$125,869
3 Miles	\$136,223
5 Miles	\$147,819

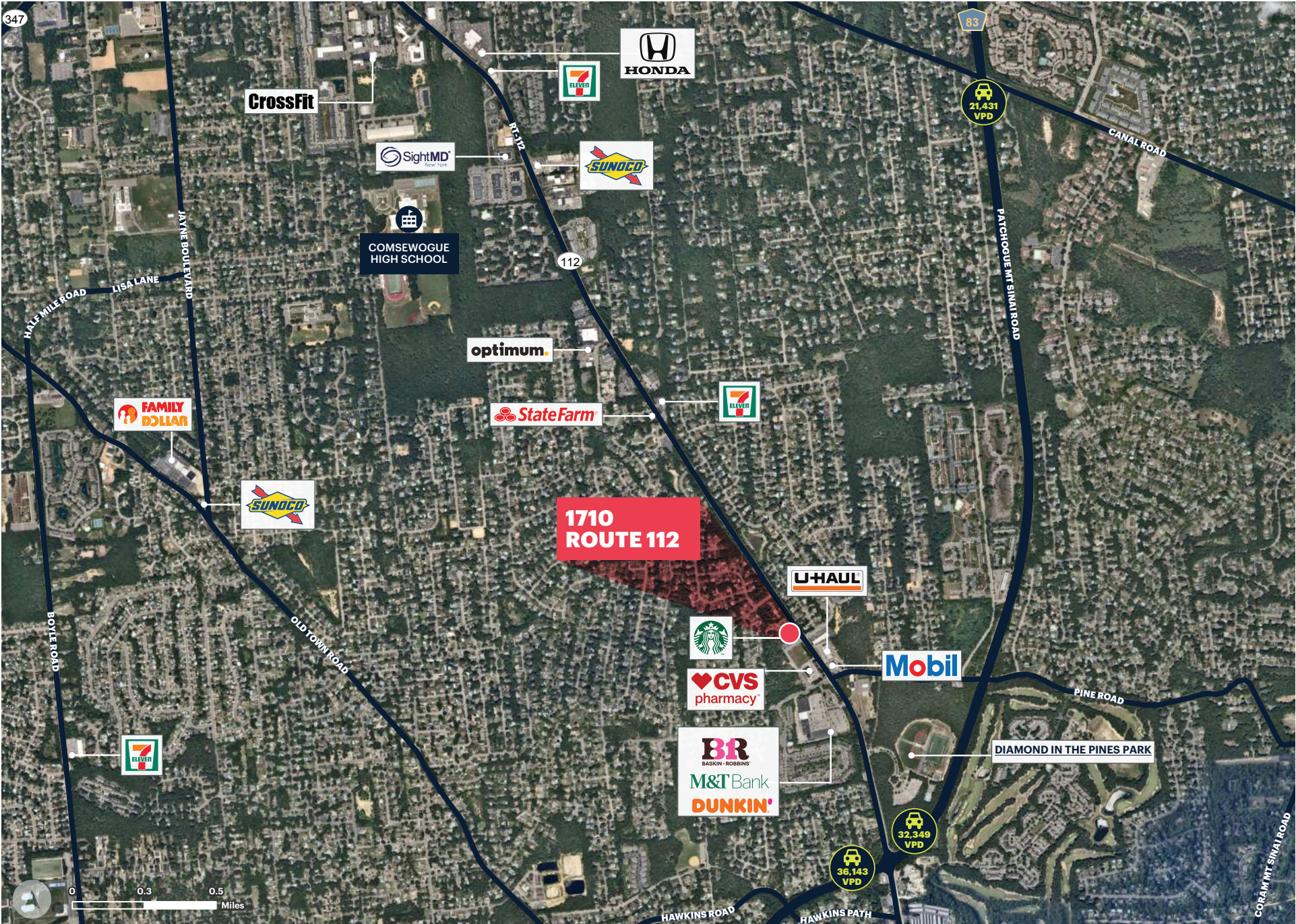


SITE PLAN AND FLOOR PLAN





AERIAL RETAIL MAP





ADDITIONAL PHOTOS



## LOCATION MAP



## CONTACT EXCLUSIVE AGENTS

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