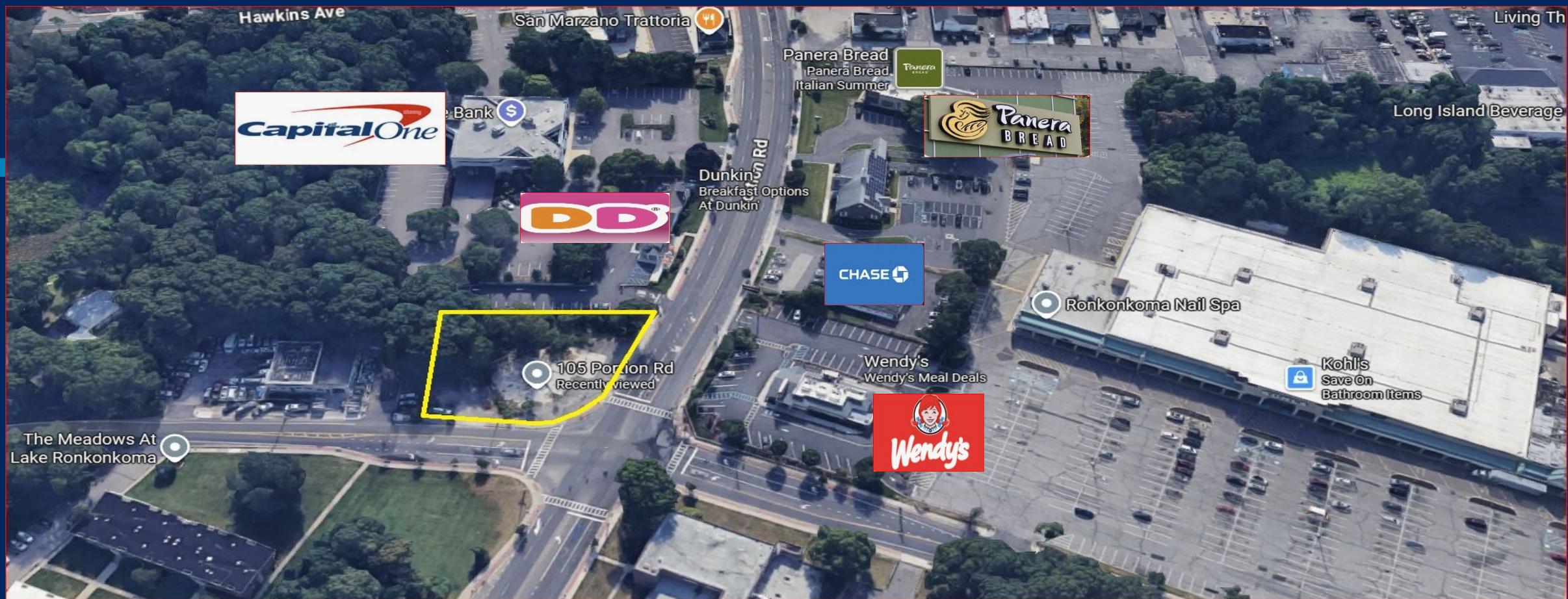


# FOR SALE

**105 Portion Road - RONKONKOMA - NY**

**Strategic Hard Corner Opportunity**



# PROPERTY DETAILS

105 PORTION ROAD – RONKONKOMA NY

Price Upon Request

HARD RETAIL CORNER WITH HIGH VISIBILITY ON PORTION RD

LOT SIZE : ACRE 0.50 – 21,750 SQ FT ZONE : J2

SURROUNDED BY NATIONAL RETAILERS

## SITE HIGHLIGHTS:

A unique opportunity 21,780 SF Retail Redevelopment Corner traffic light location, with 154.25 FT front & 141.4 FT Depth. A Great value add opportunity. Your next flagship location awaits. Position your brand at the heart of a rapidly growing trade area with this high-visibility corner of Ronkonkoma Ave & Portion Rd. With exceptional signage opportunities, signalized access, and ample on-site parking, this site offers national retail tenants.



**FOR MORE INFORMATION PLEASE CONTACT: TOWER REAL ESTATE NY. H. Zane Radwan (631) 449-7008 – Cell: (516) 924-4055 Email: [zane@towereny.com](mailto:zane@towereny.com)**

**Tower** Real Estate NY, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Property Survey

REF. UNL 0200-688-02-002

000.000 000 70000

AWE

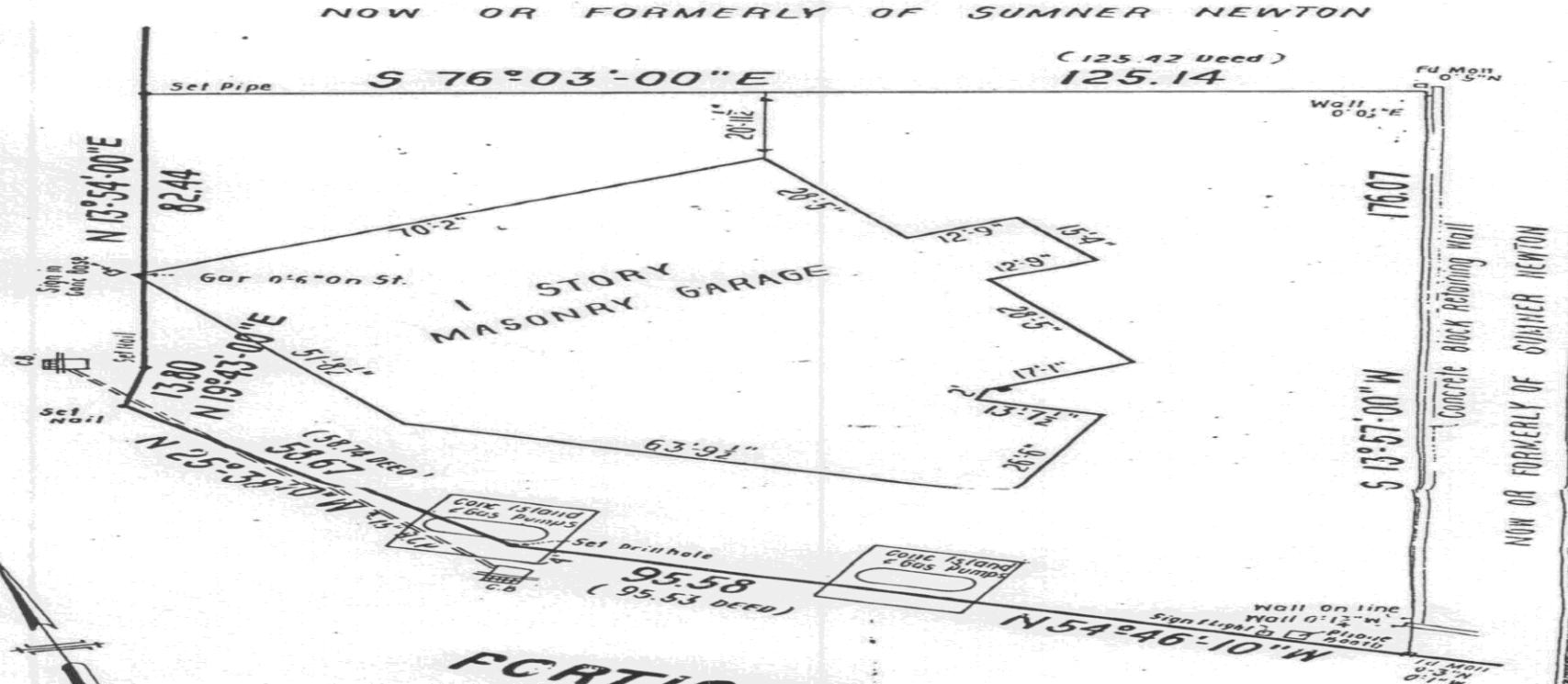
## RONKONKOMA

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE ESTIMATED CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

UNAUTHORIZED ALTERATION OF ANY PART OF THIS SURVEY IS A VIOLATION OF SECTION 7200 OF THE NEW YORK STATE EDITION OF THE CODE OF PROFESSIONAL PRACTICE. FOR WHICH THE SURVEY IS PREPARED AND ON OUR BEHALF TO THE STATE, COUNTY, GOVERNMENTAL AGENCY AND LEADERSHIP OF NEW YORK STATE HEREBY, AND TO THE ASSIGNEES OF THE LEVYING INSTITUTIONS, CERTIFICATE THAT THE CERTIFICATE IS UNALTERED AND THAT THE SURVEY IS THE PROPERTY OF THE LEVYING INSTITUTIONS. CERTIFICATIONS ARE NOT TRANSFERABLE TO ANOTHER INSTITUTION OR SUBSEQUENT OWNERS.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE SURVEYS TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSES AND THEREFORE ARE NOT INTENDED TO SHOW THE EXACT POSITION OF THE PROPERTY LINES, POLLS, POSTS, PINS, PLANTING AREA, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OR ABSENCE OF MARKS AND OR EVIDENCE OF CONSTRUCTION IN ANY PART SHOWN ARE NOT GUARANTEED.



**SURVEY OF PROPERTY  
situated at  
LAKE RONKONKOMA  
TOWN OF BROOKHAVEN  
SUFFOLK COUNTY  
NEW YORK  
SCALE 1--20-**

Surveyed by  
**SMITH & JUNG**  
Ernest G. Jung  
Professional Land Surveyor  
120 MEDFORD AVE.  
PATCHOGUE, N.Y.  
Phone 475-3192

Survey Certified to:  
MARTIN MEYER  
Convenience Copy Do Not Rescan  
Printed from Laserfield on 12/07/2015 11:16:10 AM by LSNEYDER Please RESCAN modified by: OR MEYER  
17ES SURVEYED - NOVEMBER 6, 1980  
Drainage pipe shown herein as per  
County Code 1981 Plan

# DEMOGRAPHICS:

	1M	3M
Miles:		
POPULATION:	11,584	88,464
MDHH Income:	\$88,914	\$119,331
Daytime Employees :	4,448	40,641
TRAFFIC: Portion Rd		8,090 VPD



# Tower Real Estate NY

Commercial Real Estate Services

555 Broadhollow Road , Suite 404

Melville NY 11747



Broker : Zane Radwan

Office :631-449-7008

Mobile:516-924-4055

Email: [Zane@towerreny.com](mailto:Zane@towerreny.com)



**Tower** Real Estate NY, LLC This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or leasing of 105 Portion Road , Ronkonkoma NY. (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors or buyer may require to evaluate a purchase or lease of real property. All projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Tower Real Estate NY, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations.