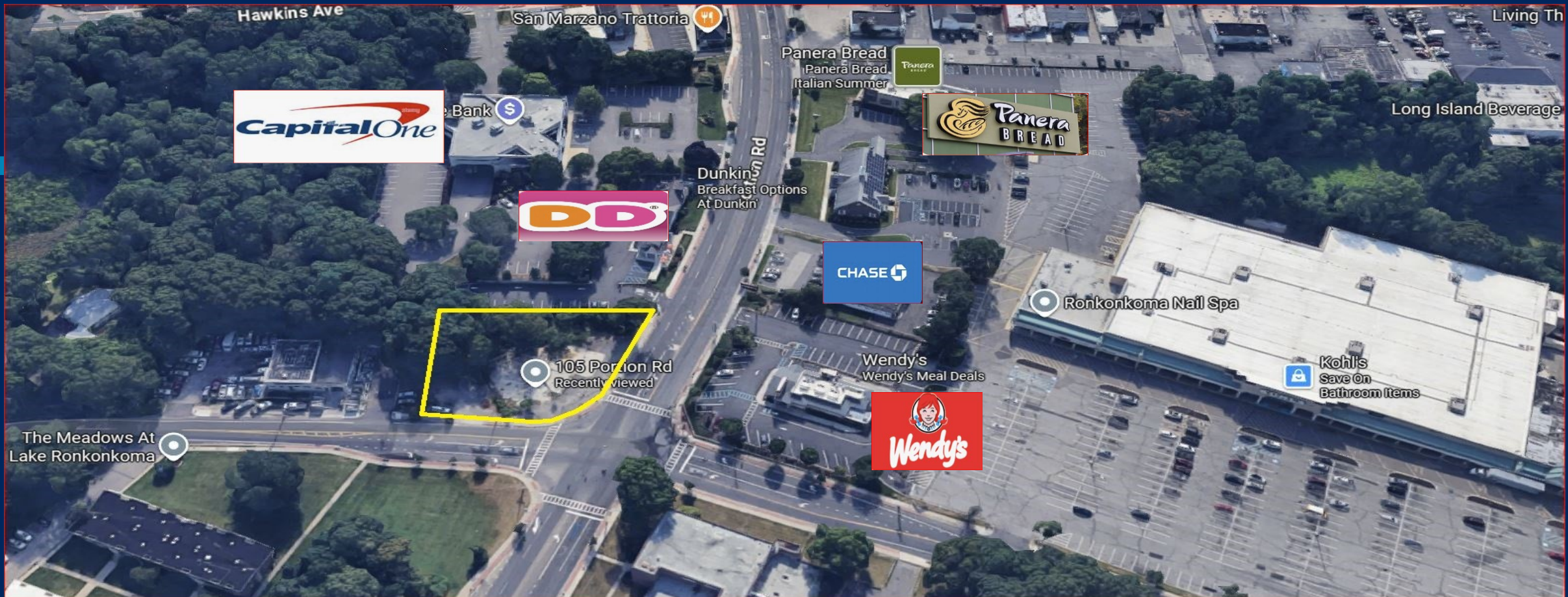


FOR SALE

105 Portion Road - RONKONKOMA - NY

Strategic Hard Corner Opportunity



PROPERTY DETAILS

105 PORTION ROAD – RONKONKOMA NY

Price Upon Request

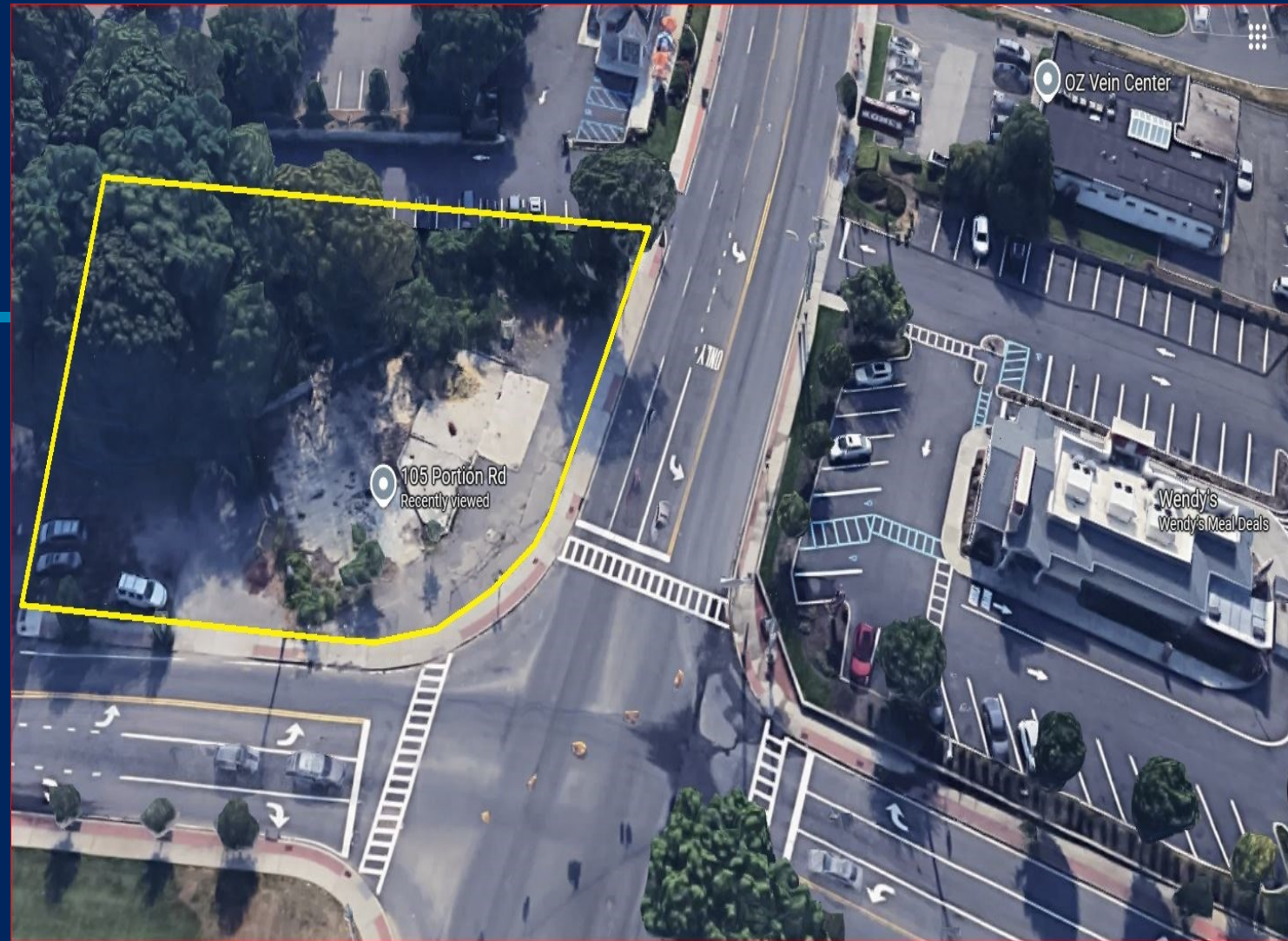
HARD RETAIL CORNER WITH HIGH VISIBILITY ON PORTION RD

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

SURROUNDED BY NATIONAL RETAILERS

SITE HIGHLIGHTS:

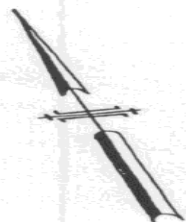
A unique opportunity 21,780 SF Retail Redevelopment Corner traffic light location, with 154.25 FT front & 141.4 FT Depth. A Great value add opportunity. Your next flagship location awaits. Position your brand at the heart of a rapidly growing trade area with this high-visibility corner of Ronkonkoma 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@towerreny.com

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7511 440 0000 1000 0000



PORTION
(HOUSEBLOCK ROAD)
(FARM TO MARKET ROAD) ROAD

~~OR MEYER~~

DEMOGRAPHICS:

| | | |
|---------------------|-----------|-----------|
| Miles: | 1M | 3M |
| 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



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