

OFFERING MEMORANDUM

Former 7-Eleven | 952 Portion Road Ronkonkoma, NY 11779

FREESTANDING BUILDING FOR LEASE



Commercial



EXECUTIVE SUMMARY

Former 7-Eleven | 952 Portion Road Ronkonkoma, NY 11779

Building Size:	2,400 SF	Property Taxes:	\$19,737.16
Lot Size:	.39 Acres	Parking:	15 Spaces
Property Zoning:	J-2	Lease Rate:	Upon Request

Occupancy to be arranged, current 7-Eleven lease expires 8/27.

Property Overview

Position your business at this highly visible former 7-Eleven located at 952 Portion Road in Ronkonkoma, NY. This freestanding 2,400 SF retail building sits on a .39-acre parcel with excellent frontage along Portion Road, offering strong exposure, easy customer access, and 15 on-site parking spaces. Zoned J-2 and surrounded by national retailers, the property is ideally suited for retail, medical, convenience, quick-service restaurant, specialty service users, and a variety of neighborhood commercial uses.

Property Highlights

- Former 7-Eleven freestanding retail building
- Prime corner location on Portion Road with strong visibility
- Traffic counts exceeding 22,000+ vehicles per day
- Surrounded by national retailers and established businesses
- 15 on-site parking spaces
- Two curb cuts for easy ingress/egress
- Flexible layout ideal for retail, medical, QSR, or service users

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
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Dennis Gandley

Licensed Real Estate Salesperson
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PROPERTY DETAILS

Former 7-Eleven | 952 Portion Road Ronkonkoma, NY 11779

Lease Rate

Upon Request

Location Information

Street Address	952 Portion Road
City, State, Zip	Ronkonkoma, NY 11779
County	Suffolk
Township	Town of Brookhaven

Building Information

Building Size	2,400 SF
Heating	Gas
Power	200 Amps
HVAC	Fully

Property Information

Property Type	Yes
Zoning	J-2
Lot Size	0.39 Acres
Lot Frontage	94 ft
Lot Depth	149 ft
Corner Property	Yes
Sanitary	Septic
Curb Cuts	Two (2)
Parking	15 Spaces

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ADDITIONAL PHOTO

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LEASE SPACES

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	Negotiable

Occupancy To Be Arranged, Current 7-Eleven Lease Expires 8/27.

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RETAILER MAP

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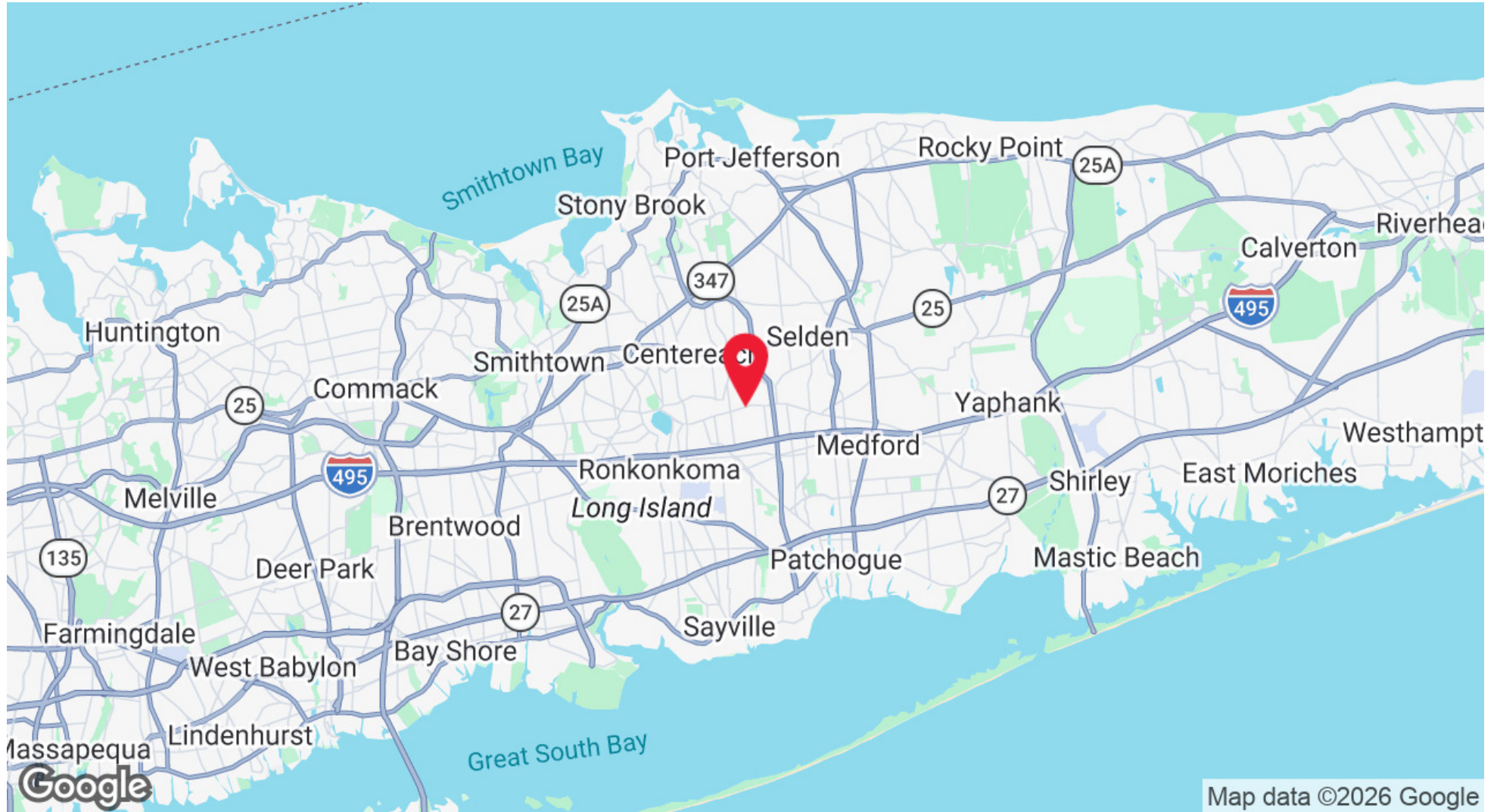
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REGIONAL MAP

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DEMOGRAPHICS MAP & REPORT

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Population	1 Mile	3 Miles	5 Miles
Total Population	12,508	101,948	248,368
Average Age	38.8	38.9	40.6
Average Age (Male)	35.9	38.4	40.0
Average Age (Female)	40.7	39.6	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,792	32,409	82,822
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$151,398	\$144,157	\$146,471
Average House Value	\$490,991	\$480,256	\$499,990

2023 American Community Survey (ACS)

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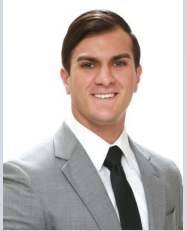
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