



RETAIL SPACE

CENTEREACH, NY

CENTEREACH SQUARE

MIDDLE COUNTRY ROAD AND MARK TREE ROAD

UNDER NEW OWNERSHIP!

AVAILABLE SIZES

997 SF up to 14,418 SF

2,025 SF Auto Garage

ASKING RENT

Upon Request

NNNs - \$9.97 PSF

Taxes - \$6.34 PSF

CAM - \$2.87 PSF

Snow - \$0.77 PSF

CO-TENANTS

Walmart, Savers, 8 Bit Bites, Phenix Salon Suites, Planet Fitness, Party City, Goldfish Swim, Tropical Smoothie Cafe, Sally Beauty, Leslie's Pool Supplies, Olive Garden, Moe's Southwest Grill, GameStop, Denny's, Rockbox Fitness, Mandee, Bonchon (Coming Soon), Sam's Japanese BBQ & Hot Pot (Coming Soon)

NEIGHBORS

Dollar Tree, Walgreens, CVS, McDonald's, AutoZone, Harbor Freight Tools, Buffalo Wild Wings, Visionworks, Arby's, Wing Stop, Brownstones, AT&T, Pro-Health, Cabo Fresh, Voodoo Crab, Gold Medal Gymnastics, Burger King, Ocean State Job Lot, Advanced Auto, Quick Chek

COMMENTS

Multiple traffic light access

Convenient access to Nicolls Rd (Rt. 97)

2,307 parking spaces

GLA: 387,034 SF

45,000 VPD on Middle Country Road

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL



CENTEREACH SQUARE

Walmart planet fitness M&M's savers
Party City carter's SALLY BEAUTY
LESLIE'S tropical CAFE penny's Olive Garden
GameStop REK BOX Phenix Salon Suites

**SPACE AVAILABLE FROM
997 SF up to 14,418 SF**

**NEW VILLAGE PLAZA OF
CENTEREACH**

Arbys at&t
Cabo Fresh Dunkin' Donuts Village Inn

CENTEREACH COMMONS

DOLLAR TREE Sherwin Williams
Off Track Betting

CVS pharmacy

Walgreens

White Castle

DUNKIN'

Wendy's

Ocean State
**JOB
LOT**

Starbucks KFC SUBWAY
T-Mobile Visionworks

AutoZone
HARBOR FREIGHT

BURGER KING

POPEYES
LOUISIANA BISHOP

McDonald's

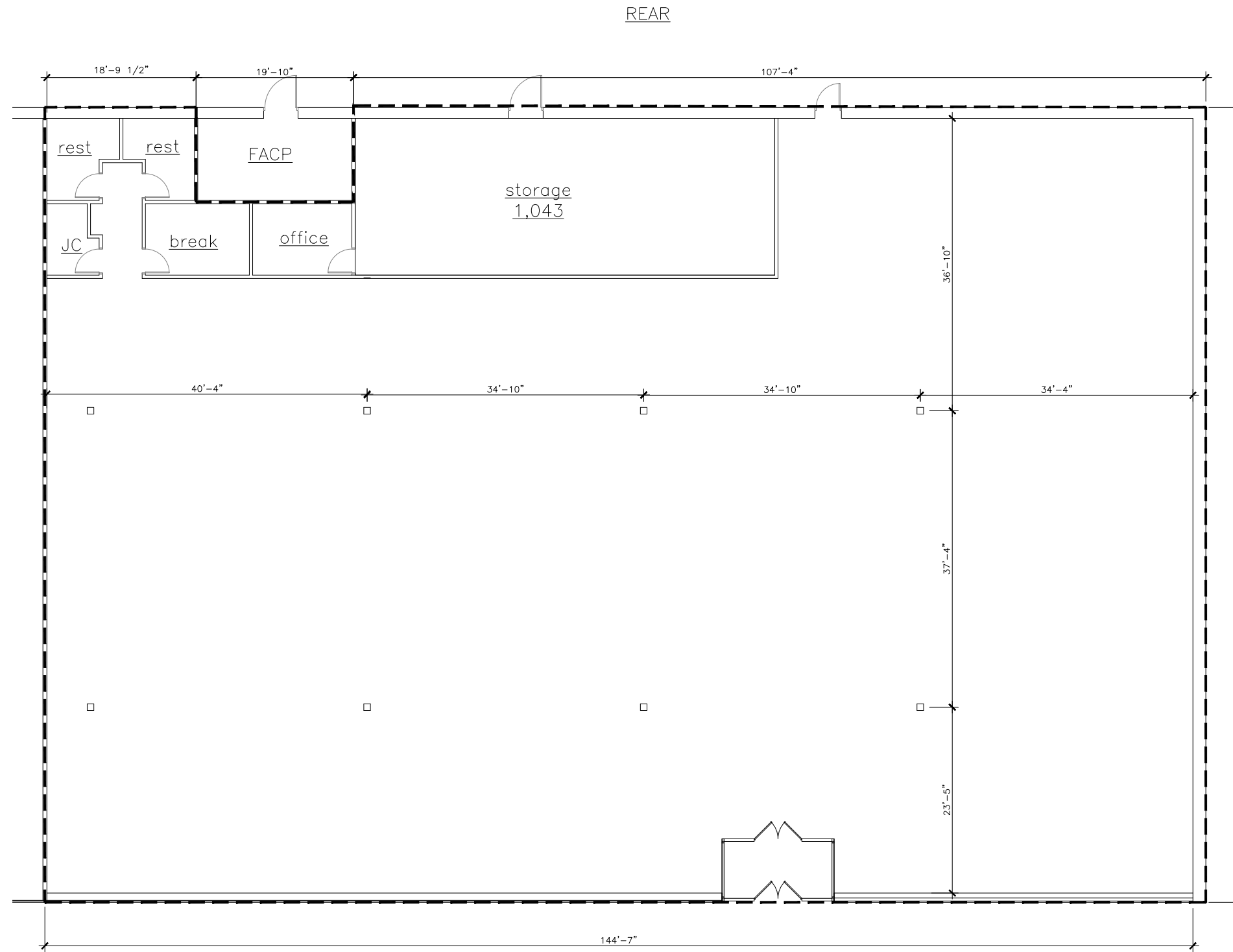
SITE PLAN



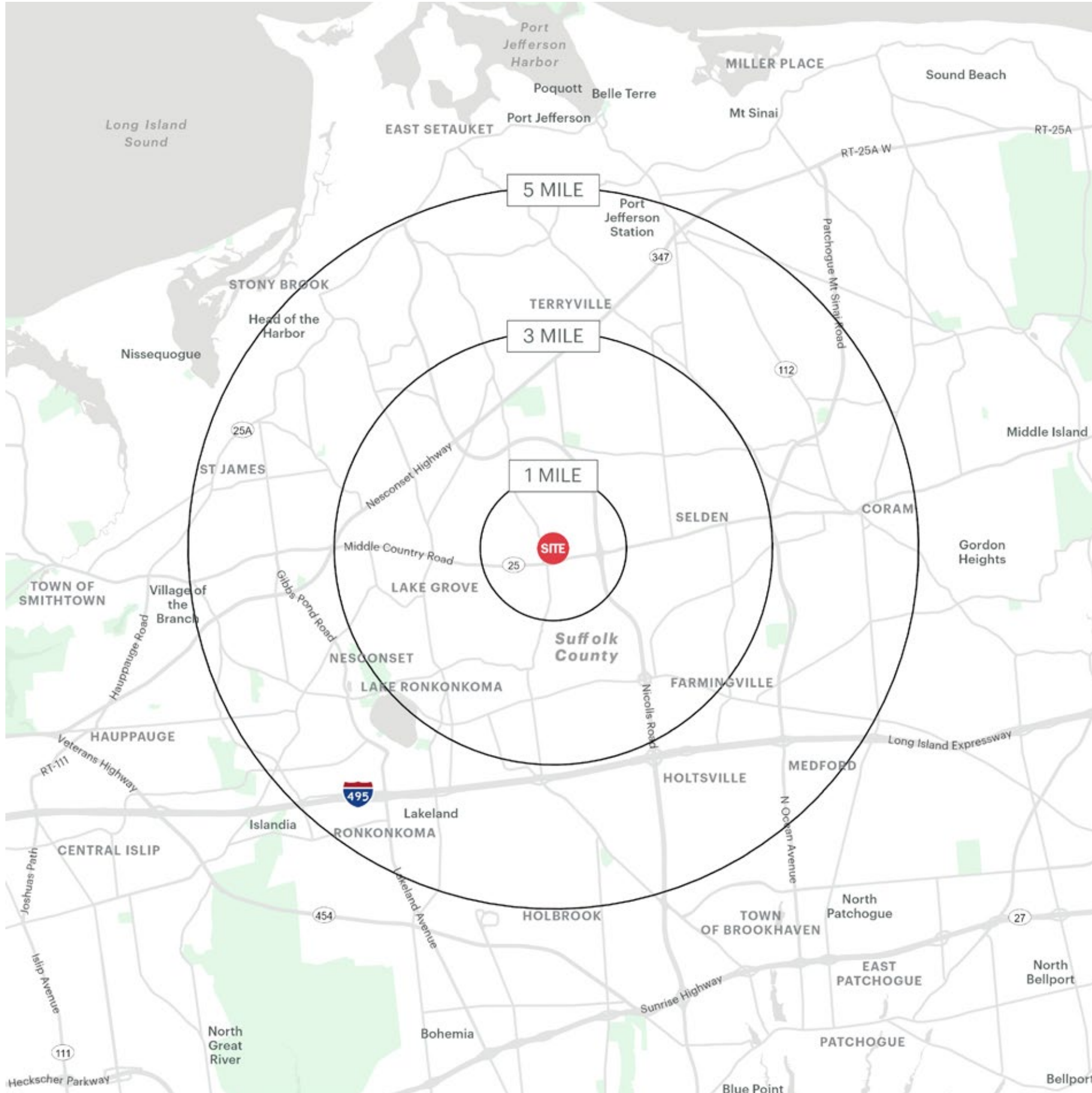
	TENANT	SQUARE FEET
1	Walmart	151,067 SF
2	Planet Fitness	23,118 SF
3	AVAILABLE	1,407 SF
4	AVAILABLE	1,882 SF
5	AVAILABLE	5,452 SF
		Can Be Combined 8,741 SF
6	Goldfish Swim	9,345 SF
7	Sam's Japanese BBQ (Coming Soon)	6,065 SF
8	Tropical Smoothie Cafe	1,986 SF
9	New Golden Buffet	7,000 SF
10	AVAILABLE	2,960 SF
11	AVAILABLE	2,400 SF
		Can Be Combined 5,360 SF
12	Sally Beauty	1,467 SF
13	Savers	26,751 SF
14		
15	Mandee	8,000 SF
16	AVAILABLE - AUTO GARAGE	2,025 SF
17	8 Bit Bites	2,168 SF
18	Leslie's Swimming Pools	4,258 SF
19	Bonchon (Coming Soon)	2,150 SF
20	Rockbox Fitness	3,350 SF
21	AVAILABLE	5,000 SF
22	Olive Garden	9,100 SF
23	Denny's Restaurant	5,000 SF
24	Party City	14,885 SF
25	AVAILABLE	1,825 SF
26	AVAILABLE	997 SF
27	U.S. Postal Service	10,000 SF
28	Moe's Southwest Grill	2,500 SF
29	LEASE OUT	33,600 SF
30	Phenix Salons	9,600 SF
31	Carter's	4,790 SF
32	Centereach Liquor	3,500 SF
33	Jejojo Bagels	1,600 SF
34	Model Nails	3,800 SF
35	AVAILABLE	1,600 SF
36	Gamestop	1,400 SF
37	Voullapitta	1,600 SF
38	AVAILABLE	14,418 SF (Divisible)

LOD

SUITE 038 - 14,418 SF (DIVISIBLE)



AREA DEMOGRAPHICS



CENTEREACH SQUARE CENTEREACH, NY

1 MILE RADIUS

POPULATION

11,141

HOUSEHOLDS

3,525

AVERAGE HOUSEHOLD INCOME

\$157,697

MEDIAN HOUSEHOLD INCOME

\$125,544

COLLEGE GRADUATES (BACHELOR'S +)

2,615- 23.0%

TOTAL BUSINESSES

468

TOTAL EMPLOYEES

3,511

DAYTIME POPULATION (W/ 16 YR +)

9,215

3 MILE RADIUS

POPULATION

102,795

HOUSEHOLDS

34,238

AVERAGE HOUSEHOLD INCOME

\$155,935

MEDIAN HOUSEHOLD INCOME

\$119,715

COLLEGE GRADUATES (BACHELOR'S +)

28,240 - 38.0%

TOTAL BUSINESSES

3,244

TOTAL EMPLOYEES

27,547

DAYTIME POPULATION (W/ 16 YR +)

80,133

5 MILE RADIUS

POPULATION

256,183

HOUSEHOLDS

84,962

AVERAGE HOUSEHOLD INCOME

\$158,580

MEDIAN HOUSEHOLD INCOME

\$119,383

COLLEGE GRADUATES (BACHELOR'S +)

72,764 - 40.0%

TOTAL BUSINESSES

9,146

TOTAL EMPLOYEES

114,504

DAYTIME POPULATION (W/ 16 YR +)

244,973

AREA DEMOGRAPHICS

