

NEW VILLAGE PLAZA

1759 Middle Country Road | Centereach, NY
FOR LEASE

NEW VILLAGE PLAZA

COMING SOON

Space Available 516-506-0601

Arby's

WING•STOP

BROWNSTONES
COFFEE

NAILS

ProHEALTH

Cabo Fresh
CALIFORNIA MEXICAN GRILL

SWOLEHOUSE

VOODOO CRAB
CATUN BOLL & FRESH SEAFOOD

Gong cha 貢茶

1
7
5
9

RETAIL SPACE AVAILABLE UP TO 21,000 SQFT

HIGHLIGHTS

- Building 3 is currently under development and available for leasing with a delivery date of late 2024.
- The existing 2 buildings were built in 2019 and are fully occupied with national and local tenants.
- 625 feet of frontage on Middle country road with great visibility along with 2 traffic lights.
- 45,000 vehicles per day on middle country road and 70,000 vehicles per day on Nichols Rd.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Leased	Building 1	21,000	\$ 0.00	NNN	Supermarket
2	Leased	Building 1	3,000	\$ 0.00	NNN	Pharmacy
3	Leased	Building 1	2,000	\$ 0.00	NNN	Vietnamese Restaurant
4	Leased	Building 1		\$ 0.00	NNN	Tous Le Jours Bakery
5	Leased	Building 1	1,666	\$ 0.00	NNN	German Doner Kebab
6	Leased	Building 1		\$ 0.00	NNN	Pizza-Hut
7A	Leased	Building 1		\$ 0.00	NNN	Bango Bowls
7B	Leased	Building 1	1,250	\$ 0.00	NNN	Hair Salon
8	Leased	Building 1		\$ 0.00	NNN	Pisco Peruvian Restaurant
9	Leased	Building 1		\$ 0.00	NNN	Spa
10	Available	Building 1	3,000	\$ 30.00	NNN	End Cap

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	20
BUILDING SF	75,000
LAND ACRES	10
PHASE 1 - YEAR BUILT	2019
PHASE 2 - YEAR BUILT	2024
AVERAGE LEASE TERM	10 Years
ZONING TYPE	Shopping Center
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
PARKING SPACES	400
NUMBER OF PADS	1
CORNER LOCATION	2
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
EXTERIOR	Brick and Stucco
PARKING SURFACE	Asphalt
ROOF	Flat

CURRENT TENANTS

UNIT 1	Brownstones Coffee
UNIT 2	ProHealth
UNIT 3	Pacfe Nails
UNIT 4	Swolehouse Meals
UNIT 5	Voodoo Crab
PAD SITE 1	Arby's
PAD SITE 2	Wingstop
PAD SITE 3	Gong Cha
PAD SITE 4	Cabo Fresh



New Village Plaza of Centereach

- Brand new neighborhood shopping center featuring 625 feet of frontage with 45,000 vehicles driving by per day on Middle Country Road. The property is adjacent to Suffolk County Road 97 (Nicolls Road) with 57,000 vehicles per day. When fully developed, the site will have over 500 parking spaces available spanning over 10 acres of land.

Phase 1 - Fully Leased

- The first phase of construction ended in 2019 and consist of 2 fully occupied buildings. The tenants in the first building are Brownstones Coffee, Optum Health, Pacfe Nails, Swolehouse Meals and Voodoo Crab. The second building is currently leased to Arby's, Wingstop, Gong Cha and Cabo Fresh.

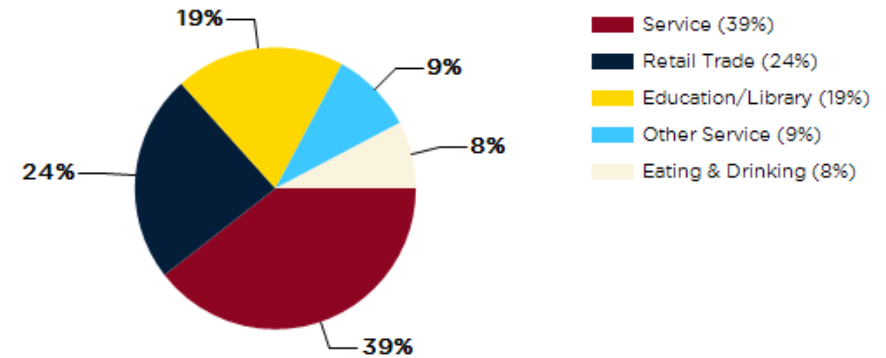
Phase 2 - Leasing Available

- Phase 2 is currently under construction and the estimated grand opening will be at the end of 2024. It will consist of a 45,000 sqft building at the rear of the site with 11 high end retail spaces. Available spaces will range from 1,235 to 21,000 sqft. In line spaces can be combined as needed.

Neighboring Tenants

- Neighboring Tenants in various shopping centers include Walmart, Big Lots, Modell's, Planet Fitness, LA Fitness, Party City, McDonalds, Dunkin Donuts, Five Guys, Home Depot and many more!

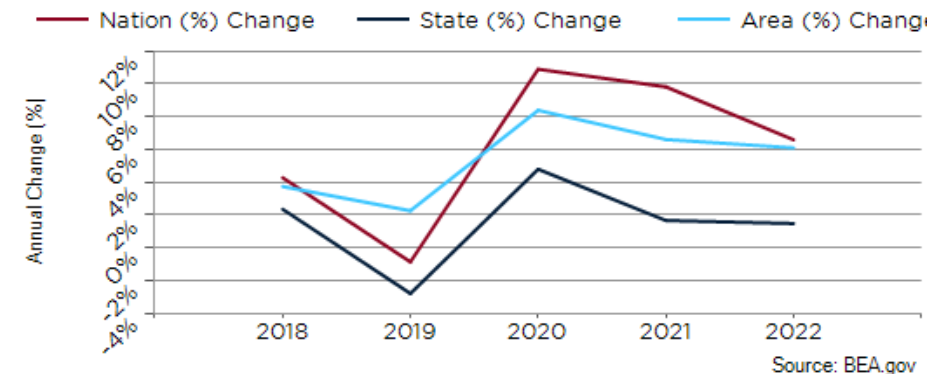
Major Industries by Employee Count



Largest Employers

Northwell Health	31,153
State of New York	20,304
Catholic Health Services of Long Island	17,000
Nassau County	16,784
US Federal Government	16,391
Suffolk County	11,075
Stop & Shop	8,100
Winthrop-University Hospital	7,700

Suffolk County GDP Trend





347

SOUTH SETAUKET

Centereach Park

NICOLLS RD



1759 MIDDLE COUNTRY RD
CENTEREACH, NY



Walgreens

25

TOMMY'S TUNES



COLLEGE PLAZA



TIRE GUYS



SUNY EMPIRE STATE COLLEGE

VILLAGRAZIA

Panda Garden

Arby's

Suffolk

POPEYES

INSANE APPAREL



CENTEREACH



LONG ISLAND TUNNELING CEILING & FLOORS

JOB LOT

Advance Auto Parts

LIT KIDS

QuickChek

LIBERTY CONSTRUCTION

NORTH SHORE FENCE

7-Eleven

GOODYEAR AUTO SERVICE

cellularsales

CVS

redbox

BOB'S STORES

metro by T-Mobile

scrubs & beyond

ups

petco

7-Eleven

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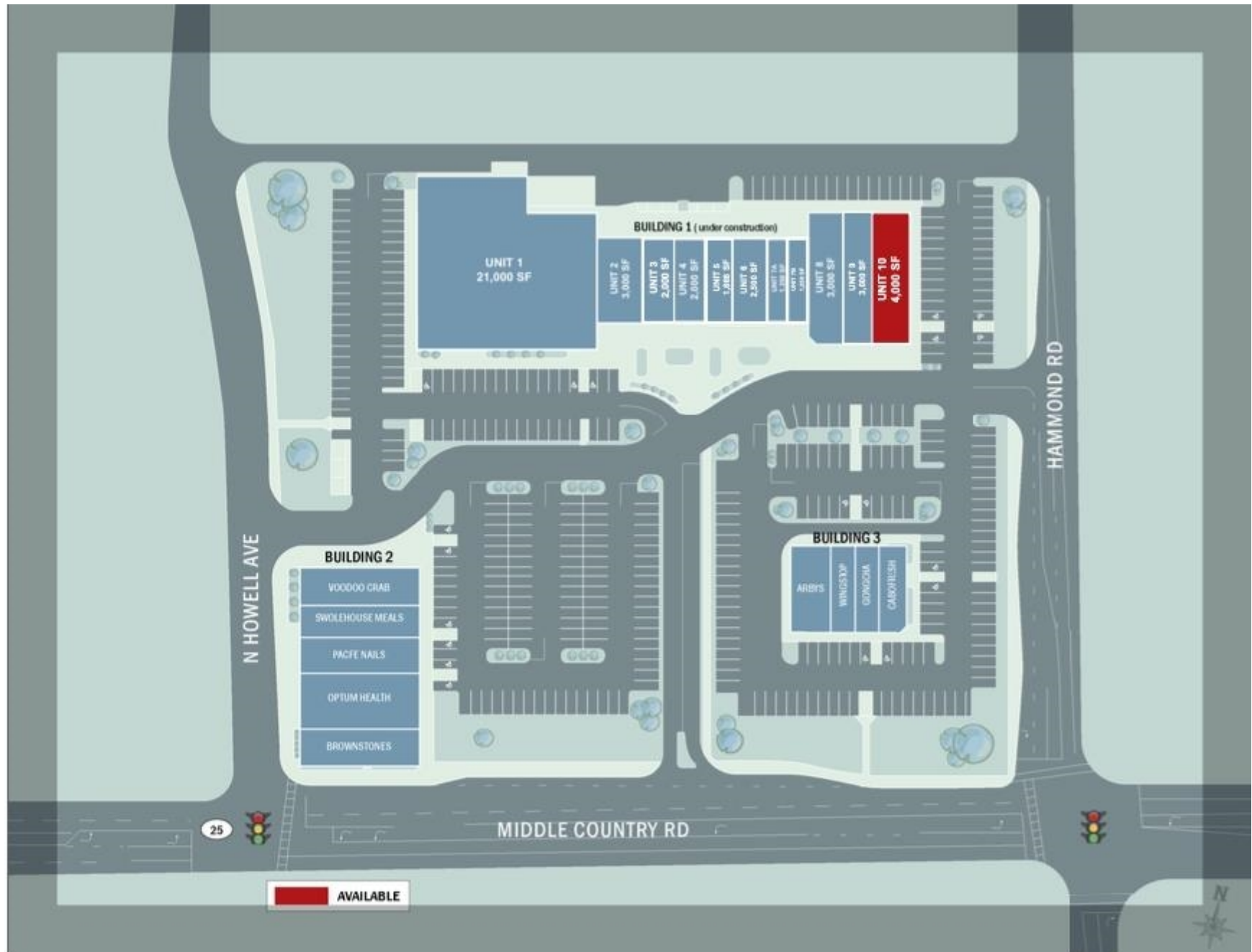
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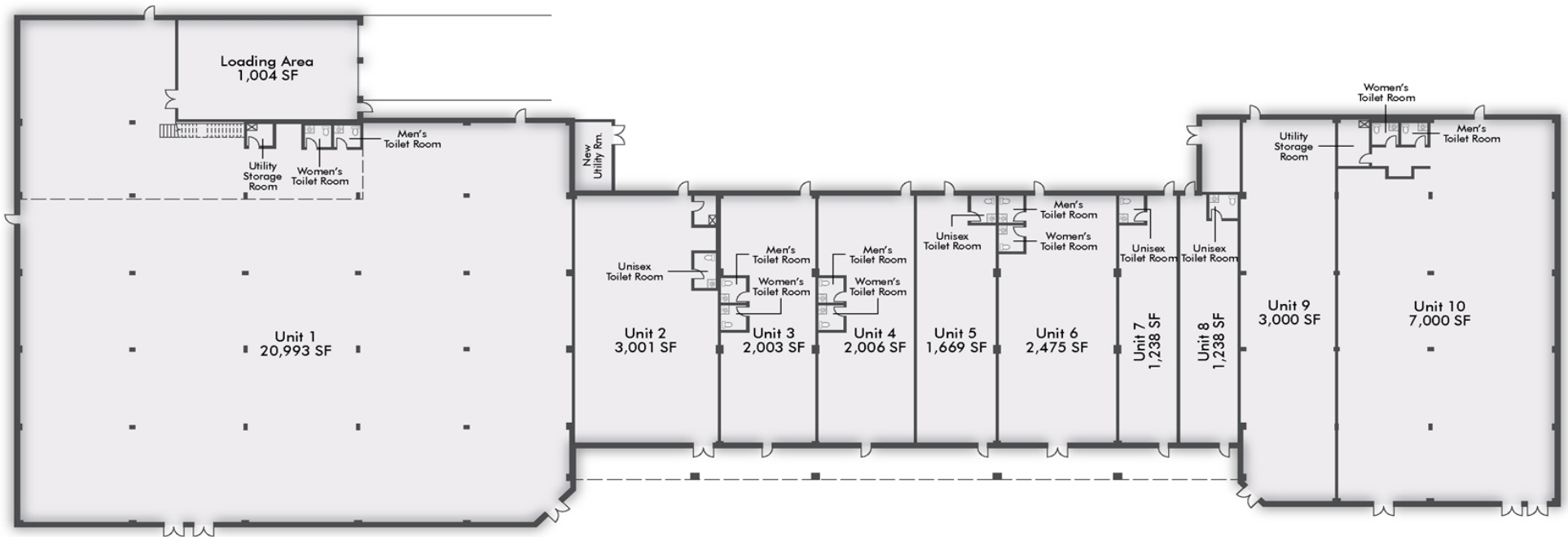
VILLAGRAZIA

Panda Garden

Arby's

Suffolk





FLOOR PLAN - 1759 MIDDLE COUNTRY RD



PHASE 2 UNDER CONSTRUCTION - AVAILABLE FOR LEASE FOR LATE 2023



RETAIL SPACE FROM 1,250 TO 21,000 SQFT



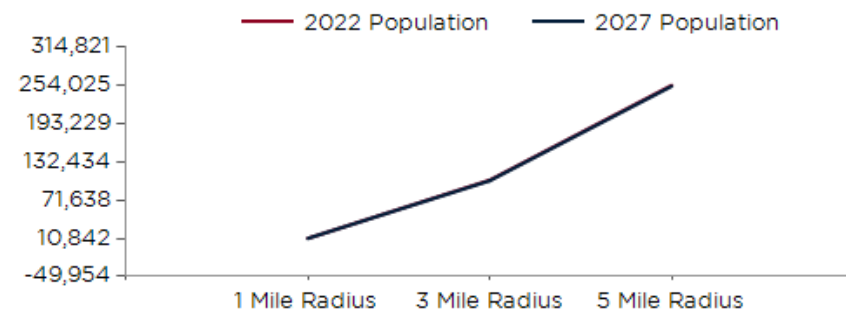
PHASE 2 UNDER CONSTRUCTION - AVAILABLE FOR LEASE FOR LATE 2023



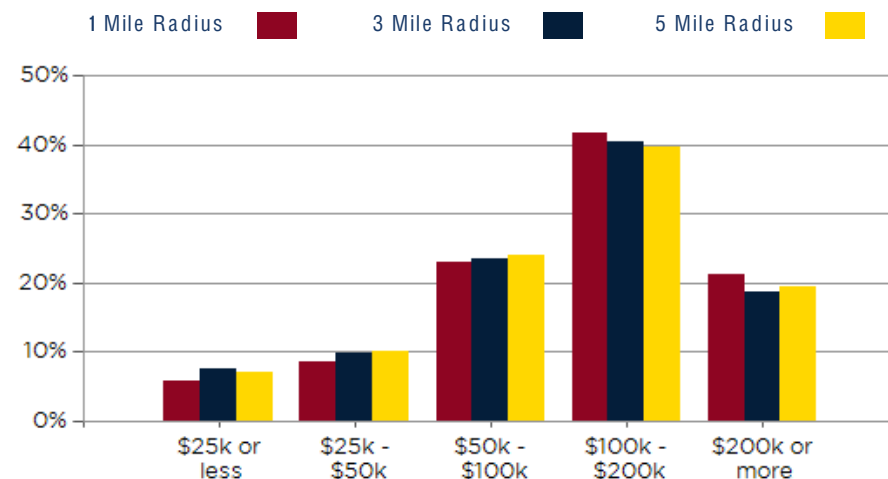


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,039	103,090	244,953
2010 Population	11,412	106,357	257,428
2022 Population	10,954	103,524	254,025
2027 Population	10,842	102,528	252,732
2022 African American	451	3,812	14,821
2022 American Indian	48	273	691
2022 Asian	833	7,706	18,125
2022 Hispanic	2,038	16,738	39,517
2022 Other Race	879	6,366	14,909
2022 White	7,635	75,550	181,881
2022 Multiracial	1,105	9,790	23,537
2022-2027: Population: Growth Rate	-1.05%	-0.95%	-0.50%

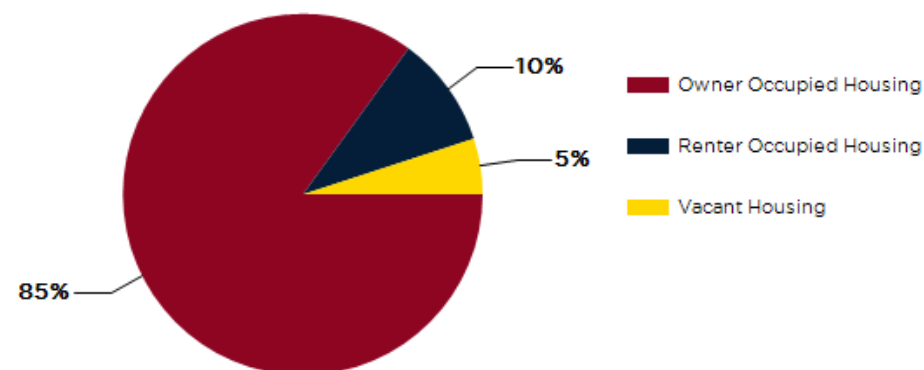
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	120	1,466	3,119
\$15,000-\$24,999	76	1,130	2,797
\$25,000-\$34,999	86	1,312	3,206
\$35,000-\$49,999	205	2,081	5,229
\$50,000-\$74,999	391	3,781	9,683
\$75,000-\$99,999	387	4,337	10,585
\$100,000-\$149,999	850	8,405	20,428
\$150,000-\$199,999	564	5,536	13,044
\$200,000 or greater	717	6,483	16,368
Median HH Income	\$119,836	\$113,709	\$113,585
Average HH Income	\$151,754	\$145,566	\$147,590



2022 Household Income



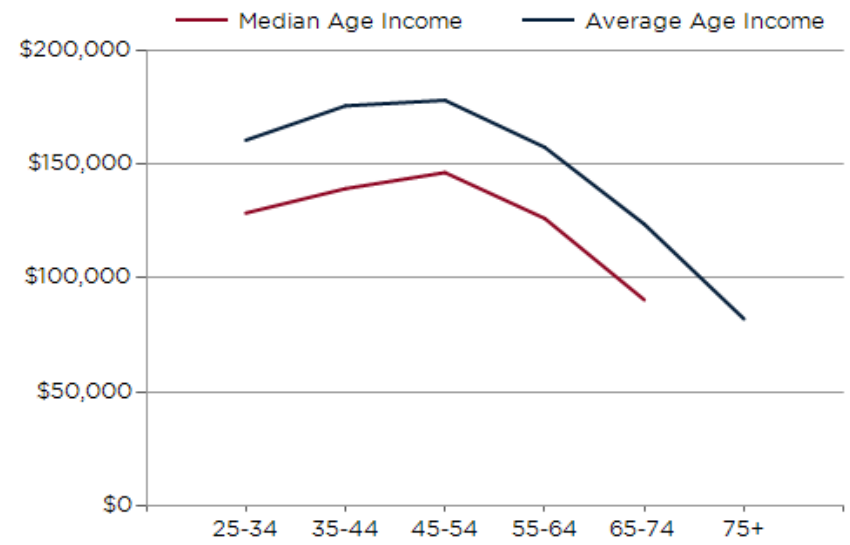
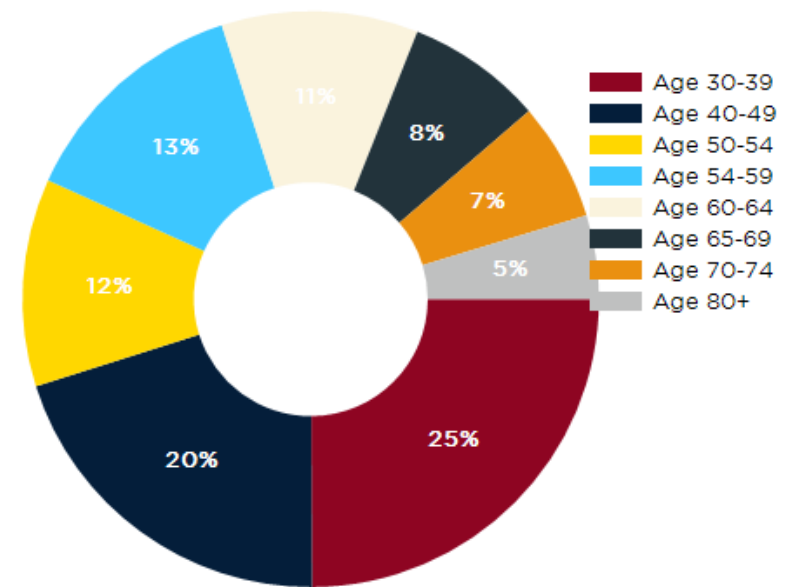
2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	895	7,917	17,310
2022 Population Age 35-39	816	7,013	16,422
2022 Population Age 40-44	694	6,580	15,808
2022 Population Age 45-49	691	6,510	16,064
2022 Population Age 50-54	801	7,566	17,864
2022 Population Age 55-59	908	7,782	18,017
2022 Population Age 60-64	757	6,937	15,863
2022 Population Age 65-69	524	5,283	12,693
2022 Population Age 70-74	455	4,882	11,719
2022 Population Age 75-79	323	3,693	8,890
2022 Population Age 80-84	196	2,151	5,340
2022 Population Age 85+	166	2,035	5,412
2022 Population Age 18+	8,739	82,250	202,723
2022 Median Age	40	41	40
2027 Median Age	41	42	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,675	\$115,538	\$113,933
Average Household Income 25-34	\$160,775	\$145,278	\$143,161
Median Household Income 35-44	\$139,420	\$133,204	\$132,677
Average Household Income 35-44	\$175,886	\$168,267	\$170,084
Median Household Income 45-54	\$146,496	\$145,245	\$145,410
Average Household Income 45-54	\$178,335	\$180,136	\$182,873
Median Household Income 55-64	\$126,331	\$125,616	\$126,163
Average Household Income 55-64	\$157,686	\$159,004	\$162,254
Median Household Income 65-74	\$90,441	\$86,185	\$87,221
Average Household Income 65-74	\$123,797	\$118,860	\$120,069
Average Household Income 75+	\$82,076	\$80,813	\$82,654





New Village Plaza 1759 Middle Country RD, Centereach, NY 11792

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