



Island Associates Real Estate Inc.

We create value

Strathmore Commons Shopping Center

5,500 SF End-Cap Available

1245 Middle Country Road

Middle Island, NY



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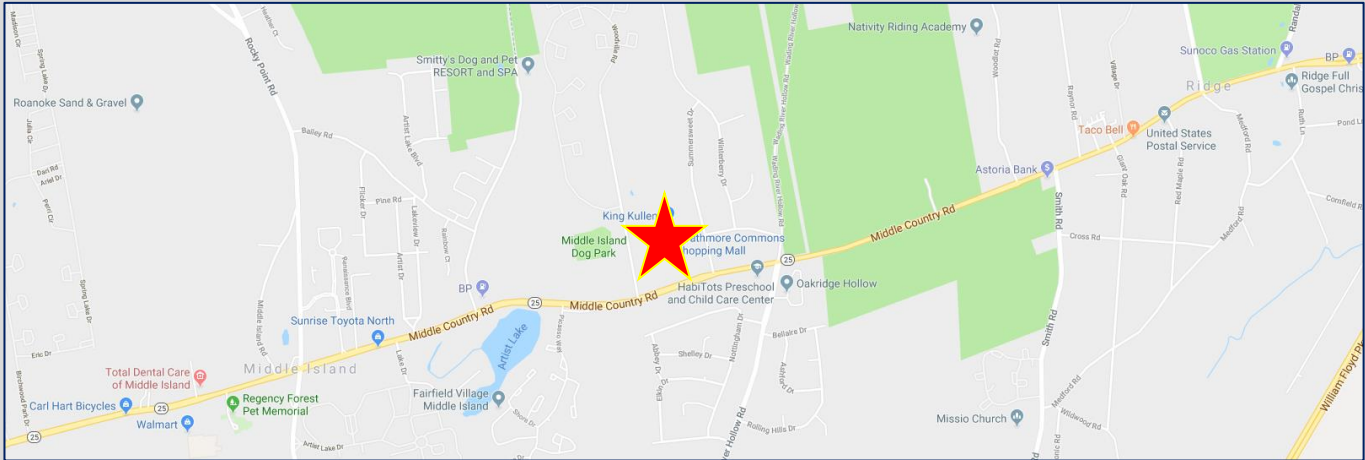


Property Information

Retail Space Available

5,550 SF End-Cap Space

Price: \$18.00 SF/NNN (\$5.95)



Located at busy signalized traffic light with great exposure just East of Rocky Point/Yaphank-Middle Country Road

- ❖ Join McDonald's, Subway, King Kullen, Dollar Tree, T-Mobile, Lemon Tree, Carvel, Davita, Gold's Gym, NYU & More!
- ❖ Longwood, Coram & Ridge Schools all nearby with enrollments of over 8,350 students within 5 miles or less.
 - ❖ Signalized Intersection w/ Dedicated Turn Lane.
 - ❖ Ample Parking, Signage
 - ❖ 206' Frontage Middle Country Rd.
 - ❖ Over 15,400 Daily Traffic Counts!



*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Neighboring Tenants

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,112	25,126	95,622
Average HH Income	\$99,852	\$95,446	\$113,250



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Center Photos



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