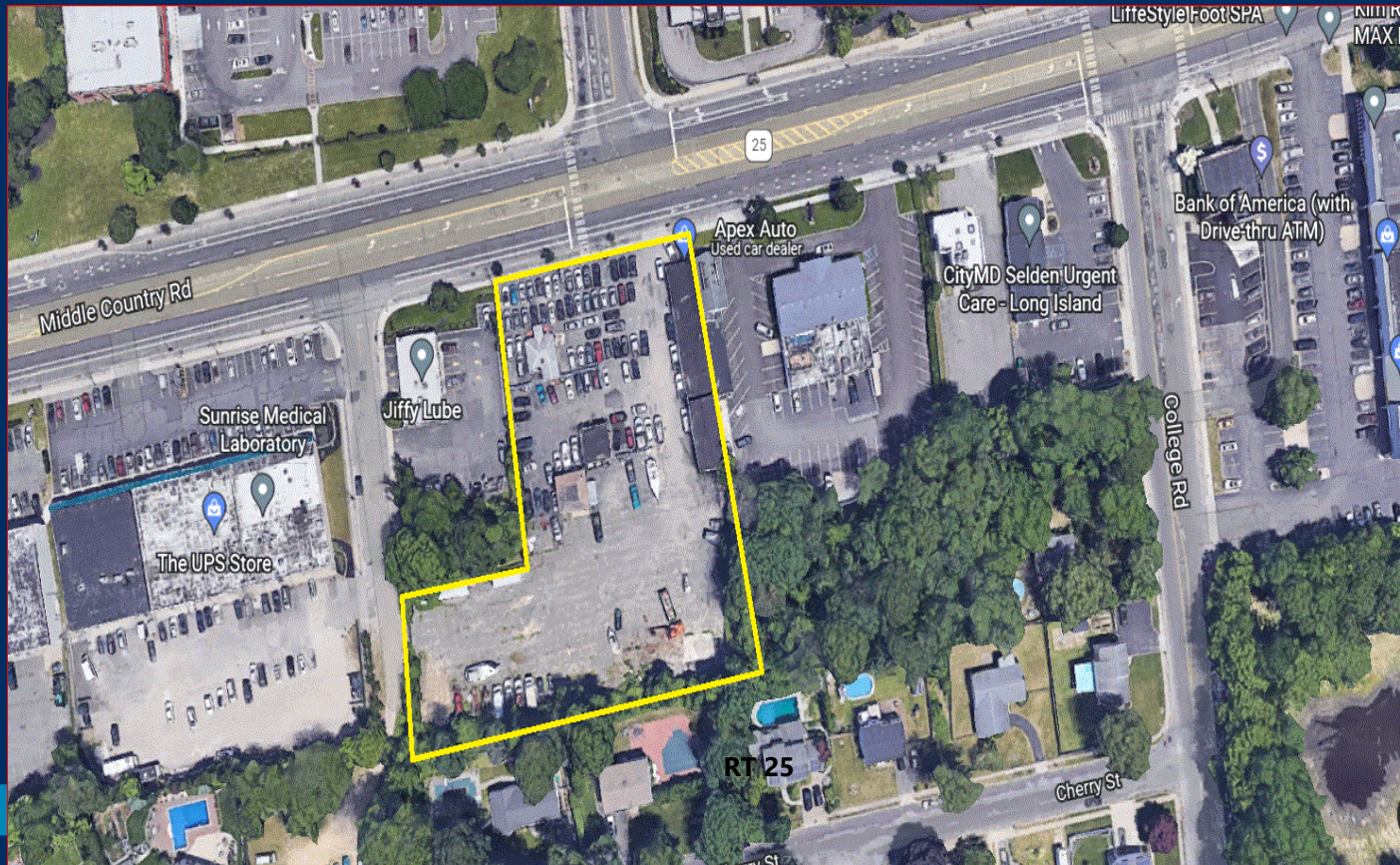


FOR SALE

1032-1036 MIDDLE COUNTRY RD -SELDEN – NY
RETAIL DEVELOPMENT 1.67 ACRE
Price Upon Request



Benefits of Ownership:

1.67 Acre Commercial Development Anchor By National tenants Target , Home Depot Rite AID , CVS and Banks minutes to US Highway 97 and LIE 495

Establish a permanent presence in Suffolk County · design your development to meet your needs · build your equity through long term asset appreciation · amortize retail improvements more effectively · realize the tax benefits of owning depreciable property · reaffirm the strength and significance of your business.

Tower Real Estate NY

Commercial Real Estate Services

Broker : Zane Radwan 516-924-4055

555 Broadhollow Rd Suite 404

Melville NY 11747 – 631-449-7008



LOCATION HIGHLIGHT



1036 Middle Country Road in Selden is a 1.67 Acre Retail - Medical opportunity. Zoned J Business 2, This allows for various potential retail, office, professional and hospitality uses, allowing a new investor many potential opportunities. Anchored by major National retailer tenants , the property boasts 180 feet of frontage on Middle Country Road, close to major Highway US Highway 97 and Interstate (I E 495)

Tower Real Estate NY

Commercial Real Estate Services

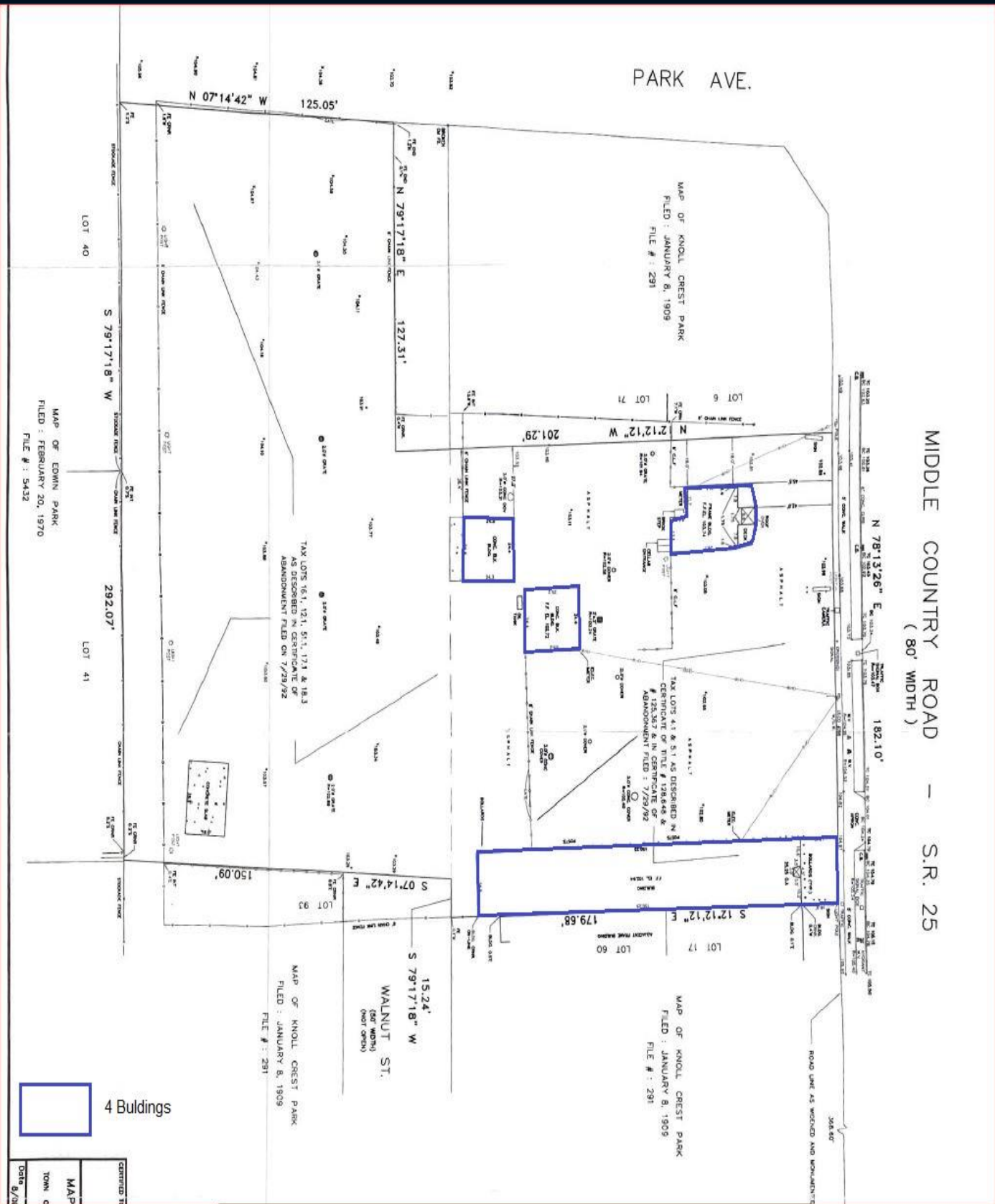
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LOCATION HIGHLIGHT



1036 Middle Country Road in Selden is a 1.67 Acre Retail - Medical opportunity. Zoned J Business 2, This allows for various potential retail, Medical - office, professional and hospitality uses, allowing a new investor many potential opportunities. Anchored by major National retailer tenants , the property boasts 180 feet of frontage on Middle Country Road, close to major Highway US Highway 97 and Interstate (IIE 495)

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DEMOGRAPHICS:



Miles:	2MI	5MI
POPULATION 2022	46,010	231,422
MD HH INCOME:	\$122,502	\$127,568
DAYTIME EMPLOYEES:	10,191	88,111
TRAFFIC: Middle Country Rd	44,520 VPD	

CONFIDENTIALITY AGREEMENT: Tower Real Estate NY, LLC This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or leasing of 1036 Middle Country Road Selden . (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase or lease of real property. All projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Tower Real Estate NY, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Tower Real Estate NY, LLC. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase or lease the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Tower Real Estate , LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Tower Real Estate NY, LLC.

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