

FORMER WALGREENS

AVAILABLE FOR SUBLEASE

2215 Middle Country Rd,
Centereach, NY



PROPERTY SUMMARY

Former Walgreens available for sublease. This free standing building features a private parking lot, pylon signage, & great visibility. Adjacent retailers include 7 Eleven, Pep Boys & Carvel.

HIGHLIGHTS

- **Building SF:** 12,167 plus full lower level
- **Lease Expiration:** 10/31/31
- All leases must be coterminous

Asking Price: \$250,000 Modified Gross Per Annum

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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,051	102,587	250,900



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$159,628	\$153,651	\$156,778



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,887	34,771	83,512

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