



# Ideal end-user industrial building for sale

*\*Existing use*

## Property Highlights

- Located between Walmart & Costco on highly-trafficked Route 58
- Ample parking
- Fully sprinklered with sewers
- Retail redevelopment opportunity!
- [Destination Retail Center \(DRC\) Zoning](#)

## Building Size Breakdown

Total Size	155,252 sf
Main Building	143,125 sf
Accessory Building 1	6,432 sf
Accessory Building 2	5,685 sf

## Building Information

Lot Size	13.0 acres
Office Portion	5%
Loading	5 drive-ins/6 docks
Ceiling Heights	25' (103,000 sf) 18' (52,242 sf)
Power	Heavy (2,000+ amps)
Real Estate Taxes	\$2.18 psf (being grieved)
Asking Price	\$150.00 psf

Get more  
information:

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# Freestanding building for sale

1852 Old Country Road, Riverhead, NY 11901



## Area highlights and transportation

- Located on Route 58 at Long Island Expressway Exit 73
- Within 5 minutes to Riverhead LIRR station
- Close to major retail stores and Tanger Outlets Riverhead



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## DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	2,945	21,760	33,718
2029 Population - Five Year Projection	2,921	22,021	33,974
2020 Population - Census	3,002	21,190	33,298
2010 Population - Census	2,668	18,986	30,276
2020-2024 Annual Population Growth Rate	-0.36%	0.51%	0.24%
2024-2029 Annual Population Growth Rate	-0.16%	0.24%	0.15%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	1,610	8,040	12,482
2029 Households - Five Year Projection	1,604	8,156	12,630
2020 Households - Census	1,627	7,802	12,183
2010 Households - Census	1,489	6,911	11,143
2020-2024 Compound Annual Household Growth Rate	-0.20%	0.57%	0.46%
2024-2029 Annual Household Growth Rate	-0.07%	0.29%	0.24%
2024 Average Household Size	1.80	2.55	2.59
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$83,112	\$108,489	\$113,398
2029 Average Household Income	\$92,885	\$121,939	\$126,708
2024 Median Household Income	\$54,008	\$71,979	\$79,576
2029 Median Household Income	\$58,432	\$82,322	\$90,655
2024 Per Capita Income	\$42,747	\$40,322	\$41,955
2029 Per Capita Income	\$48,115	\$45,366	\$47,061
<b>HOUSING UNITS</b>			
2024 Housing Units	<b>1,762</b>	<b>8,696</b>	<b>14,165</b>
2024 Vacant Housing Units	152 (8.6%)	656 (7.5%)	1,683 (11.9%)
2024 Occupied Housing Units	1,610 (91.4%)	8,040 (92.5%)	12,482 (88.1%)
2024 Owner Occupied Housing Units	1,142 (64.8%)	5,111 (58.8%)	8,600 (60.7%)
2024 Renter Occupied Housing Units	468 (26.6%)	2,929 (33.7%)	3,882 (27.4%)
<b>EDUCATION</b>			
2024 Population 25 and Over	<b>2,404</b>	<b>16,051</b>	<b>24,805</b>
HS and Associates Degrees	1,744 (72.5%)	10,086 (62.8%)	14,902 (60.1%)
Bachelor's Degree or Higher	477 (19.8%)	3,276 (20.4%)	5,791 (23.3%)
<b>PLACE OF WORK</b>			
2024 Businesses	380	1,483	1,910
2024 Employees	5,939	23,463	27,858

NEARBY AREA RETAIL



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**BROADER AREA RETAIL**

**1852 OLD COUNTRY ROAD**

**TANGER OUTLETS**

Ann Taylor	Restoration Hardware	Abercrombie & Fitch	Lacoste
Aéropostale	SAS	Adidas Outlet	Levi's
Armani Exchange	Tanger Outlets	Aerie	Lids
Bath & Body Works	Tommy Bahama	ALDO	LOFT
Calvin Klein	Tommy Hilfiger	American Eagle	Michael Kors
Coach	Torrird	Hugo Boss	Nike
Columbia	TUMI	Brooks Brothers	Oakley
Crate & Barrel	Vans	Chico's	Old Navy
Forever 21	Vera Bradley	Claire's	PacSun
Lucky Brand	Victoria's Secret	Clarks	Pandora
Movado	White House Black Market	Cole Haan	Pottery Barn
New Balance	Zales	Express	PUMA
Polo Ralph Lauren		Famous Footwear	Rag & Bone
		GAP	Saks off 5th
		GUESS	Skechers
		H&M	Sunglass Hut
		Hollister	Swarovski
		J.Crew	The North Face
		Jockey	UGG
		Journeys	Under Armour
		Kate Spade	west elm
		KAY Jewelers	Williams-Sonoma

**Other Retailers on Map:** Hilton Garden Inn Residence INN, Walmart, BOB'S FURNITURE, Northwell Health URGENT CARE, GoHealth, Panera BREAD, ULTA BEAUTY, T-Mobile, PC RICHARD & SON, STOP & SHOP, LOWE'S, ALDI, FIVE BELOW, THE VITAMIN SHOPPE, BUFFALO WILD WINGS, STARBUCKS, TJ-MAXX, DICK'S SPORTING GOODS, WEST MARINE, DUNKIN', STAPLES, SUBWAY, HARBOR FREIGHT, BIG LOTS!, Advance! Auto Parts, planet fitness, DOLLAR TREE, Walgreens, BEST BUY, CHASE FAMOUS footwear, Ashley Michaels, Michaels, IHOP, petco, DSW, Shoe Palace, Hobby Lobby, M&T Bank, LIDL, fortunoff, MOE'S SOUTHWEST GRILL.

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