



RETAIL SPACE

MIDDLE ISLAND, NY

2 MIDDLE COUNTRY ROAD

SIZE

Unit 6 - 588 SF

Unit 10 - 588 SF

ASKING RENT

Upon Request

CO-TENANTS

Master Touch Custom Upholstery, Irie Vapes, Hair Salon, Taqueria Little Mexico

NEIGHBORS

Home Depot, 7-Eleven, Spring Lake Golf Course, Taco Bell, Advance Auto Parts, Burger King, McDonald's, Walmart

COMMENTS

Located on the corner of Middle Country Road and Wilson Avenue

Small shop spaces available

Pylon signage available

CONTACT EXCLUSIVE AGENT

JAMES VALENTI

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RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

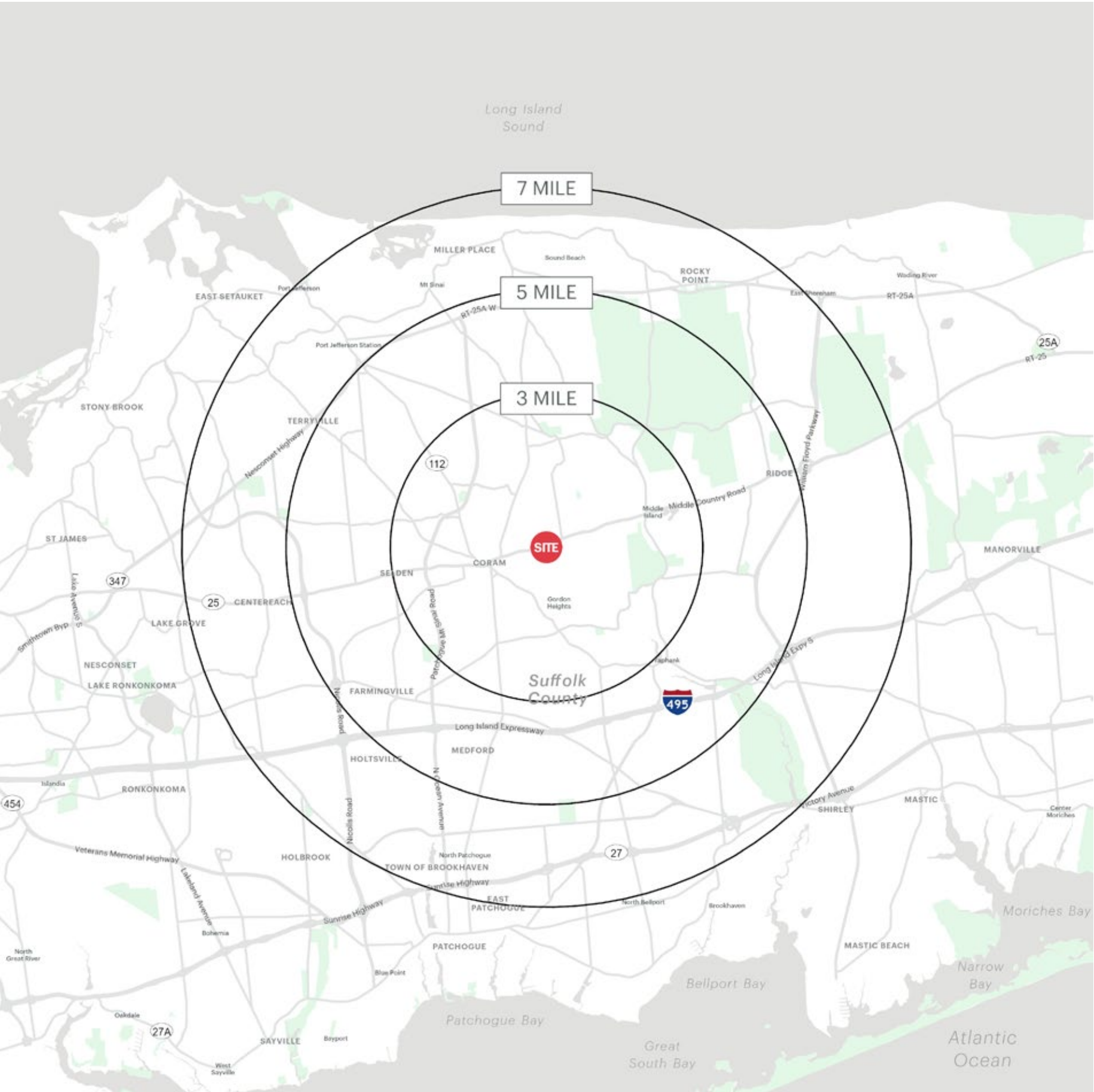
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL





AREA DEMOGRAPHICS



2 MIDDLE COUNTRY ROAD MIDDLE ISLAND, NEW YORK

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
57,037	13,885 - 33.0%
HOUSEHOLDS	TOTAL BUSINESSES
22,090	1,369
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$125,560	12,575
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$95,599	41,186

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
155,188	39,176 - 34.0%
HOUSEHOLDS	TOTAL BUSINESSES
55,202	4,579
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$141,074	45,948
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$109,158	124,527

7 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
308,938	891,798 - 36.0 %
HOUSEHOLDS	TOTAL BUSINESSES
109,044	9,604
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$149,039	96,658
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$113,917	252,305

AREA DEMOGRAPHICS

