

MILLER PLACE, NEW YORK

2.5 Acre Development Opportunity



LOCATION

302 NY-25A
(just West of Miller Place Road)
Miller Place, NY

PROPERTY SIZE

(+/-) 2.5 Acres

CO-TENANT

Walgreens (14,500 Square Feet)

TRAFFIC

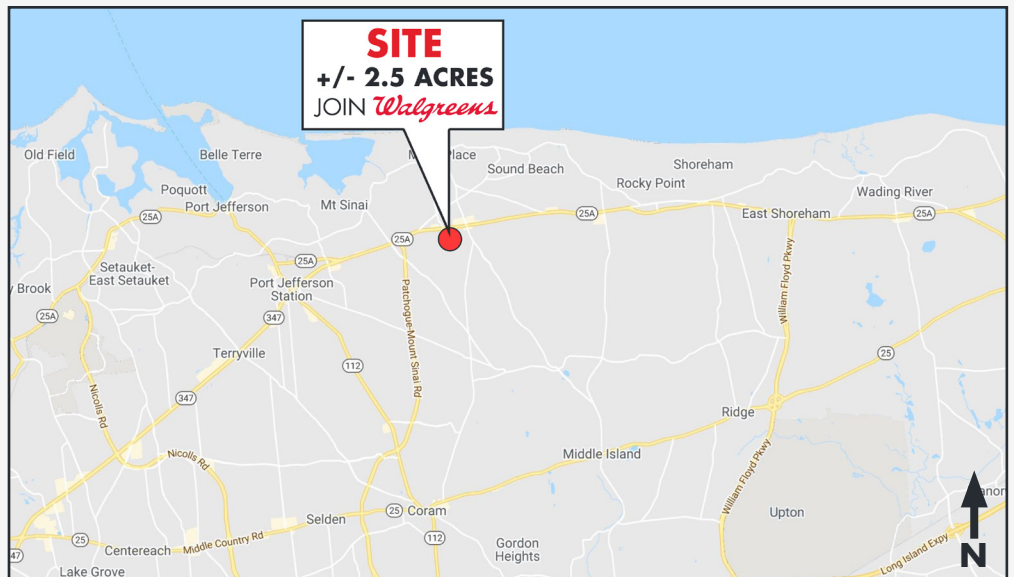
25,000 vehicles per day on NY-25A

NEIGHBORING TENANTS

Stop & Shop, McDonald's, Ging's Nursery, Starbucks, Applebee's, 7-Eleven, Wendy's, Rite Aid, Chase Bank, Marshalls, European Wax Center, Buffalo Wild Wings, Kiddie Academy, and more

COMMENTS

- This site has Sewer Disposal and Traffic Light Access
- Subject Property is contiguous to the West of Ging's Nursery
- Excellent Visibility and Access in a growing, vibrant community



DEMOS	1 MILE	3 MILE	5 MILE
POP	9,101	48,886	122,469
A.H.H.I	\$133,727	\$133,365	\$121,034

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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Survey

25A NORTH COUNTRY ROAD
(A.K.A. ROUTE 25A)
(VARIABLE WIDTH)
(DEFAULT ROUND)

25A



**DEVELOPMENT SITE
+/- 2.5 ACRES**

SEWERS AVAILABLE

EXISTING
Walgreens

LEGEND

BLOCK 1
LOT 3.003
NF REPUTED OWNER
MEADOW PONDS AT MILLER PLACE
CONDOMINIUM I

EXISTING 20' WIDE
SANITARY SEWER
EASEMENT
PER REF. 3 &
LIBER 12597, CP 211



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