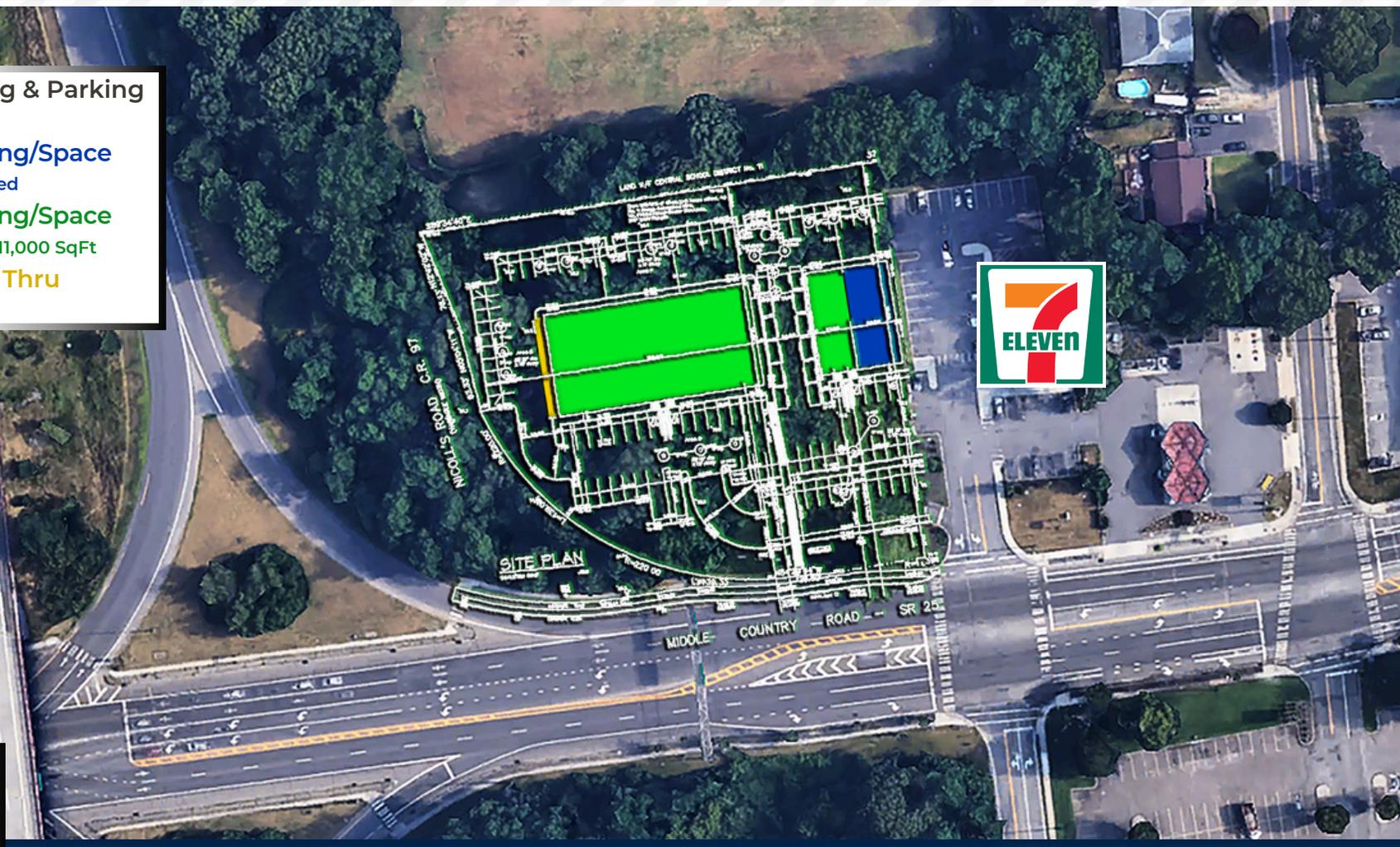


 Existing Building & Parking  
 Tenant: 7 Eleven

 Proposed Building/Space  
 Tenant: Lease Executed

 Proposed Building/Space  
 Divisible Space 1,200-11,000 SqFt

 Proposed Drive Thru



**1545 MIDDLE COUNTRY RD, CENTEREACH, NY**

**2.4 Acre Development Site with Approved Plans**

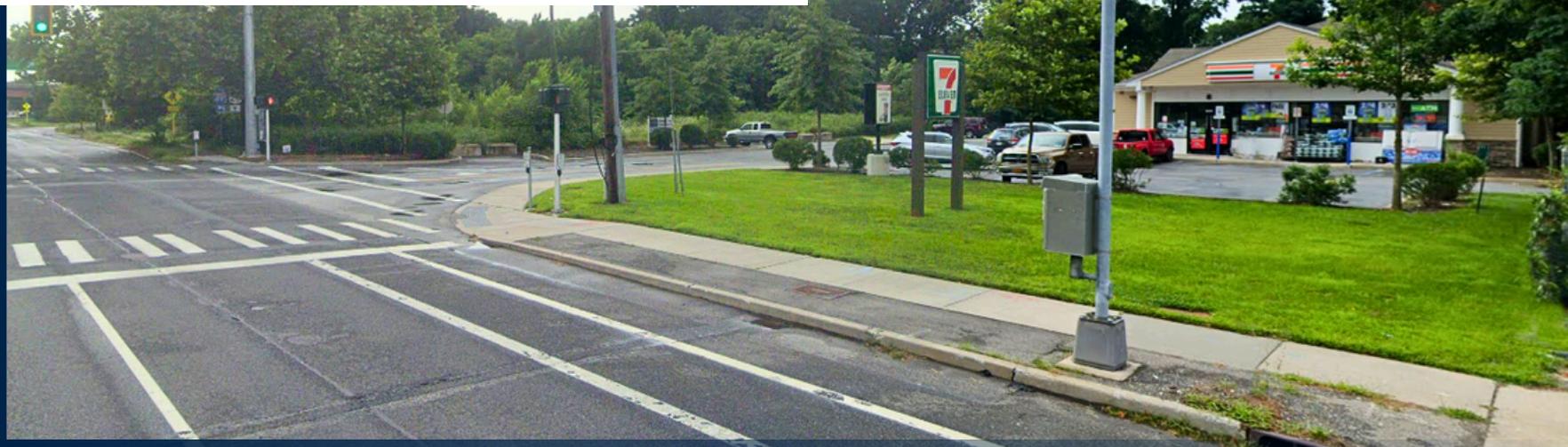
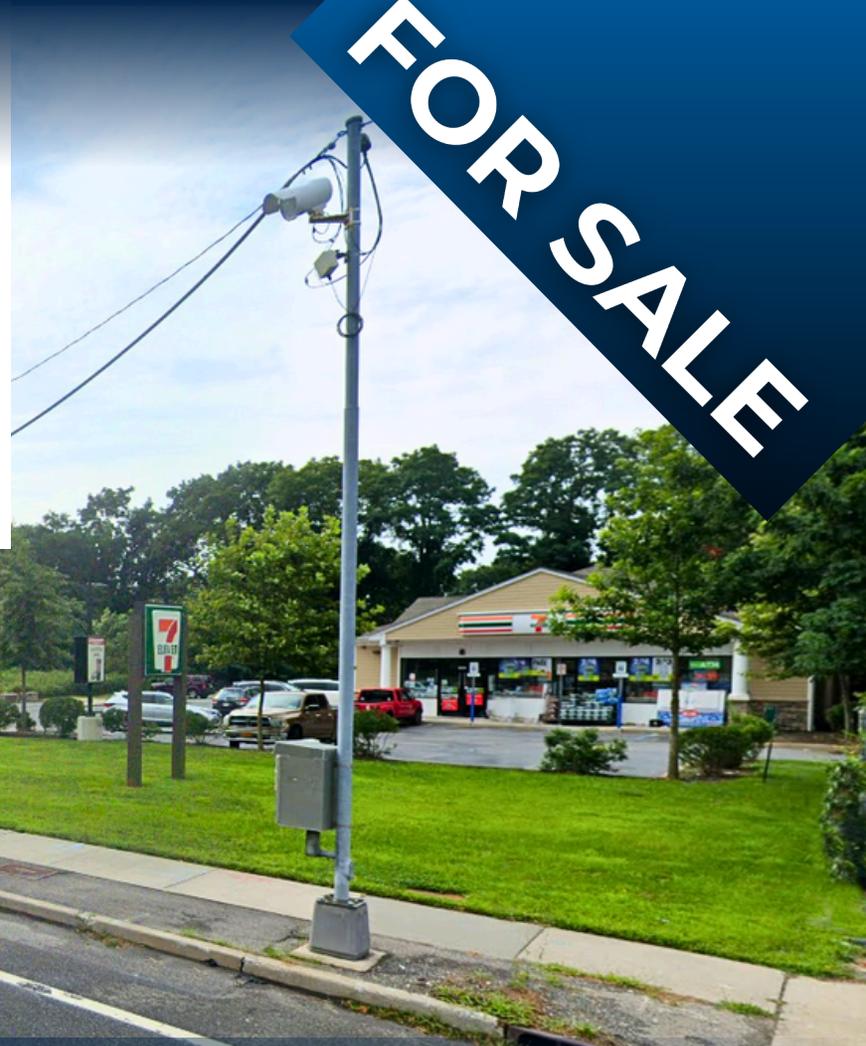
**FOR SALE: \$3.8M (w/o 7 Eleven)**

**HIGHEST TRAFFIC VOLUME IN SUFFOLK COUNTY**



**Dennis McCoy**  
 Senior Sales Associate  
 631.965.1530  
 dennis.mccoy@dgncommercial.com

**FOR SALE**



J-2 Zoning

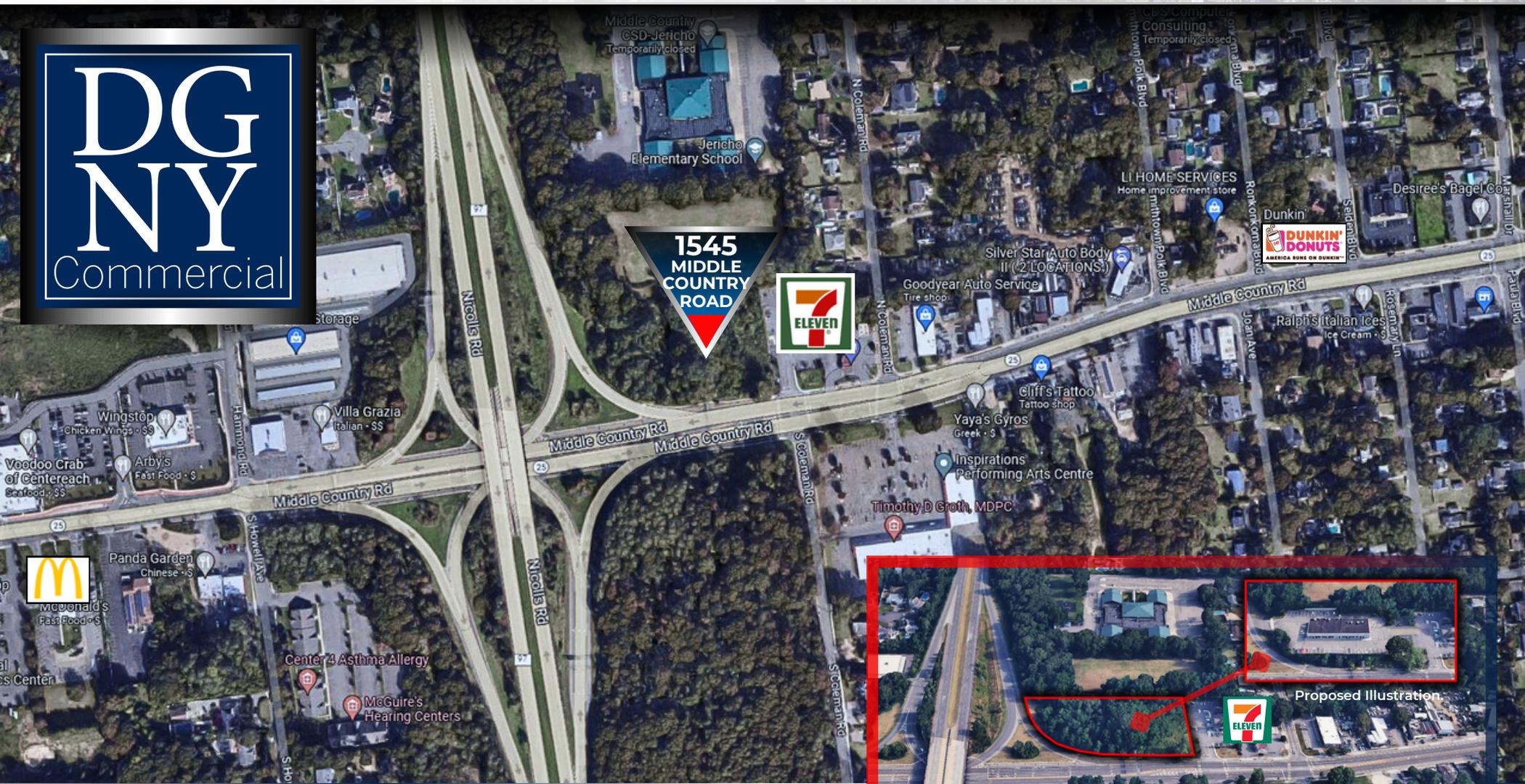
**17,000 SF RETAIL DEVELOPMENT SITE WITH APPROVED PLANS.**

- **GREAT OPPORTUNITY FOR RETAIL, OFFICE, BANK, DAYCARE FACILITY, TUTORING OR MEDICAL GROUP.**
- **DIVISIBLE FROM 1,200 TO 11,000 SQFT.**

- High visibility and traffic count.
- Located on Nicholls Road & Middle Country Road intersection.
- One of the busiest intersections in Suffolk County.

Call or Email for Lease Terms and Details.

# 1545 MIDDLE COUNTRY RD, CENTEREACH, NY



For more information on this listing, contact:

**Dennis McCoy**

Senior Sales Associate

631.965.1530

dennis.mccoy@dgncommercial.com

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