



RETAIL/MEDICAL/RESTAURANT SPACE

CORAM, NY

2220 RTE 112

BUILT TO SUIT OR GROUND LEASE OPPORTUNITY

SIZE

2 Acres

ASKING RENT

Upon Request

CO-TENANTS

Friendly's

NEIGHBORS

Family Dollar, Stop & Shop, Home Depot, Burger King, Verizon, McDonald's, Jennifer Furniture, Coram Diner, Domino's Pizza, Taco Bell, 7-Eleven, Dunkin Donuts, Advance Auto Parts, Subway, Rent-A-Center, Firestone, BP

COMMENTS

- (J2) Zoning
- All uses considered including retail, medical and restaurants
- Ground lease opportunity or built to suit
- Conveniently located between Middle Country Road and Route 112 with easy access from both roads

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com
516.933.8880

GREG BATISTA

gbatista@ripcony.com
516.933.8880

MICHELLE ABRAMOV

mabaramov@ripcony.com
718.663.2652

SCOTT ROTHSTEIN

srothstein@ripcony.com
718.704.1450

JULIANA CHIARELLI

jchiarelli@ripcony.com
516.933.8880



1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

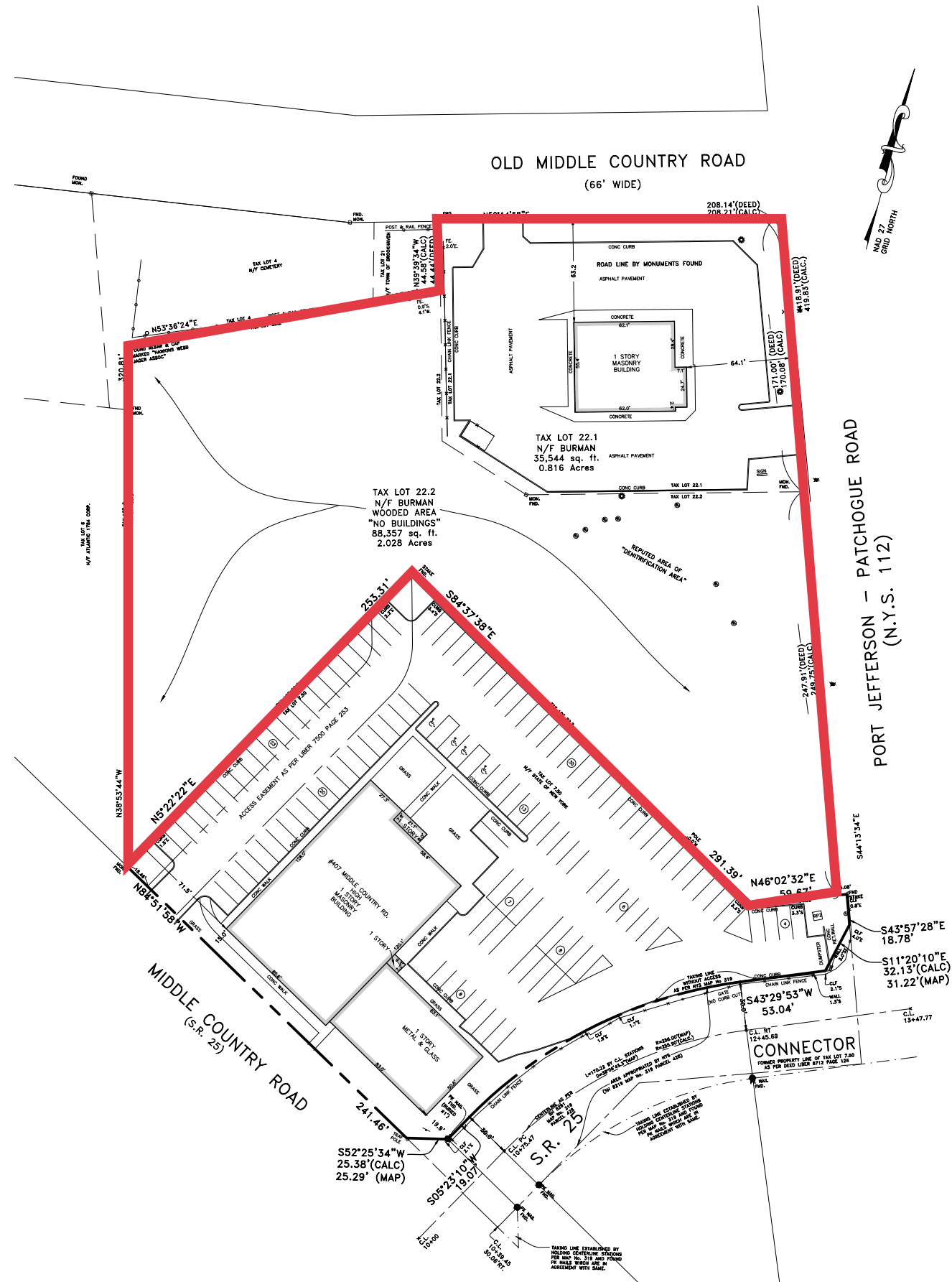
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

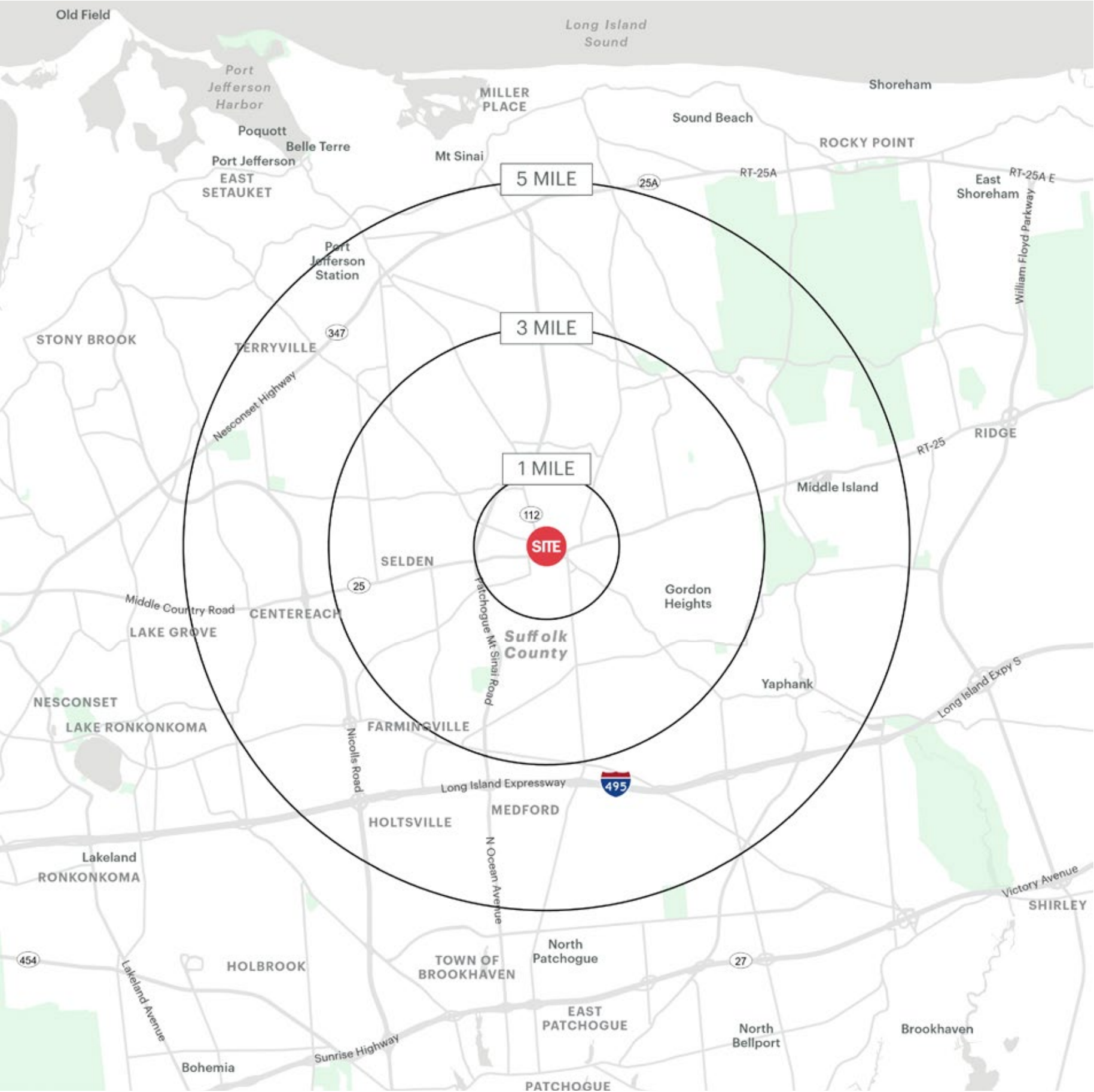
MARKET AERIAL



SITE PLAN



AREA DEMOGRAPHICS



2220 RTE 112 CORAM, NY

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
11,563	2,686 - 19.7%
HOUSEHOLDS	TOTAL BUSINESSES
4,630	371
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$106,936	3,645
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$84,124	9,271

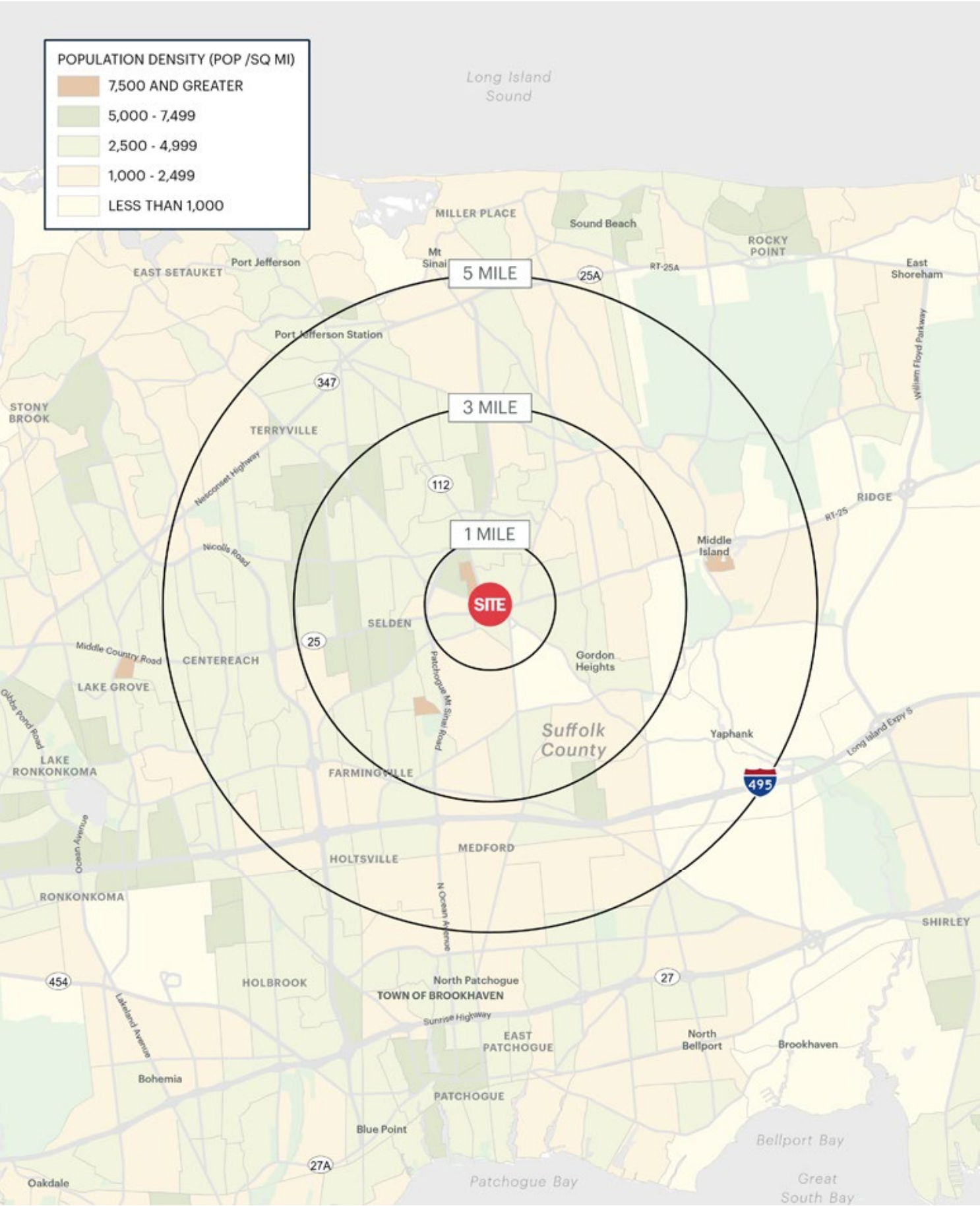
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
85,006	19,490 - 21.4%
HOUSEHOLDS	TOTAL BUSINESSES
30,214	2,083
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$123,018	20,114
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$99,676	62,603

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
190,068	46,906 - 23.0%
HOUSEHOLDS	TOTAL BUSINESSES
65,821	6,182
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$136,282	59,616
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$107,322	155,165

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