

AVAILABLE FOR SALE
ASKING PRICE \$3,500,000
CAP RATE 6.2%

2343 MIDDLE COUNTRY ROAD

Centereach, NY 11720 | **Suffolk County**

SINGLE TENANT NNN
SPORTS FACILITY
WITH NEW 10-YEAR
LEASE

RIPCO
INVESTMENT SALES



INVESTMENT HIGHLIGHTS

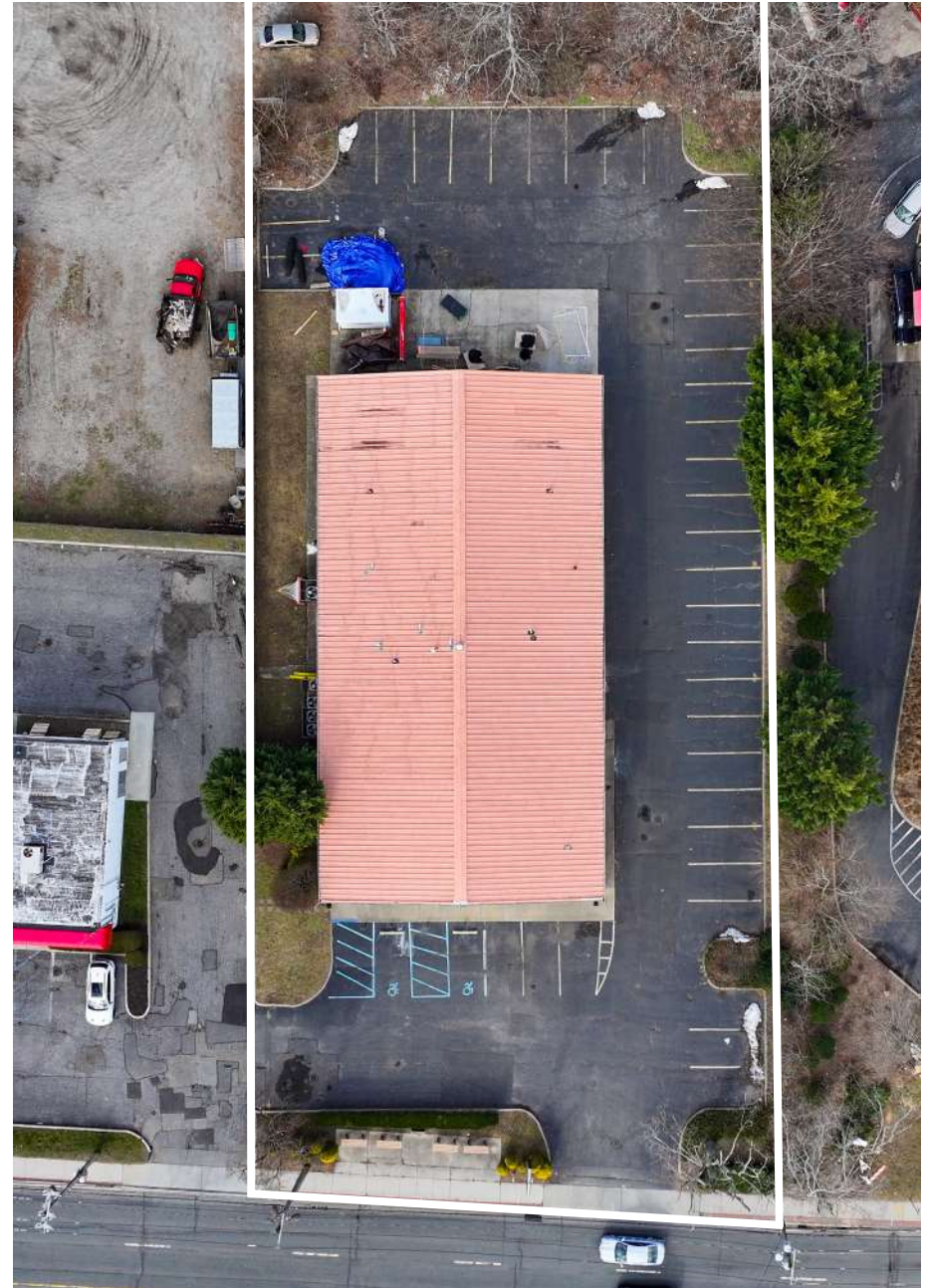
#1 **Single Tenant NNN**
(no landlord responsibilities)

#2 **10-Year Lease**
plus two 5-year options

#3 **Newly renovated 8,459 SF retail building**

#4 **3% Annual Increases**
beginning in year 5

#5 **Median Household Income**
in 1-mile radius of \$124K+



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **2343 MIDDLE COUNTRY ROAD** — Centereach, NY (the ‘Property’).

The 8,459 SF retail building is situated on a 1-acre lot on Route 25 and is currently occupied by REPS Athletic Training Center on a triple net lease basis. REPS has a new 10-year lease with two 5-year options and 3% annual increases beginning in year 5.

The property has on-site parking for 42 cars.

The property is located in a dense retail corridor with an average daily traffic count of 40,274 VPD and a median household income of \$124,000 in a 1-mile radius.

ABOUT THE TENANT:

REPS is an indoor turf athletic training facility and indoor basketball court offering training, fitness classes, clinics and more. Formerly based in Port Jefferson, the facility moved to Centereach to offer an expanded and more versatile training environment for athletes on Long Island.

While the facility is multi-disciplinary, it is most renowned for its specialized instruction in baseball and softball, providing elite-level development for youth, high school and collegiate athletes.

The Centereach location is designed to be a one-stop shop for athletic development, featuring an indoor turf training area, batting cages, pitching lanes, and equipment for strength and conditioning. REPS offers private and semi-private instruction led by experienced coaches, as well as seasonal programs, clinics and camps for local organizations in the off-season.

PROPERTY SUMMARY

THE OFFERING

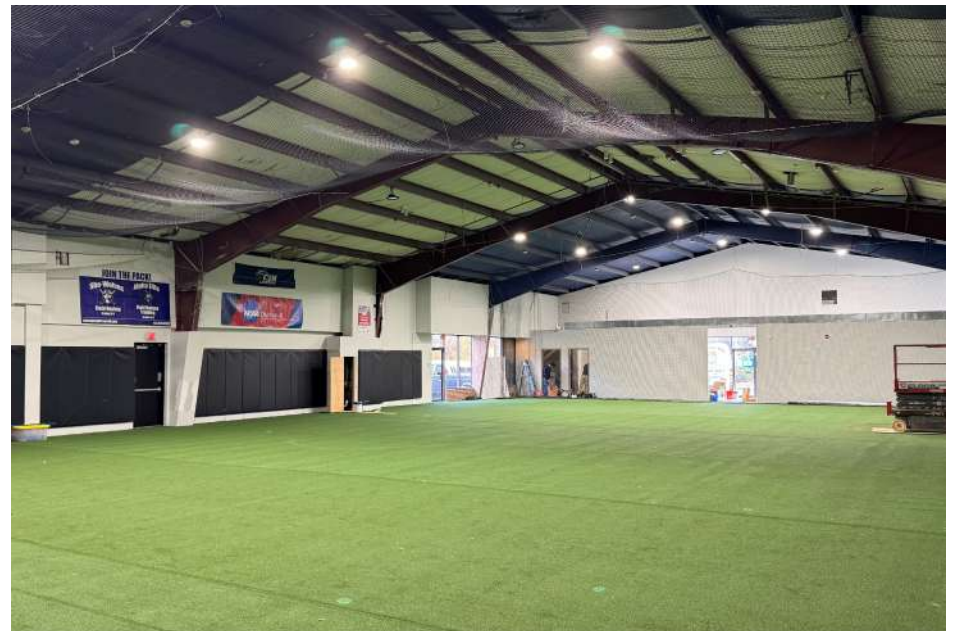
Property Address	2343 Middle Country Road, Centereach
County	Suffolk
Location	Located on the north side of Middle Country Road (Route 25) between Oxhead Road and Oak Street
Block / Lot	515 / 1 / 3
Property Type	Retail

PROPERTY / ZONING INFORMATION

Building Size	8,459 SF (approx.)
Building Dimensions	122' x 65' (approx.)
Lot Size	43,560 SF (1 acre)
Lot Dimensions	341' x 127' (approx.)
Parking	42 Spaces
Year Built / Last Altered	2005 / 2025
Stories	1
Zoning	J Business 2
Total Taxes:	\$33,671

2343 MIDDLE COUNTRY ROAD
FOR SALE

PROPERTY PHOTOS



LEASE ABSTRACT



TENANT	USE	START	LEASE END	OPTIONS	INCREASES	TAXES	INSURANCE	CAM	GUARANTOR
REPS Long Island Athletic Facility Inc.	Sports training facility	Nov 1, 2025	Oct 31, 2035	Two (5)-year options	3 % annual (beginning in year 5)	Tenant Responsible	Tenant Responsible	Tenant Responsible	Personal Guaranty

RENT SCHEDULE

	LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT PSF
BASE RENT	1	\$18,100	\$217,200	\$25.68
	2	\$18,200	\$218,400	\$25.82
	3	\$18,300	\$219,600	\$25.96
	4	\$16,918	\$203,016	\$24.00
	5	\$17,426	\$209,106	\$24.72
	6	\$17,948	\$215,380	\$25.46
	7	\$18,487	\$221,841	\$26.23
	8	\$19,041	\$228,496	\$27.01
	9	\$19,613	\$235,351	\$27.82
	10	\$20,201	\$242,412	\$28.66
OPTION 1	11	\$20,807	\$249,684	\$29.52
	12	\$21,431	\$257,175	\$30.40
	13	\$22,074	\$264,890	\$31.31
	14	\$22,736	\$272,837	\$32.25
	15	\$23,418	\$281,022	\$33.22
OPTION 2	16	\$24,121	\$289,452	\$34.22
	17	\$24,845	\$298,136	\$35.24
	18	\$25,590	\$307,080	\$36.30
	19	\$26,358	\$316,292	\$37.39
	20	\$27,148	\$325,781	\$38.51

INVESTMENT ANALYSIS

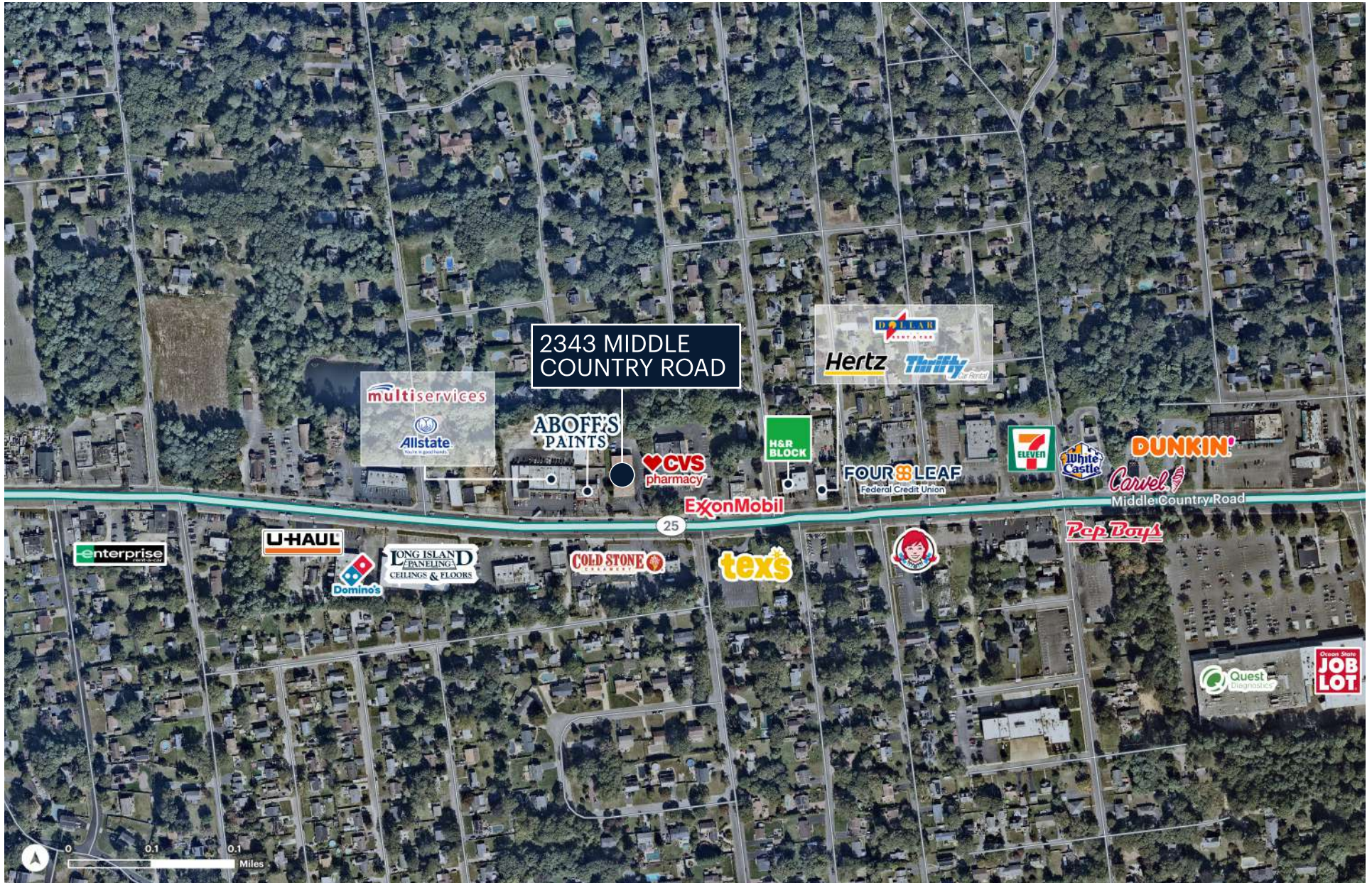
COMMERCIAL REVENUE

Gross Annual Income	\$217,200
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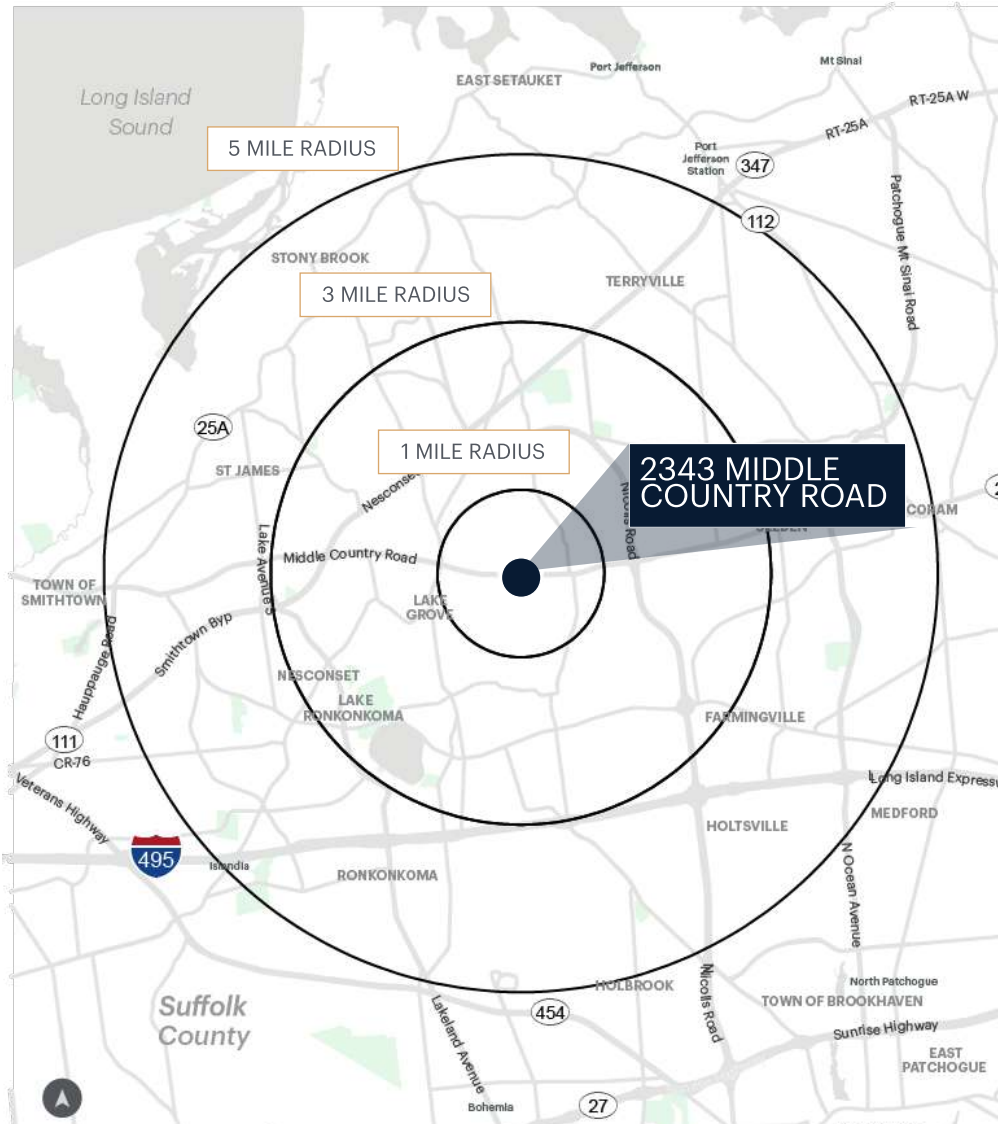
OPERATING EXPENSES

TYPE	PROJECTION	ANNUAL
PROPERTY TAXES	TENANT RESPONSIBLE	\$33,671
INSURANCE	TENANT RESPONSIBLE	\$9,500
REPAIRS & MAINTENANCE	TENANT RESPONSIBLE	\$-
TOTAL EXPENSES		\$43,171
NET OPERATING INCOME		\$217,200

RETAIL MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	11,894	101,907	250,334
Number of Households	3,872	34,430	81,939
Average Household Income	\$155,175	\$159,348	\$163,819
Median Household Income	\$124,111	\$120,498	\$122,569
College Graduates	3,244 37.0%	28,942 39.0%	72,745 41.0%
Total Businesses	457	3,192	9,253
Total Employees	3,386	27,290	116,173
Daytime Population	9,426	79,540	243,450

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