

# Portion Road Retail/Restaurant Space

600 Portion Road, Ronkonkoma, NY 11779

**Size Available:** 2,000 SF – 4,000 SF Retail  
2,000 SF Restaurant  
**Frontage:** +/- 22'  
**Retail Space:** Shopping Center In-Line Space  
**Availability:** Arranged  
**Rent:** Upon Request

## Highlights:

**Medical anchored retail space in a supply-constrained market.** Long Island doesn't build new retail. When space with parking and co-tenancy like this opens up on Portion Road, it doesn't stay available.

**CityMD anchors the center, one of the most reliable daily traffic drivers in retail today.** Urgent care means consistent foot traffic, seven days a week, year-round.

**Ample surface parking. On Long Island, this is everything. Easy access, high visibility, no friction for your customers.** Median household income over \$100K. This trade area has money and spends it locally.

**Directly across from a fully leased ShopRite-anchored center.** Chipotle, Jersey Mike's, Pet Supplies Plus, AT&T, Wells Fargo. Those shoppers are already coming to this intersection. Now they'll come to you.

**Portion Road is a primary Suffolk County retail artery,** high daily traffic counts, strong residential density, and proximity to MacArthur Airport and major employment corridors.



## Area Retail



Contact Exclusive Broker for More Information

**Kenneth Schuckman**

RE Broker

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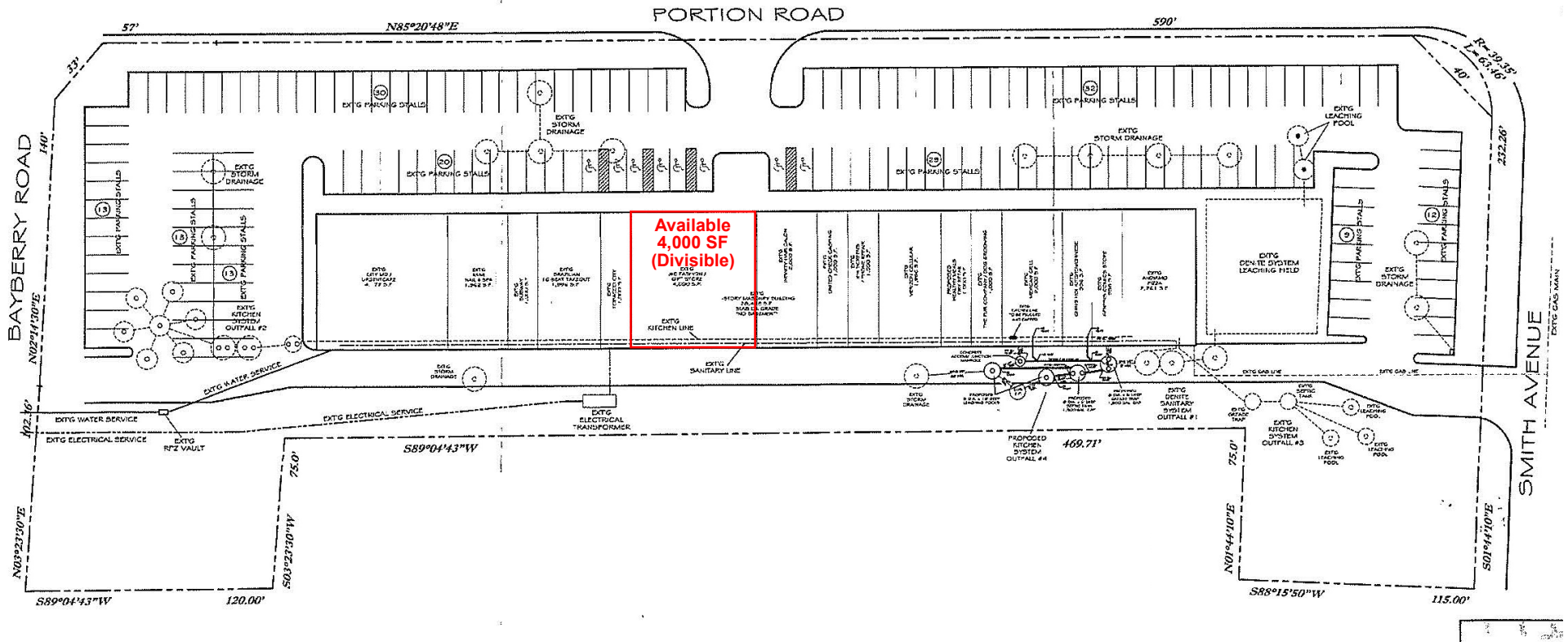
120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570

**516-496-8888**

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## Leasing Plan



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## Area Retail



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## Center Photos



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## Demographics

| Population                      | 1 mile    | 3 miles   | 5 miles   |
|---------------------------------|-----------|-----------|-----------|
| 2010 Population                 | 12,263    | 98,886    | 244,961   |
| 2020 Population                 | 12,057    | 97,168    | 241,736   |
| 2025 Population                 | 11,757    | 96,761    | 240,263   |
| 2030 Population                 | 11,678    | 97,179    | 239,447   |
| 2010-2020 Annual Rate           | -0.17%    | -0.18%    | -0.13%    |
| 2020-2025 Annual Rate           | -0.48%    | -0.08%    | -0.12%    |
| 2025-2030 Annual Rate           | -0.13%    | 0.09%     | -0.07%    |
| <b>Households</b>               |           |           |           |
| 2010 Total Households           | 4,409     | 32,532    | 83,579    |
| 2020 Total Households           | 4,327     | 32,509    | 83,950    |
| 2025 Total Households           | 4,334     | 33,085    | 84,508    |
| 2030 Total Households           | 4,341     | 33,545    | 84,970    |
| 2010-2020 Annual Rate           | -0.19%    | -0.01%    | 0.04%     |
| 2020-2025 Annual Rate           | 0.03%     | 0.34%     | 0.13%     |
| 2025-2030 Annual Rate           | 0.03%     | 0.28%     | 0.11%     |
| 2025 Average Household Size     | 2.70      | 2.89      | 2.80      |
| Wealth Index                    | 136       | 153       | 155       |
| <b>Median Household Income</b>  |           |           |           |
| 2025 Median Household Income    | \$122,595 | \$131,340 | \$128,730 |
| 2030 Median Household Income    | \$132,826 | \$141,926 | \$139,200 |
| 2025-2030 Annual Rate           | 1.62%     | 1.56%     | 1.58%     |
| <b>Average Household Income</b> |           |           |           |
| 2025 Average Household Income   | \$137,530 | \$151,428 | \$151,705 |
| 2030 Average Household Income   | \$147,611 | \$163,342 | \$163,812 |