

AVAILABLE FOR SALE  
ASKING PRICE: \$1,500,000

# 588 MILL ROAD

Coram, NY 11727 | **Suffolk County**



**RIPCO**  
REAL ESTATE

## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **588 MILL ROAD —** in Coram.

The subject property is 3.12 acres of vacant land zoned J2 (J Business 2). The site has approximately 200 feet of frontage on Route 112 and 220 feet of frontage on Mill Road.

The property is located just south of Middle Country Road and is shadowed by Home Depot to the east and the newly developed Wincoram Commons apartments to the west. Permitted uses as of right include retail stores, professional offices, garden centers, day care centers and more.

**CLICK HERE** for a full list of permitted uses.

Please reach out to the exclusive brokers with any questions about the opportunity.

### FINANCIAL SNAPSHOT

|                |             |
|----------------|-------------|
| Asking Price   | \$1,500,000 |
| Lot Size       | 3.12 acres  |
| Price per acre | \$480,770   |

### PROPERTY SUMMARY

#### THE OFFERING

|                       |                          |
|-----------------------|--------------------------|
| Property Address      | 588 Mill Road, Coram     |
| County                | Suffolk                  |
| Municipality          | Town of Brookhaven       |
| Section / Block / Lot | 476.00 / 02.00 / 053.001 |
| Gross Lot Sq. Ft.     | 135,911 SF (approx.)     |

#### ZONING INFORMATION

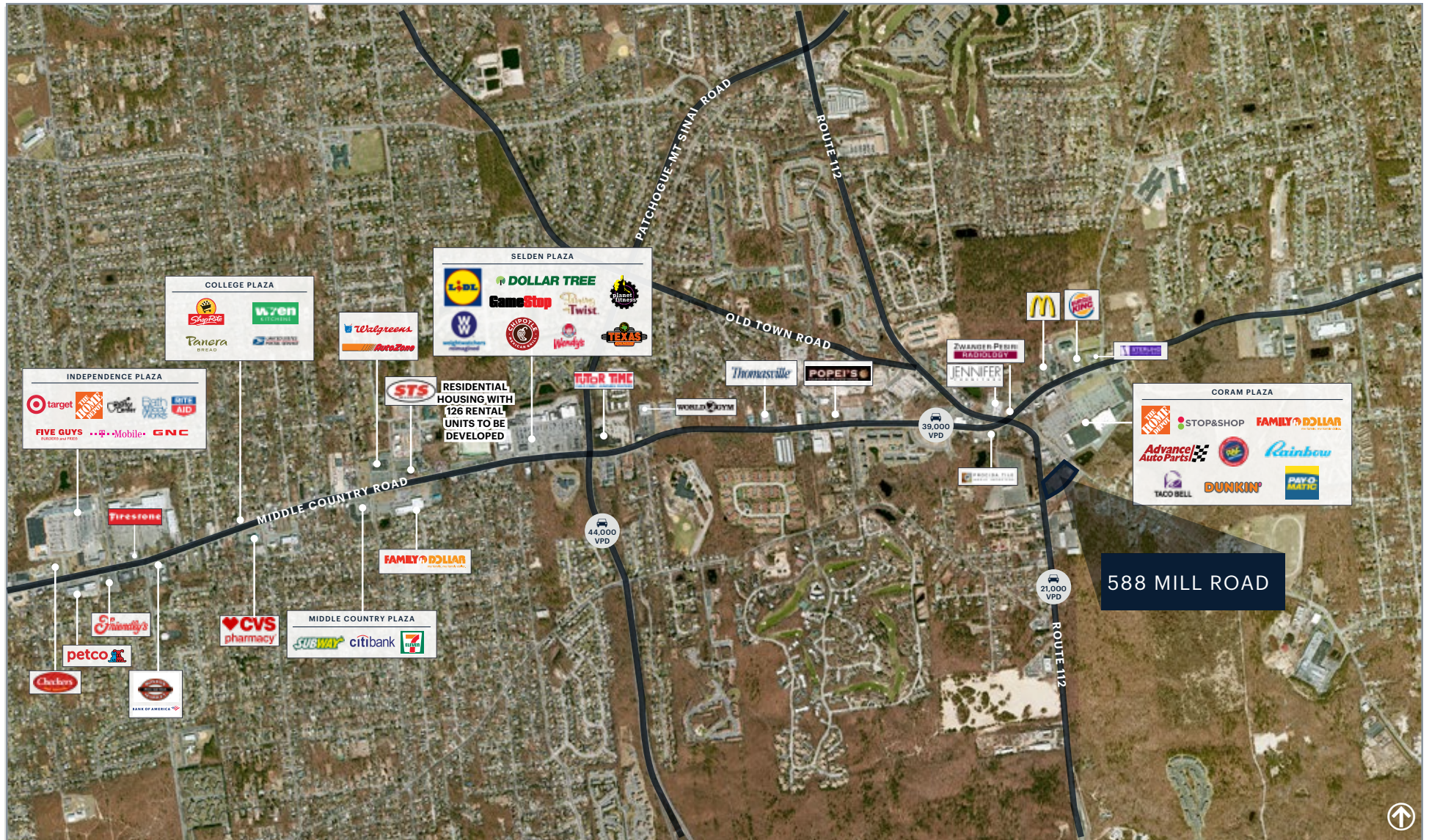
|                                 |                     |
|---------------------------------|---------------------|
| Zoning                          | J2 (J Business 2)   |
| Floor Area Ratio (As-of-Right)  | 0.35                |
| Buildable Sq. Ft. (As-of-Right) | 47,569 SF (approx.) |

#### TAX INFORMATION

|                      |            |
|----------------------|------------|
| Total Property Taxes | \$3,235.52 |
|----------------------|------------|



## AREA MAP

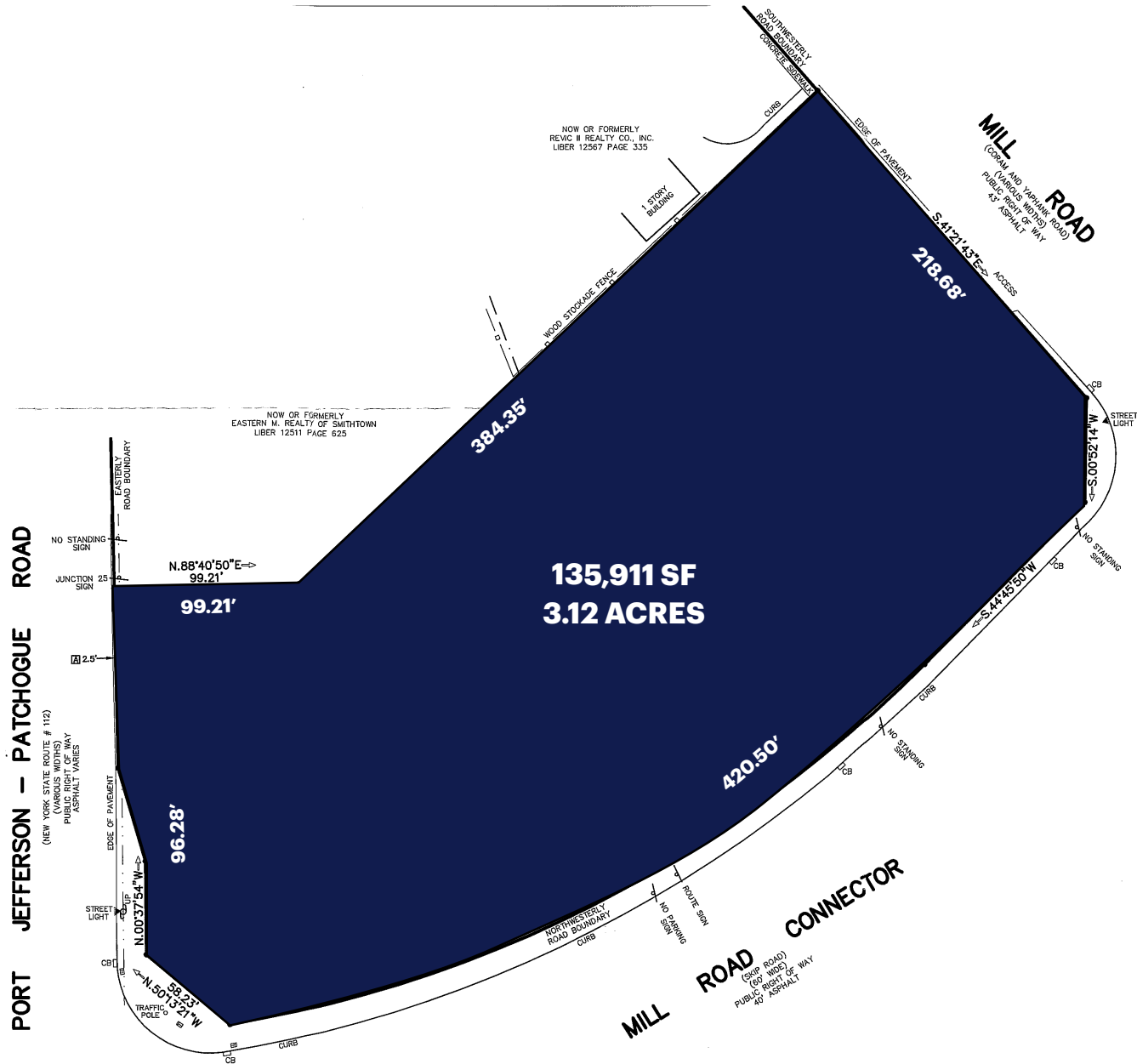




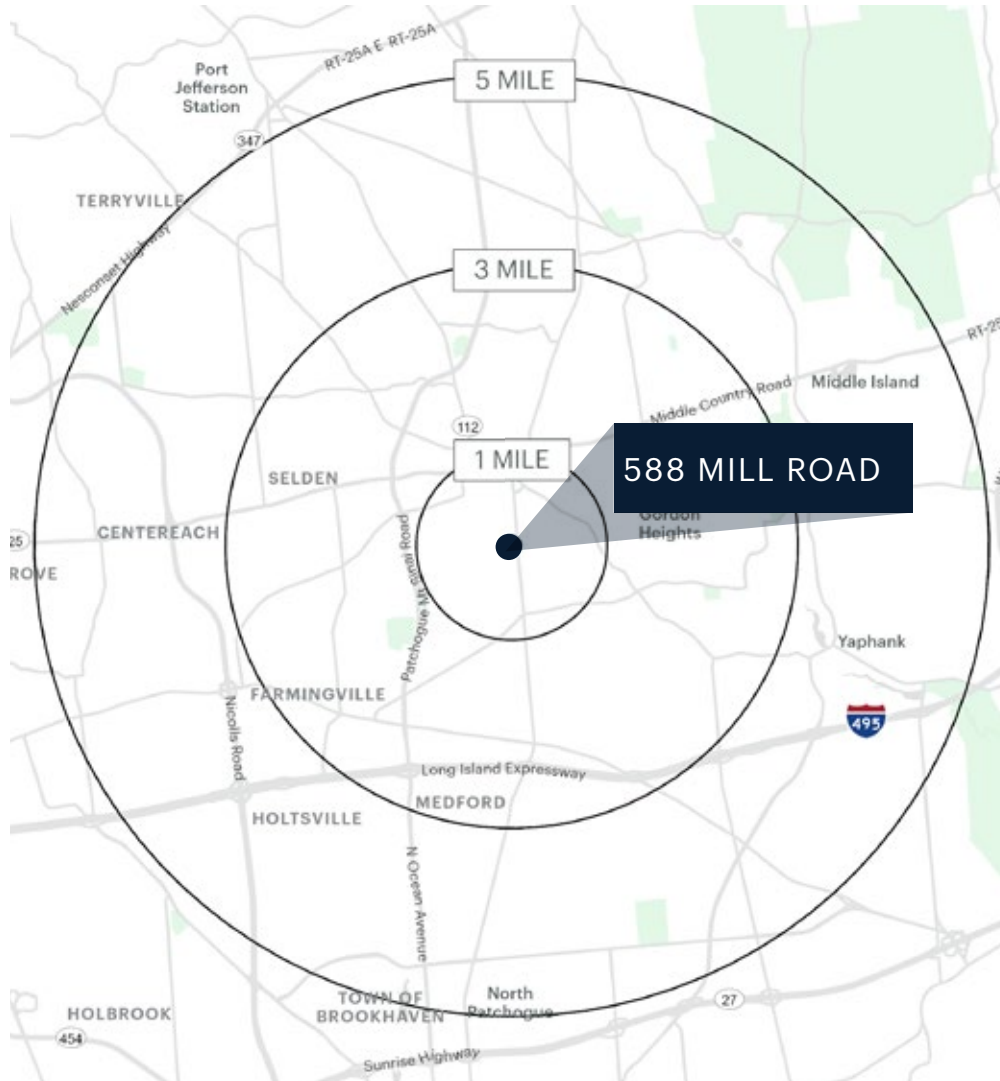
## SITE AERIAL



**588 MILL ROAD, CORAM  
FOR SALE**



## AREA DEMOGRAPHICS



|                          | 1 MILE         | 3 MILES         | 5 MILES         |
|--------------------------|----------------|-----------------|-----------------|
| POPULATION               | 4,867          | 76,629          | 195,576         |
| NUMBER OF HOUSEHOLDS     | 2,325          | 26,434          | 66,260          |
| AVERAGE HOUSEHOLD INCOME | \$84,534       | \$108,982       | \$121,659       |
| MEDIAN HOUSEHOLD INCOME  | \$63,858       | \$88,447        | \$100,556       |
| COLLEGE GRADUATES        | 1,377<br>36.0% | 16,530<br>30.0% | 44,559<br>32.0% |
| TOTAL BUSINESSES         | 174            | 2,195           | 5,270           |
| TOTAL EMPLOYEES          | 1,925          | 25,331          | 68,737          |
| DAYTIME POPULATION       | 4,249          | 62,782          | 163,556         |

# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

**JON WINZELBERG**

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