



East Farmingdale, NY

Suffolk County

Bi-County Commons

a foundation for nearly 100 years



Location: NW Corner of NY State Rte 109 & Bi-County Blvd, 1011-1043 Rte 109, East Farmingdale, NY

Description: Grocery Anchored Shopping Center

Major Tenants: Giunta's Meat Farms, AFC Urgent Care, Bethpage Federal Credit, Verizon

GLA: 69,991 sf ±

Parking: 334 spaces

Demographics:	2024	1 Mile	3 Miles	5 Miles
Population		13,550	115,826	376,202
Average HH Income		\$123,961	\$129,127	\$132,513
Total HH		4,849	38,031	124,617
Median Age		43.1	41.8	42.5



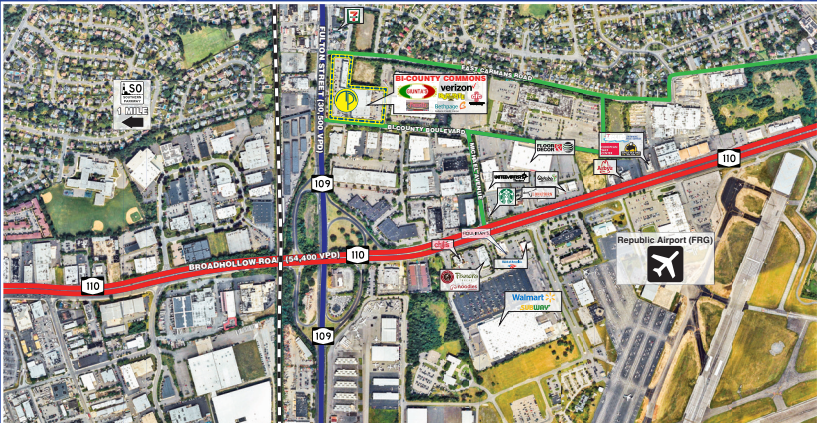
MILBROOK PROPERTIES LTD.
CHARLES HIRSCH, PRESIDENT
CHIRSCH@MILBROOKPROPERTIES.COM

T (516) 869-1240

F (516) 869-8576

42 BAYVIEW AVENUE, MANHASSET, NY 11030

WWW.MILBROOKPROPERTIES.COM



East Farmingdale, NY

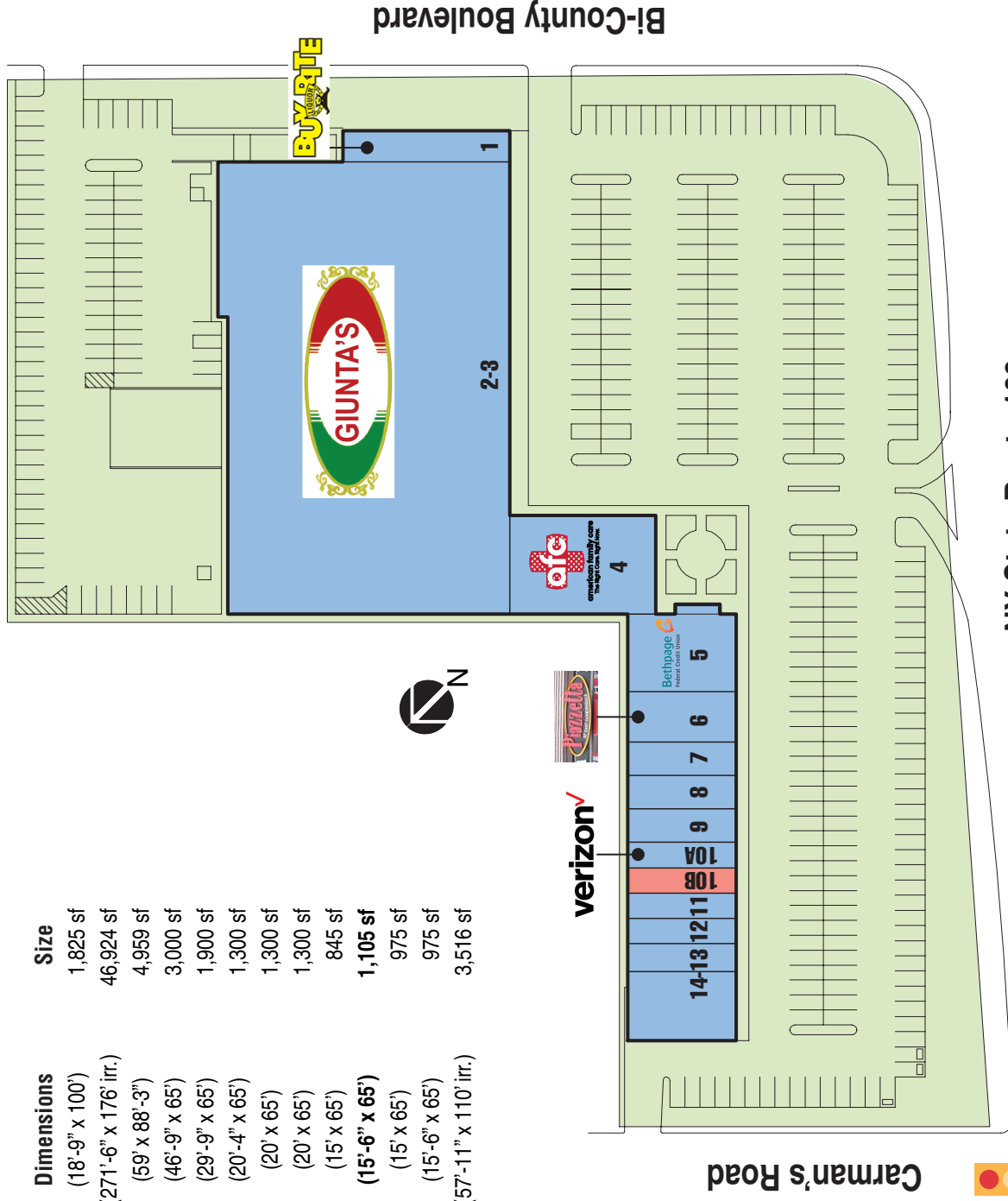
Suffolk County

Bi-County Commons



Store	Addr.	Tenant	Dimensions	Size
1.	1043	Buy Rite Liquors	(18'-9" x 100')	1,825 sf
2-3.	1035	Giunta's Meat Farms	(271'-6" x 176' irr.)	46,924 sf
4.	1037	Urgent Care	(59' x 88'-3")	4,959 sf
5.	1033	Bethpage Federal Credit Union	(46'-9" x 65')	3,000 sf
6.	1031	Pizzeria/Italian Restaurant	(29'-9" x 65')	1,900 sf
7.	1029	Deli	(20'-4" x 65')	1,300 sf
8.	1027	Laundromat	(20' x 65')	1,300 sf
9.	1025	Pharmacy	(20' x 65')	1,300 sf
10A.	1023	Verizon	(15' x 65')	845 sf
10B.	1021	Available	(15'-6" x 65')	1,105 sf
11.	1019	Nail Salon	(15' x 65')	975 sf
12.	1017	Chinese Restaurant	(15'-6" x 65')	975 sf
13-14.	1011-15	Dance Studio	(57'-11" x 110' irr.)	3,516 sf

*all store addresses are located on Fulton Ave (AKA Route 109)
the above dimensions are for illustrative purposes only*



For information contact:

Charles Hirsch
President
Milbrook Properties Ltd.
42 Bayview Avenue
Manhasset, NY 11030
Email: chirsch@milbrookproperties.com
Tel: (516) 869-1240
Fax: (516) 869-8576