



## RETAIL SPACE

# MIDDLE ISLAND, NY

864 MIDDLE COUNTRY ROAD

### SIZE

10,000 SF + 5,000 SF Outdoor Space  
(Tutor Time Coming Available)

±15,000 SF (Former Rite Aid)

### ASKING RENT

Upon Request

### CO-TENANTS

AutoZone, Bank of America, Sunny Farms Marketplace, Family Fitness, Pizza Hut, Shah's Halal Food, Mongolian Grill, Meltology, Total Wireless, Colorful Playhouse Indoor Playground, Nail Salon & Spa

### NEIGHBORS

Walmart, 7-Eleven, Athens Diner, Extra Space Storage, Sunrise Toyota, The Smilist, Total Dental Care of Middle Island, King Kullen, Carvel, McDonald's, Subway, Gold's Gym, Dollar Tree

### COMMENTS

Supermarket anchored center

Tutor Time ideal for medical use

Located at the corner of Middle Country Road and Yaphank Middle Island Road

Over 23,050 vehicles pass this site daily on Middle Country Road and 17,143 vehicles on Yaphank Middle Island Road

## CONTACT EXCLUSIVE AGENTS

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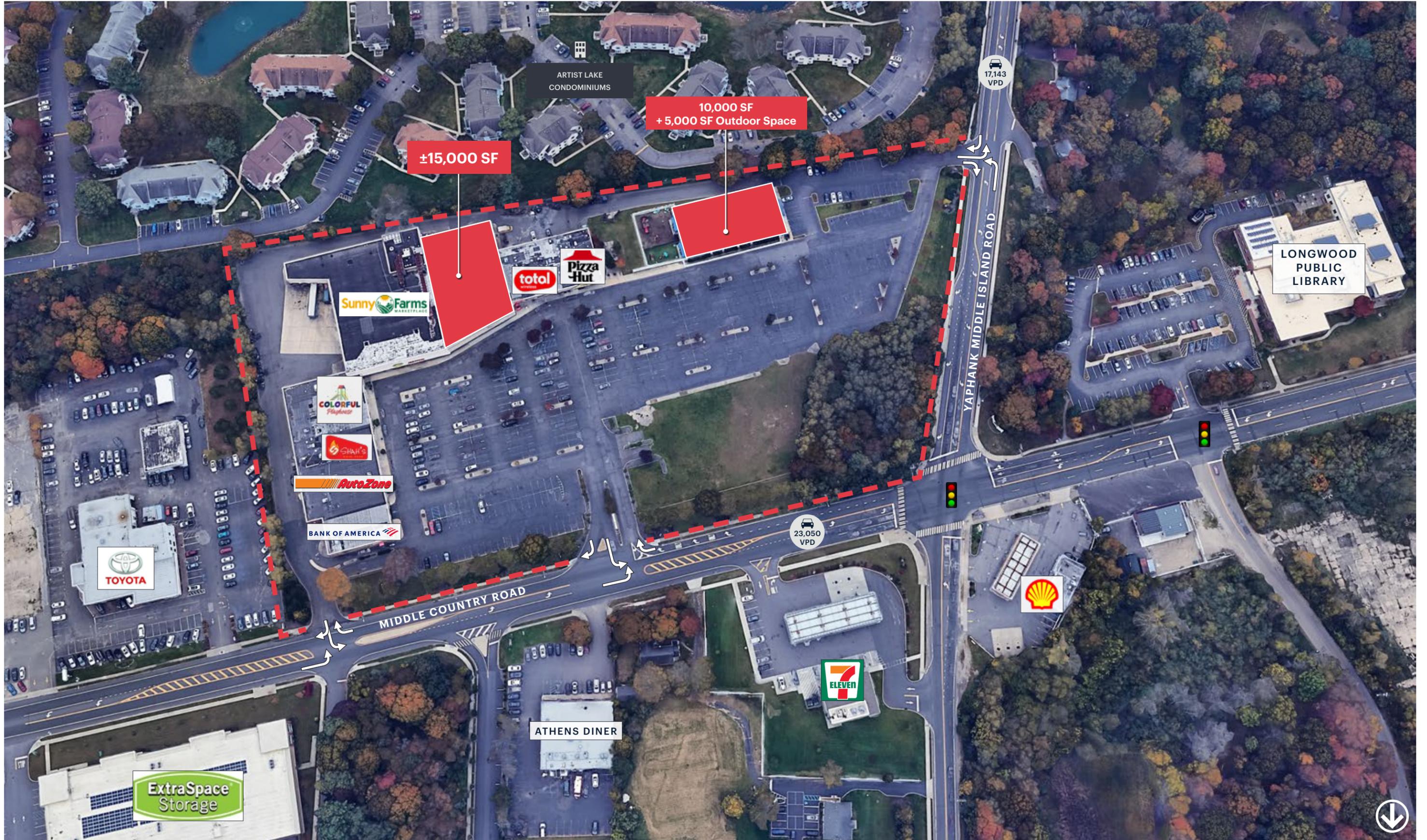
**RIPCO**  
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Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

**AERIAL**



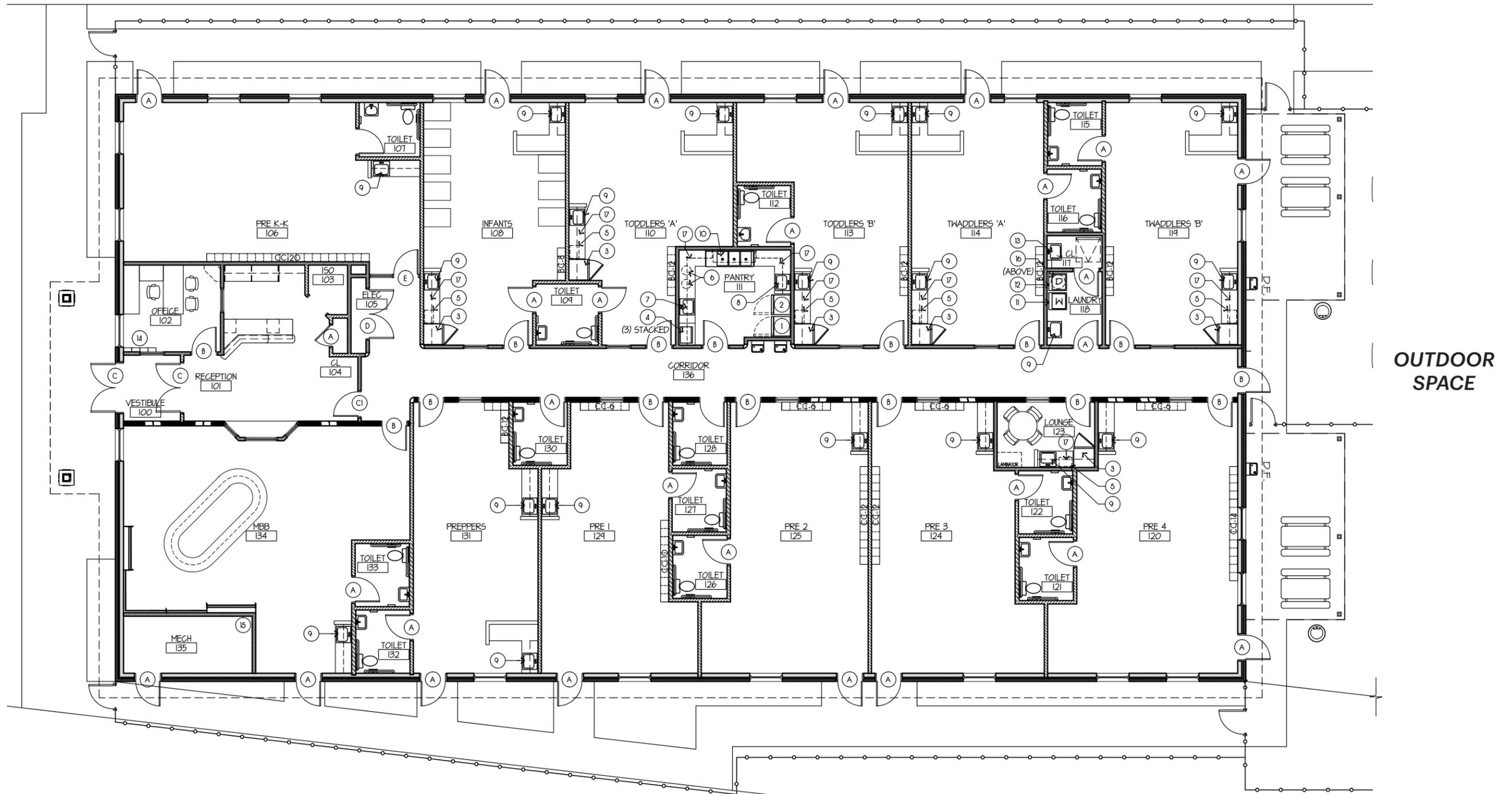
**PHOTOS - TUTOR TIME COMING AVAILABLE**



# FLOOR PLAN - FORMER TUTOR TIME | 10,000 SF + OUTDOOR SPACE

MIDDLE COUNTRY ROAD

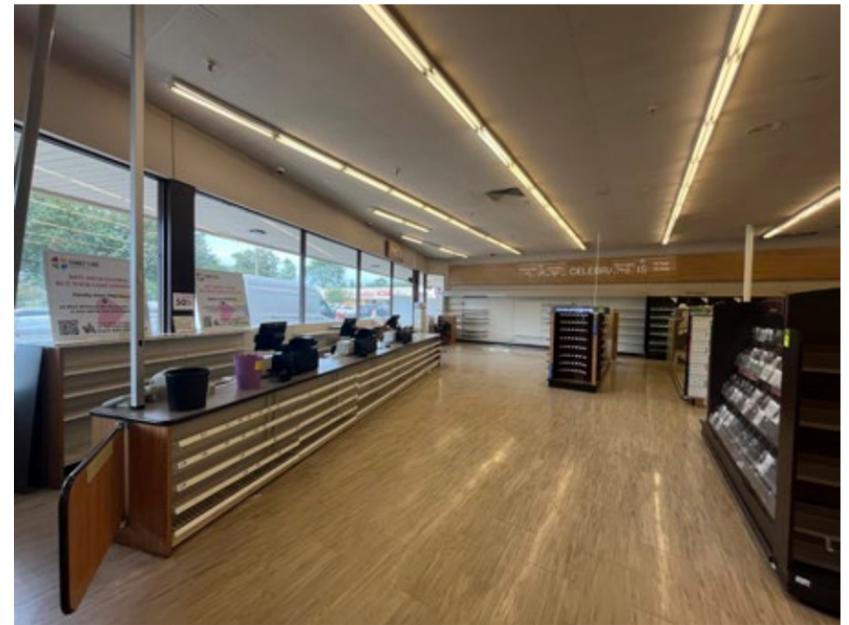
YAPHANK MIDDLE ISLAND ROAD



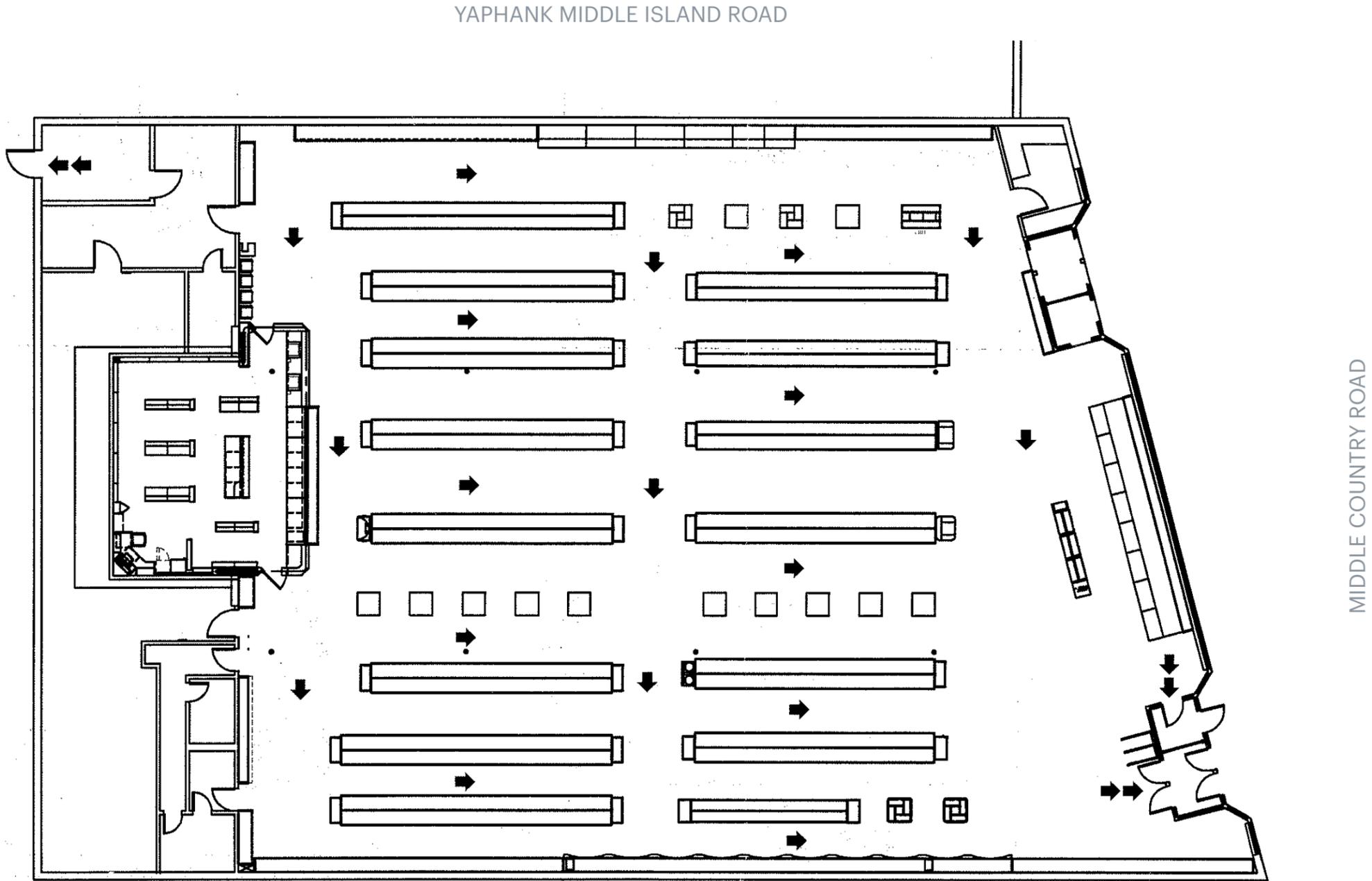
OUTDOOR SPACE



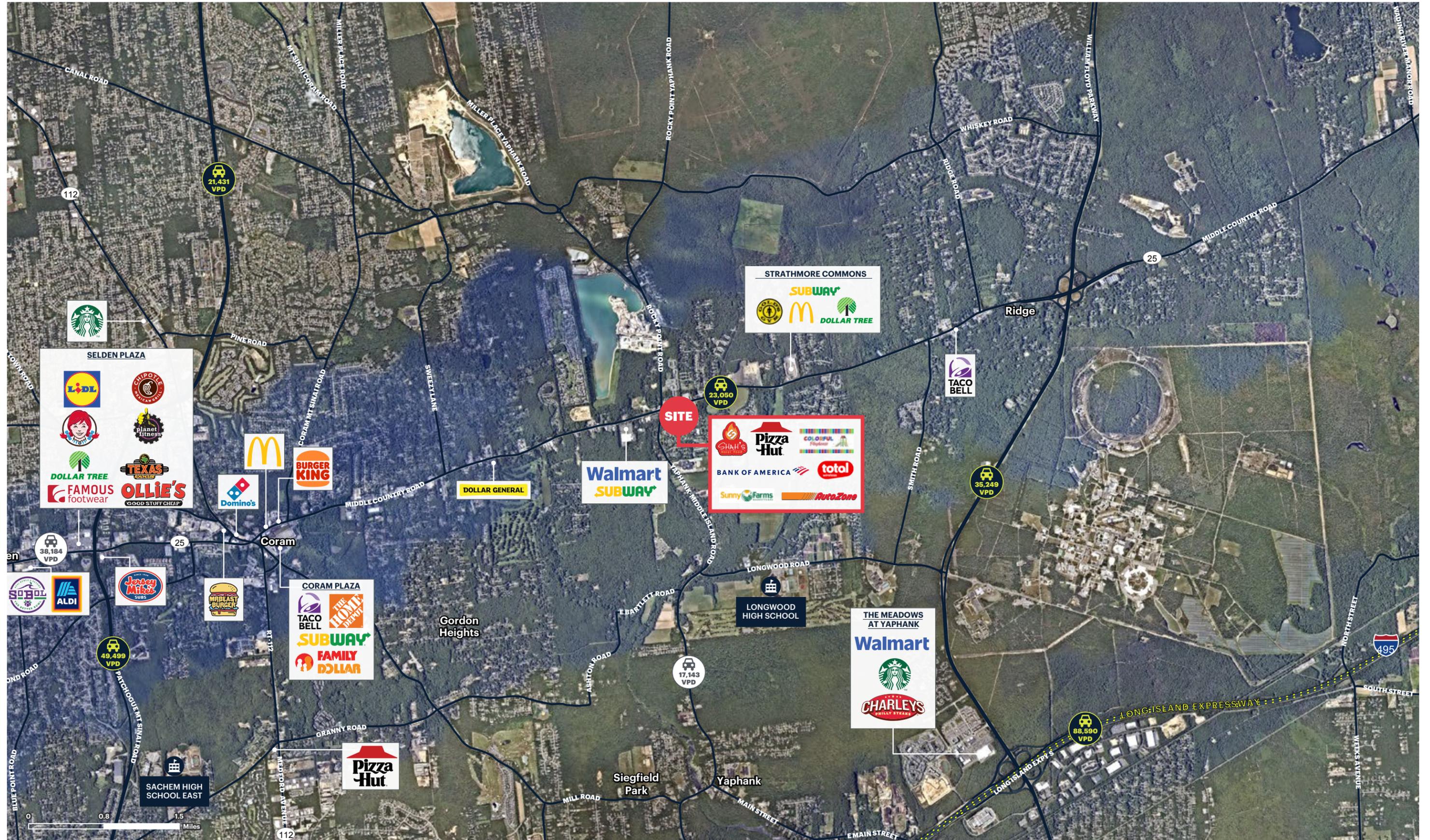
**PHOTOS - FORMER RITE AID**



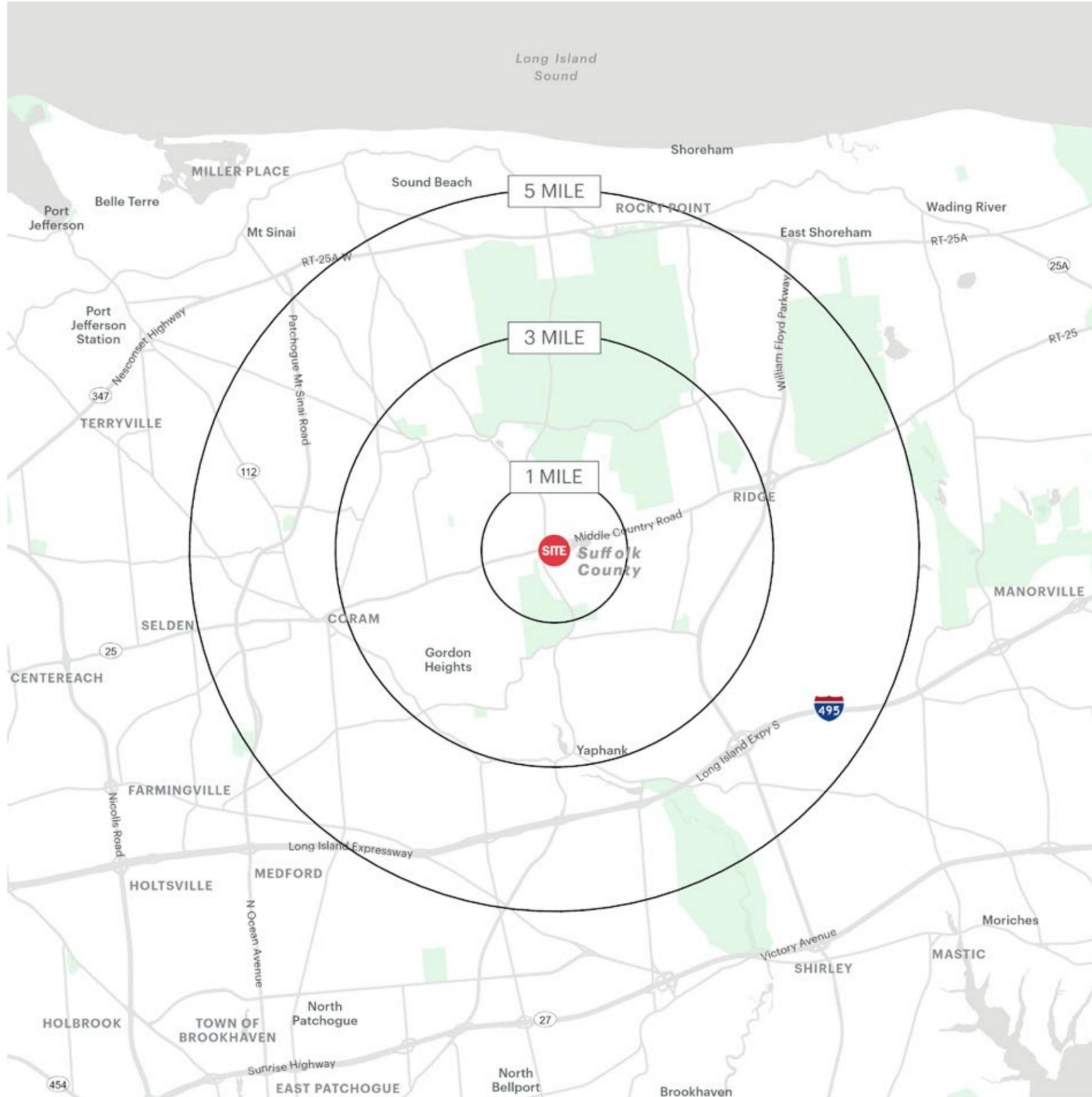
**FLOOR PLAN - FORMER RITE AID | 15,000 SF WITH 75 FT OF FRONTAGE**



# MARKET AERIAL



# AREA DEMOGRAPHICS



864 MIDDLE COUNTRY ROAD MIDDLE ISLAND, NEW YORK

## 1 MILE RADIUS

### POPULATION

5,052

### HOUSEHOLDS

2,395

### AVERAGE HOUSEHOLD INCOME

\$115,821

### MEDIAN HOUSEHOLD INCOME

\$90,184

### COLLEGE GRADUATES (BACHELOR'S +)

1,319 - 35.0%

### TOTAL BUSINESSES

146

### TOTAL EMPLOYEES

2,146

### DAYTIME POPULATION (W/ 16 YR +)

4,398

## 3 MILE RADIUS

### POPULATION

30,913

### HOUSEHOLDS

11,790

### AVERAGE HOUSEHOLD INCOME

\$131,856

### MEDIAN HOUSEHOLD INCOME

\$108,965

### COLLEGE GRADUATES (BACHELOR'S +)

8,310 - 36.0%

### TOTAL BUSINESSES

738

### TOTAL EMPLOYEES

7,317

### DAYTIME POPULATION (W/ 16 YR +)

22,620

## 5 MILE RADIUS

### POPULATION

109,904

### HOUSEHOLDS

41,898

### AVERAGE HOUSEHOLD INCOME

\$134,214

### MEDIAN HOUSEHOLD INCOME

\$108,075

### COLLEGE GRADUATES (BACHELOR'S +)

29,585 - 37.0%

### TOTAL BUSINESSES

3,002

### TOTAL EMPLOYEES

32,783

### DAYTIME POPULATION (W/ 16 YR +)

89,138

# AREA DEMOGRAPHICS

