



Alliance Real Estate Corp.

As **exclusive agent**, we are pleased to announce the availability of the following property:

RETAIL STRIP CENTER FOR SALE/LEASE Asking Price: Upon Request

Great User/Investor Opportunity!



**797-801 Middle Country Rd.
Saint James, NY 11780**



PROPERTY DETAILS / HIGHLIGHTS:

Building Size:	+/- 13,200 SF
Available For User:	+/- 4,400 SF Up To +/- 8,800 SF (see space plan attached)
Lot Size:	+/- 1.03 Acres
Zoning:	WSI
Ceiling Ht.	+/- 16' Clear
Loading:	3 OH Drive Ins (Total)
Parking:	Good
Available:	Immediately
Frontage:	136' on Middle Country Rd.

- Freestanding Retail Strip Center with great exposure on busy Middle Country Rd. (aka Jericho Tpke). Heavy traffic count daily. Ideal Use for Office/Retail>Showroom.
- Unit 799 (4,400 sf) is currently occupied by Safelite.
- Close proximity to LIRR (St. James & Smithtown Stations).
- Signage

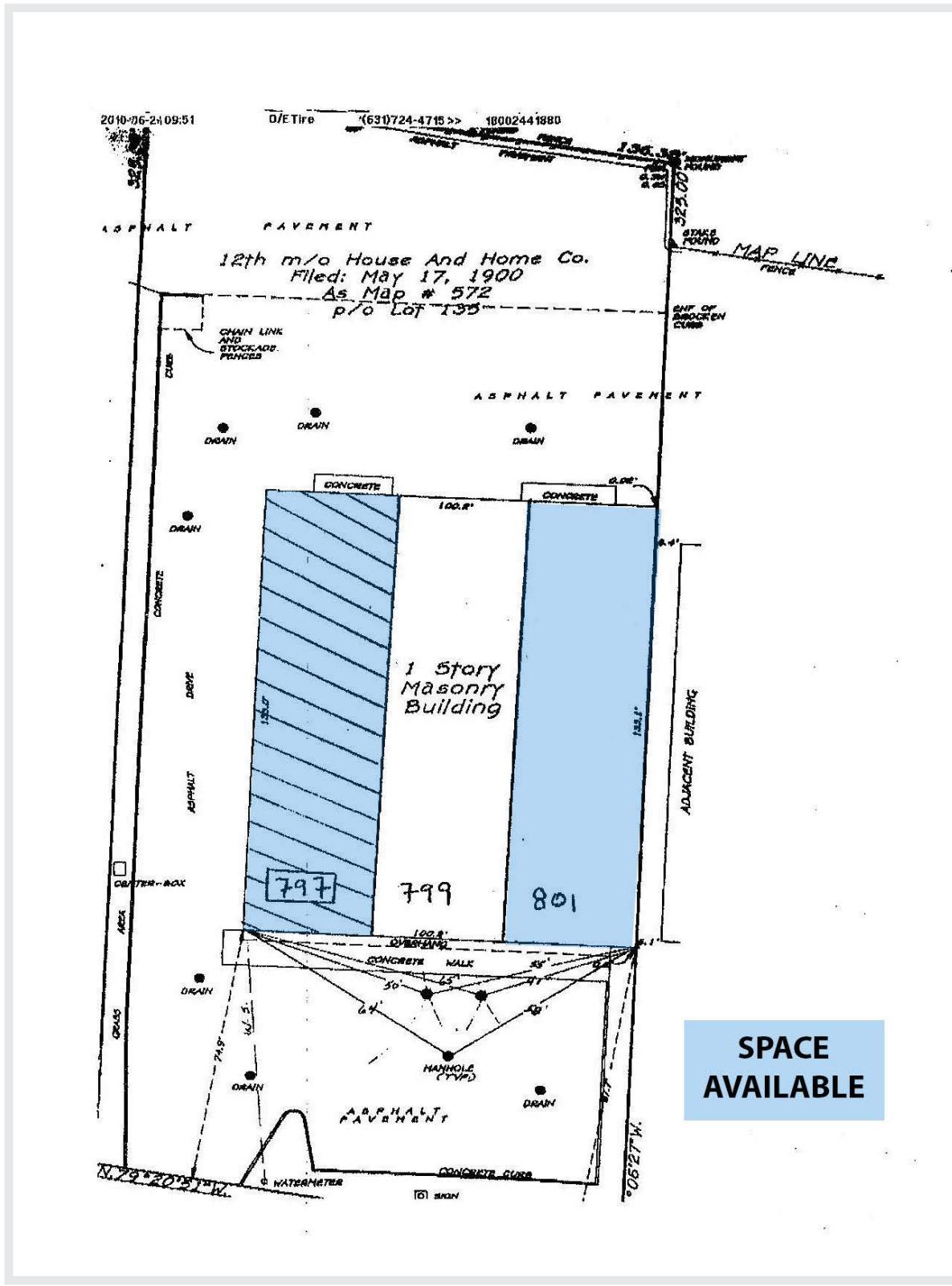
For further information or to arrange an inspection, please contact exclusive brokers:

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Unit #	Sq. Ftg.	Loading	Asking Price	Occupancy	Lease Term
797	4,400	2 OH Drive Ins	Upon Request	Immediate	5-10 Years
801	4,400	1 OH Drive In	Upon Request	Immediate	5-10 Years
797 & 801	8,800	3 OH Drive Ins	Upon Request	Immediate	5-10 Years



**SPACE
AVAILABLE**



