



Brody Realty Corp.

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RETAIL STORE RIVERHEAD PLAZA RT. 58, RIVERHEAD, NY



LOCATION: # 751 Rt. 58 (aka Old Country Rd.) Riverhead, NY 11901
Corners of Rt. 58., and Oliver St., and Ostrander Ave.

GLA: 210,195 Sq. Ft.

PARKING: 1,438 cars

SPACE AVAILABLE: Approx. 2,750 sq.ft. (approx 27' W x 100' D)

TRIPLE ANCHORS: Supermarket, Restaurant Depot & Ollie's Discounts

OTHER TENANTS: 5th Avenue Furniture, Nails, Liquor, Deli, Asian Buffet,
Pizza, Day Spa, Laundry, Firestone, Redwing Shoes, Hallmark,
Cosmetics, Cricket Cellular, Sportswear, Dollar store,

UTILITIES: Available gas heat, sprinkler system **and city sewers.**

ASKING RENT: \$36.50 net per ft. per year (Asking: \$ 8,364. Net Monthly)

CAM & TAX: Current Estimate. \$8.25 p.s.f. (approx \$1,890. Monthly)

INSPECTION: Neal Siegal :
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PROPERTY BUSINESSES

1. } Amazing 99c
2. } La Casa de Futbol
3. } Restaurant Depot
4. } 5th Avenue Furniture
5. } Ollie's
6. } Pizzeria
7. } Laundromat
8. } Chinese Buffet Restaurant
9. }
10. }
11. }
12. }
13. }

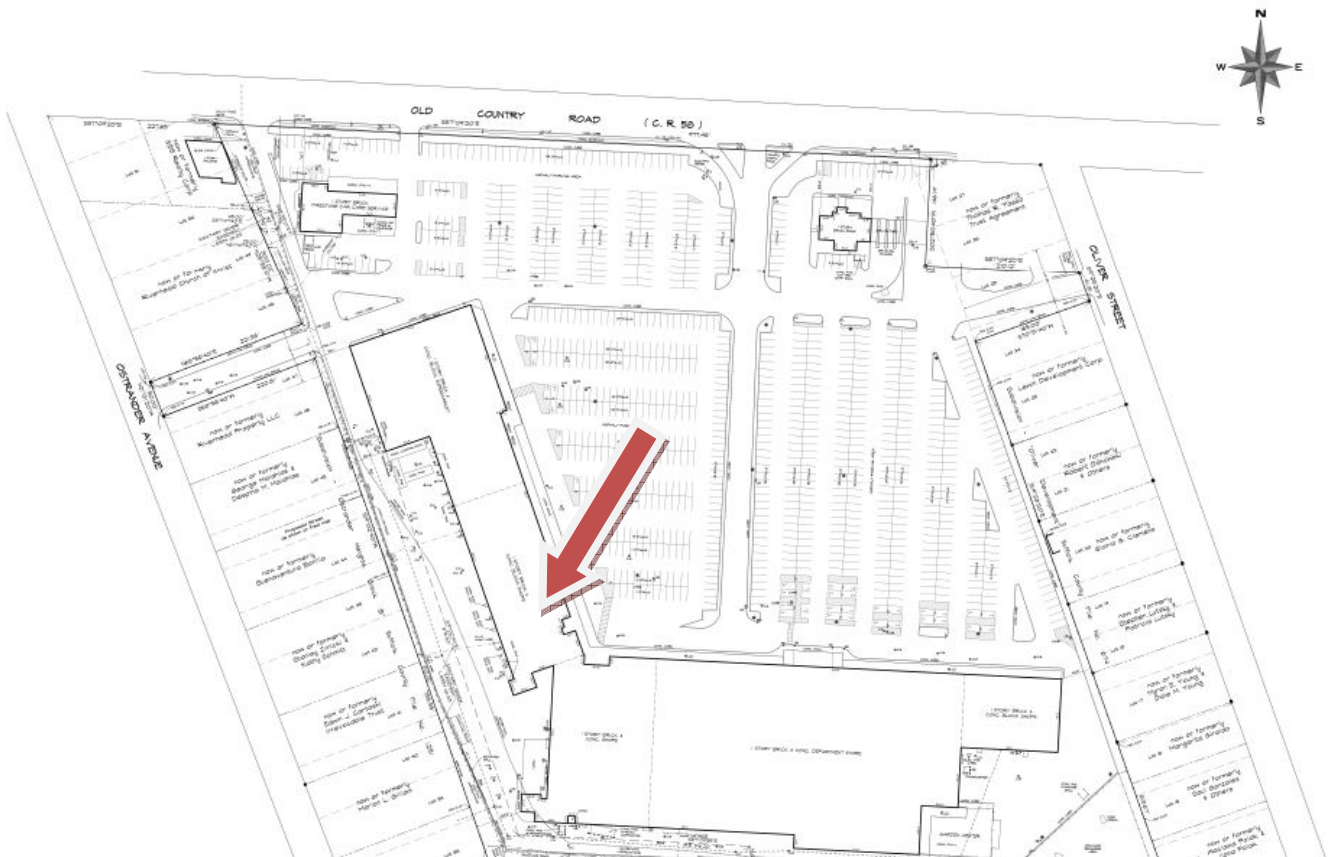
15. Approx. 2,700 sq. ft

16. Cricket Wireless
17. Wine & Liquors
18. Beauty Supply
- 19A. Red Wing Shoe Store
- 19B. Signature Bagel
- 19C. Bed Stuy Fish Fry
20. Hallmark
21. Gala Fresh
- 22A. Firestone
- 22B. Proposed Drive-Thru Rest. 2,600 sf
- 22C. Proposed Rest. 6,300 sf
23. Chase Bank





Site Plan





RIVERHEAD PLAZA | RIVERHEAD, NEW YORK



PROPERTY OVERVIEW

- Riverhead Plaza is located on County Road 58 (Old Country Road), a major east/west extension of the Long Island Expressway (495), linking Riverhead to the north fork of Eastern Long Island.
- Old Country Road is heavily trafficked, and built up with a variety of retail and commercial uses that attract both local and commuter traffic to the neighborhood.
- Community shopping center
- The GLA is ±210,195 sf
- It has 1,483 parking spaces
- Riverhead is the Suffolk County seat. The IRS, Suffolk County Courts and Dept. of Motor Vehicles are major employers in the region.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,410	23,112	33,581
Average HH Income	\$74,184	\$68,812	\$79,612
Total HH	2,799	8,327	12,914
Average HH Size	2.6	2.6	2.6
Median Age	43.3	42.0	43.0