



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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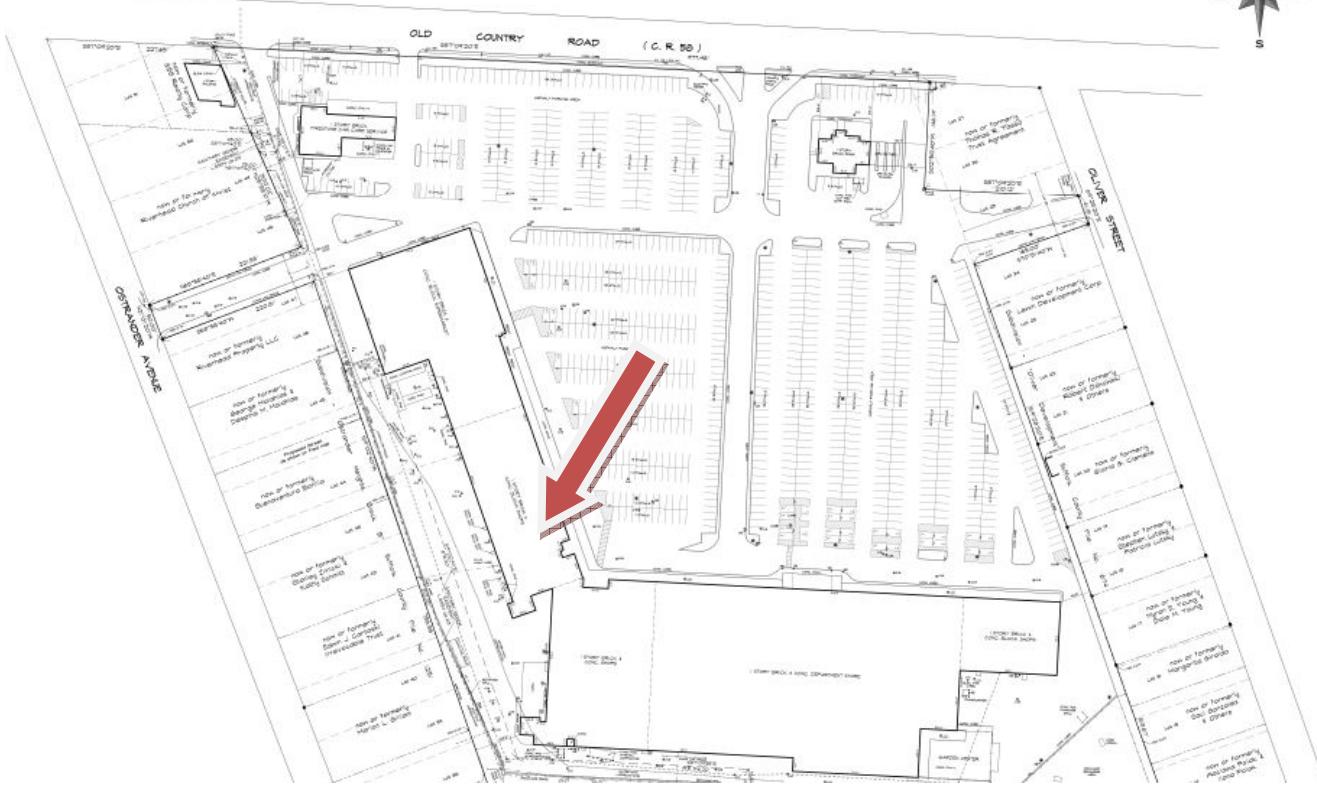
PROPERTY BUSINESSES

1.	2. } Amazing 99¢	15. Approx. 2,700 sq. ft
3.	4. La Casa de Futbol	16. Cricket Wireless
5.	5. Restaurant Depot	17. Wine & Liquors
6.	6. 5th Avenue Furniture	18. Beauty Supply
7.	7. Ollie's	19A. Red Wing Shoe Store
8.	8. } Pizzeria	19B. Signature Bagel
9.	9. Pizzeria	19C. Bed Stuy Fish Fry
10.	10. Laundromat	20. Hallmark
11.	11. } Chinese Buffet Restaurant	21. Gala Fresh
12.	12. } Chinese Buffet Restaurant	22A. Firestone
13.		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

