



RETAIL SPACE

MIDDLE ISLAND, NY

864 MIDDLE COUNTRY ROAD

SIZE

±15,000 SF

ASKING RENT

Upon Request

FRONTAGE

75 FT

STATUS

Former Rite Aid

CO-TENANTS

AutoZone, Bank of America, Sunny Farms Marketplace, Family Fitness, Pizza Hut, Shah’s Halal Food, Mongolian Grill, Meltology, Total Wireless, Tutor Time Daycare, 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

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 AGENT

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RIPCO
REAL ESTATE

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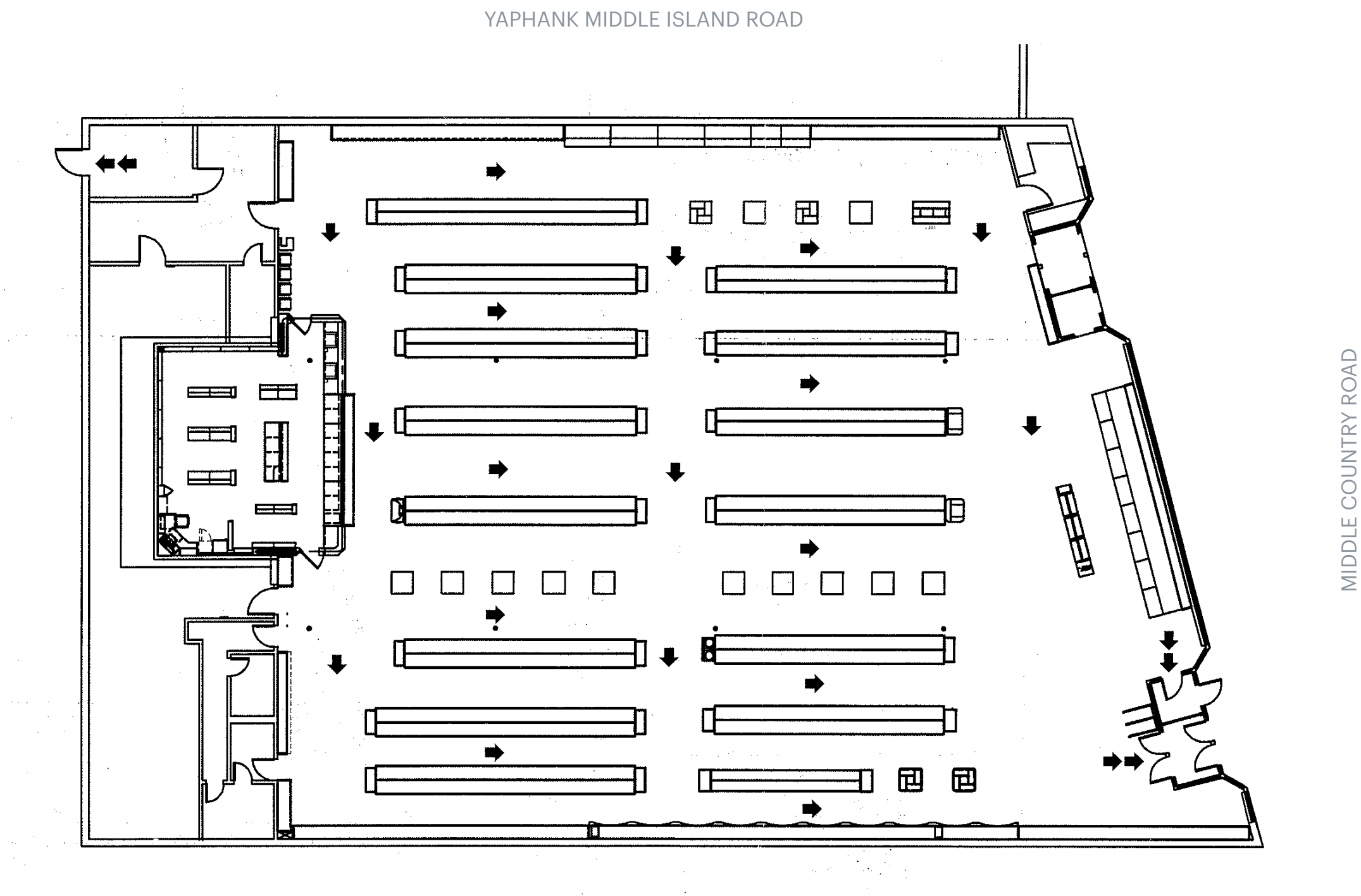
Please visit us at ripcony.com for more information

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



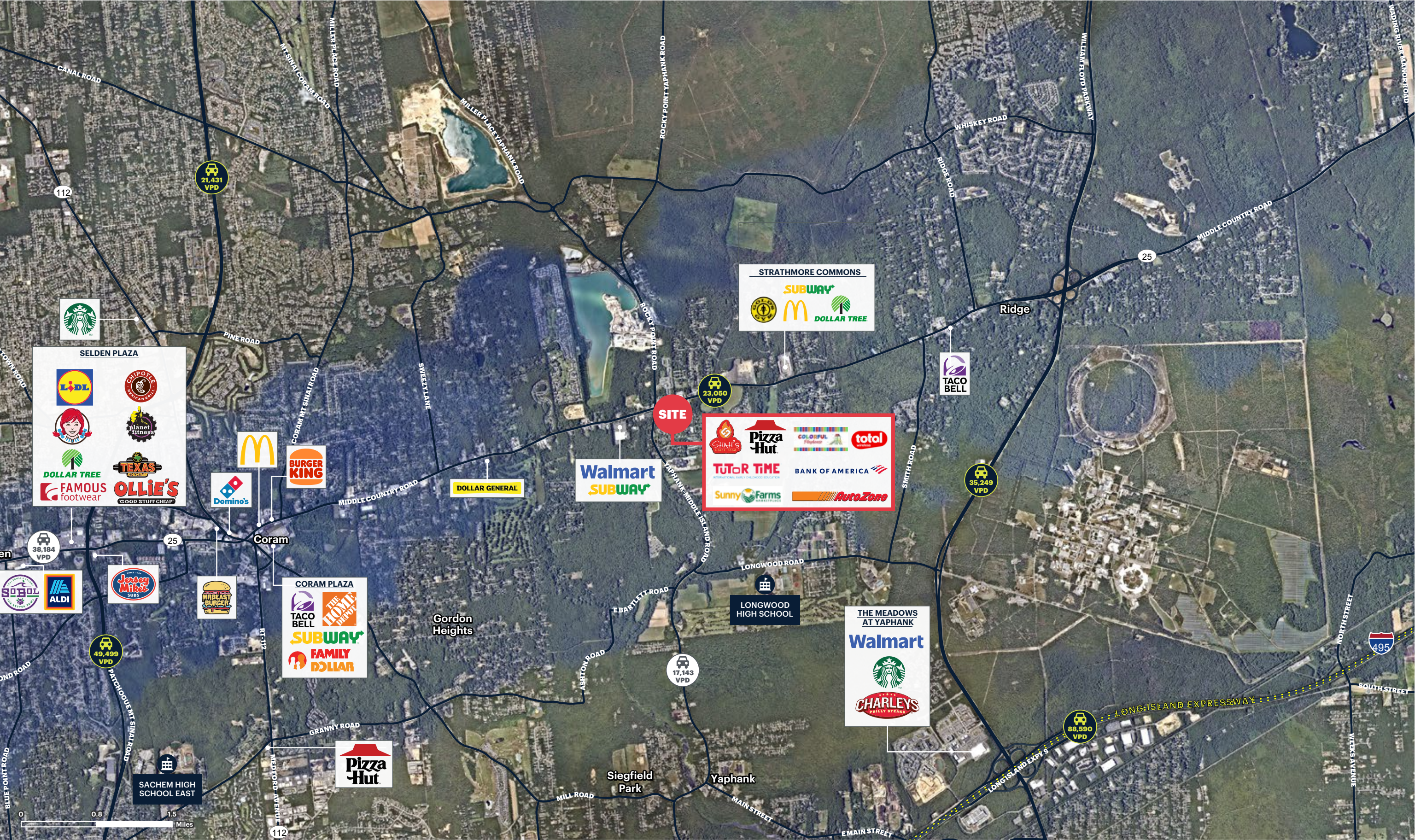
FLOOR PLAN



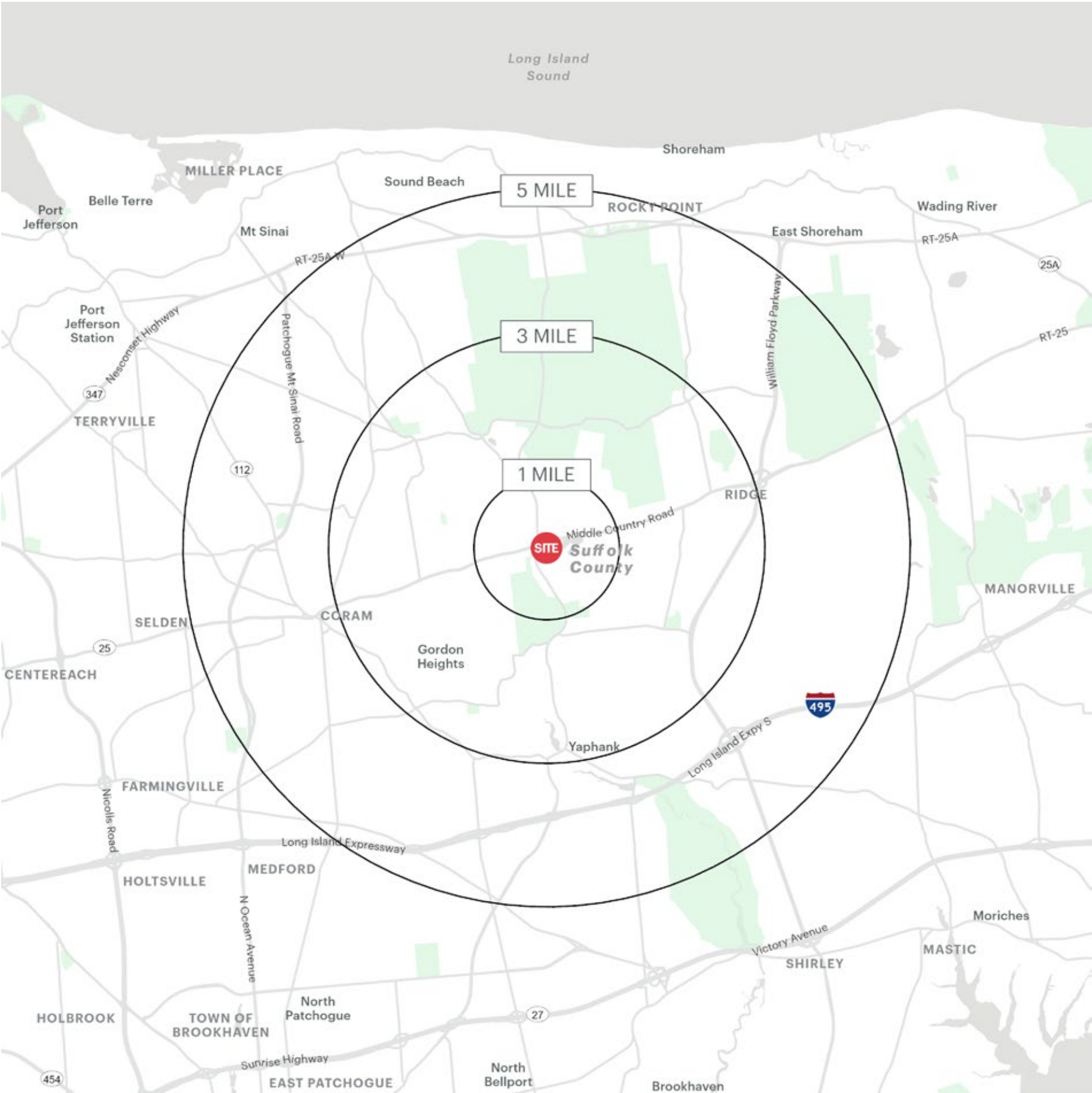
PHOTOS



MARKET AERIAL



AREA DEMOGRAPHICS



864 MIDDLE COUNTRY ROAD MIDDLE ISLAND, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
5,052	1,319 - 35.0%
HOUSEHOLDS	TOTAL BUSINESSES
2,395	146
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$115,821	2,146
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$90,184	4,398

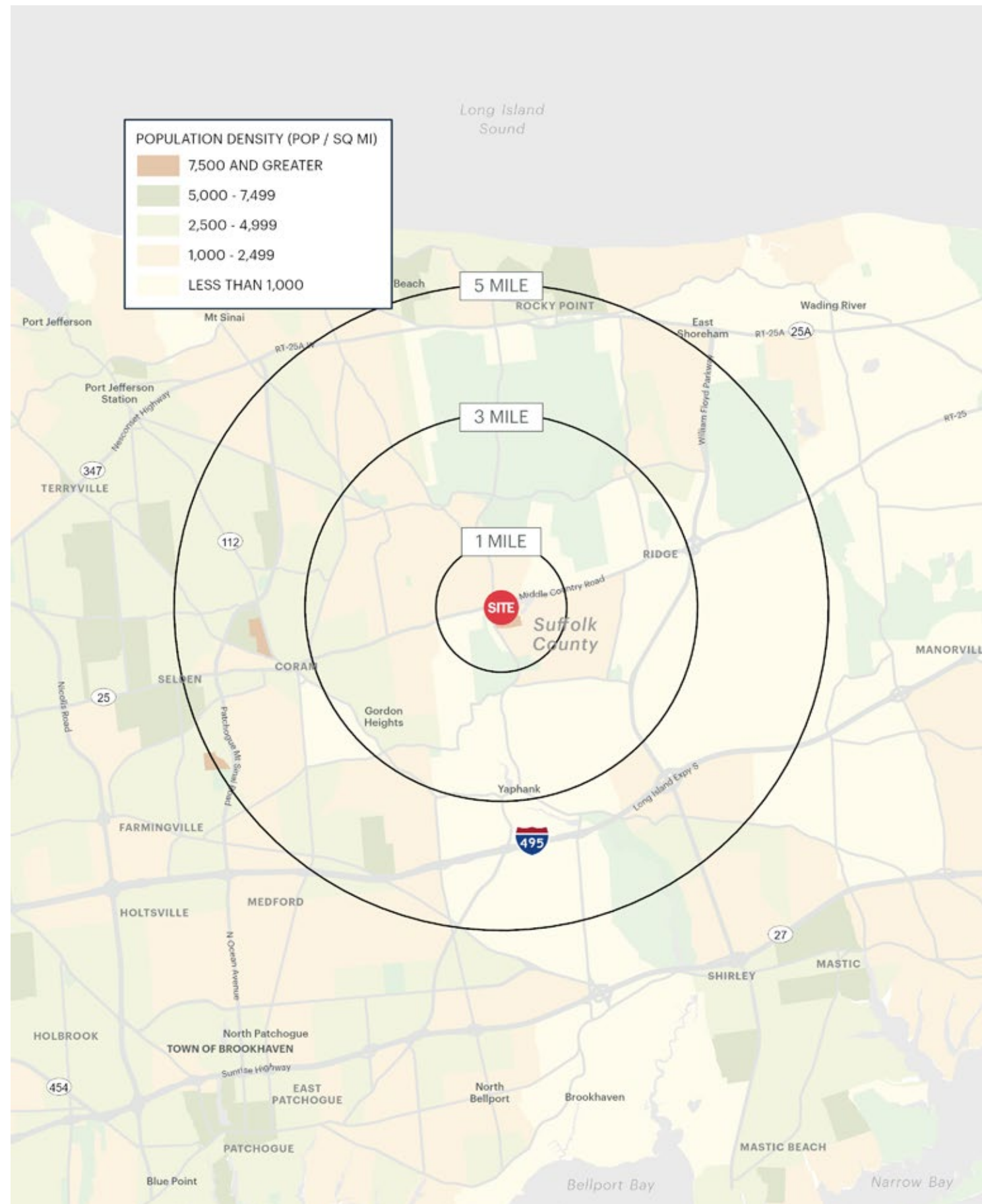
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
30,913	8,310 - 36.0%
HOUSEHOLDS	TOTAL BUSINESSES
11,790	738
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$131,856	7,317
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$108,965	22,620

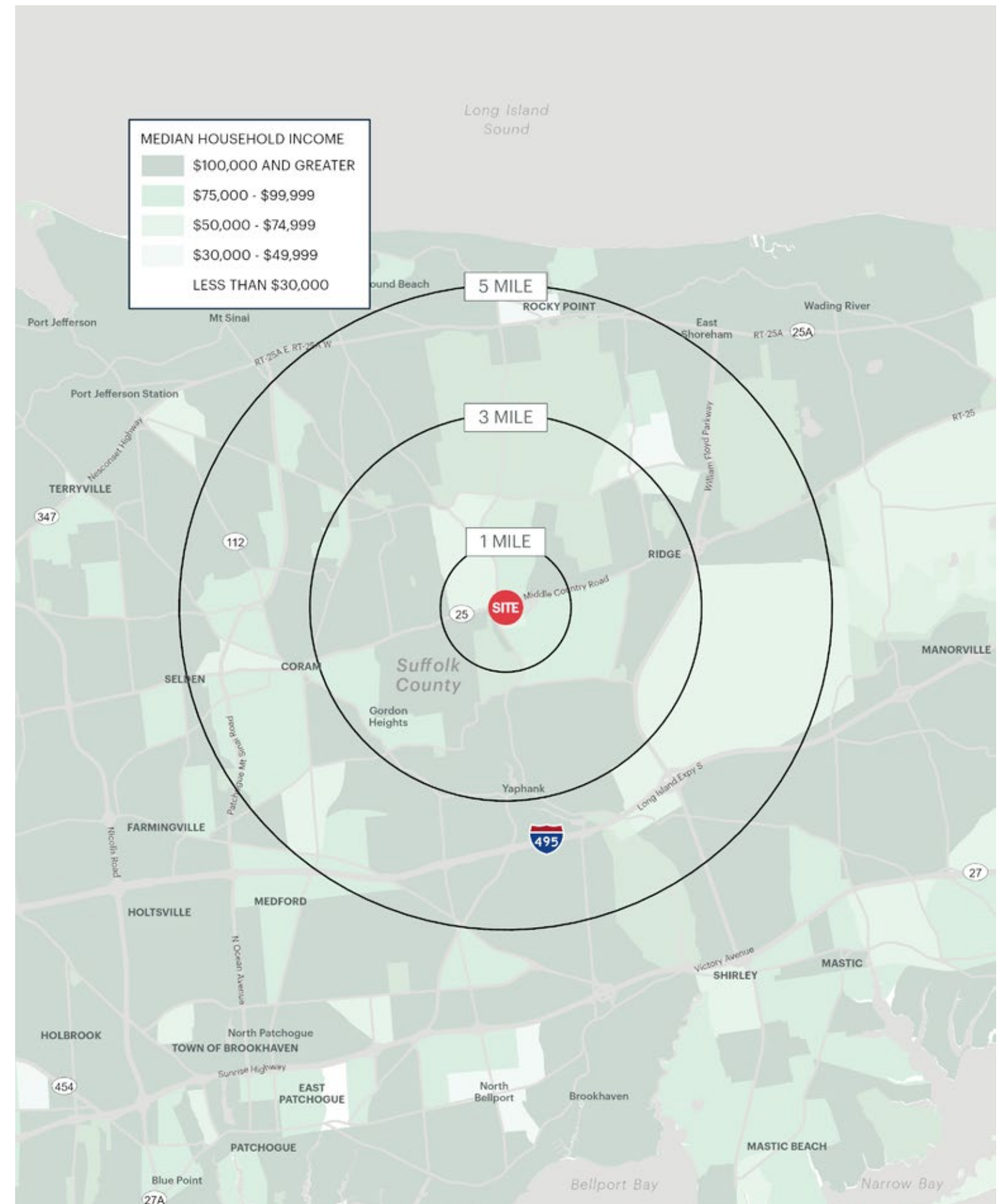
5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
109,904	29,585 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
41,898	3,002
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$134,214	32,783
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$108,075	89,138

AREA DEMOGRAPHICS



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