



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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Please visit us at ripcony.com for more information

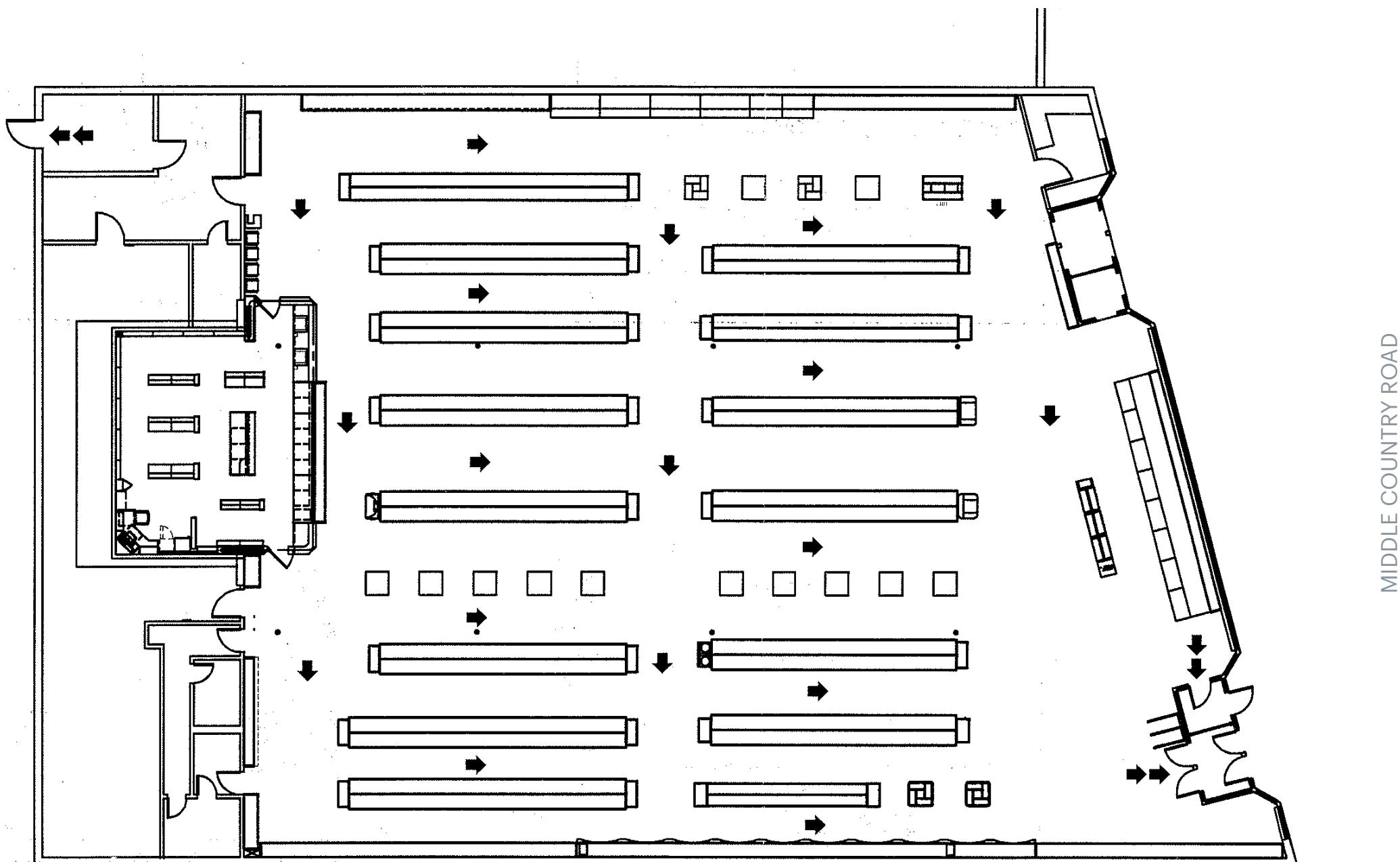
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AERIAL

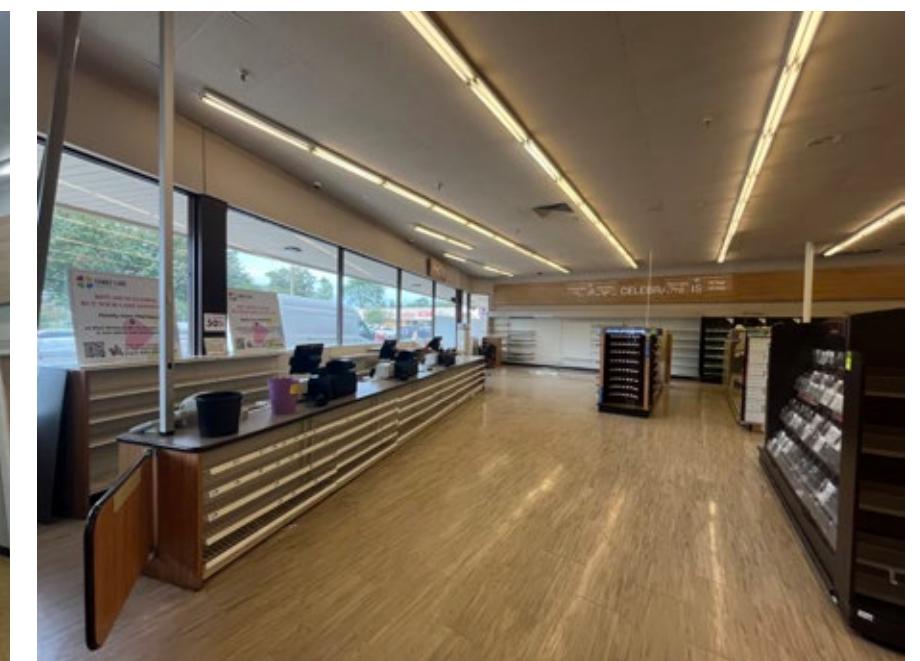
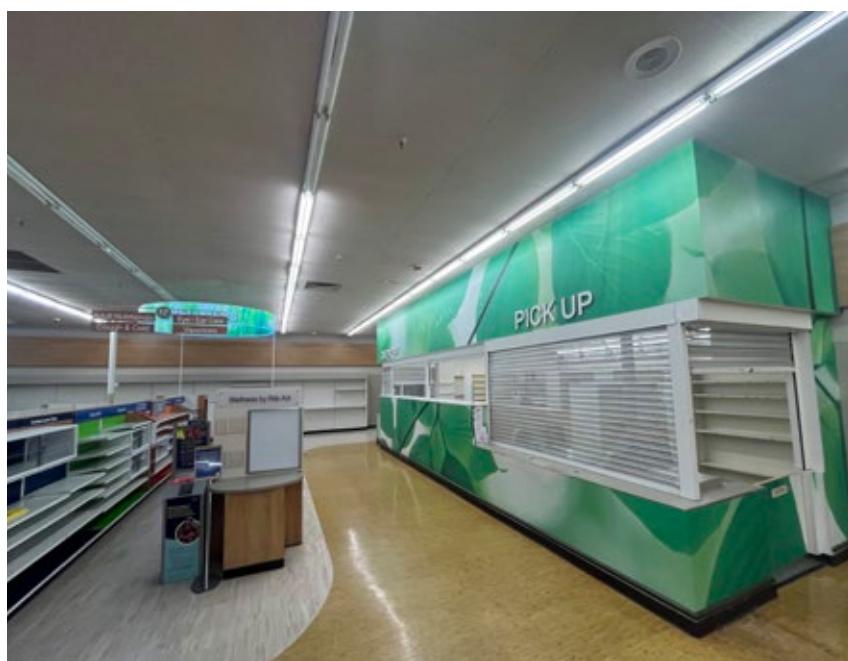


FLOOR PLAN

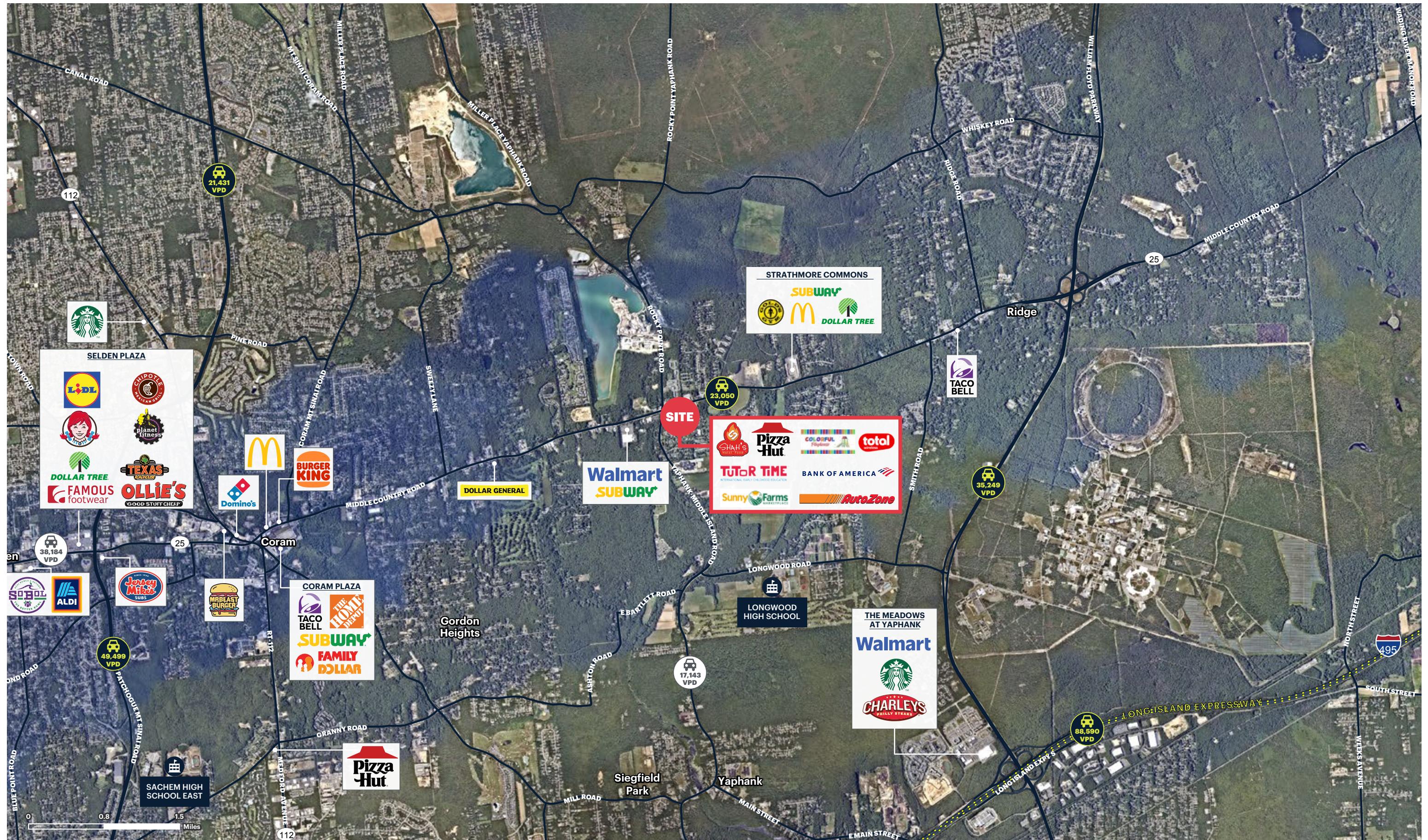
YAPHANK MIDDLE ISLAND ROAD



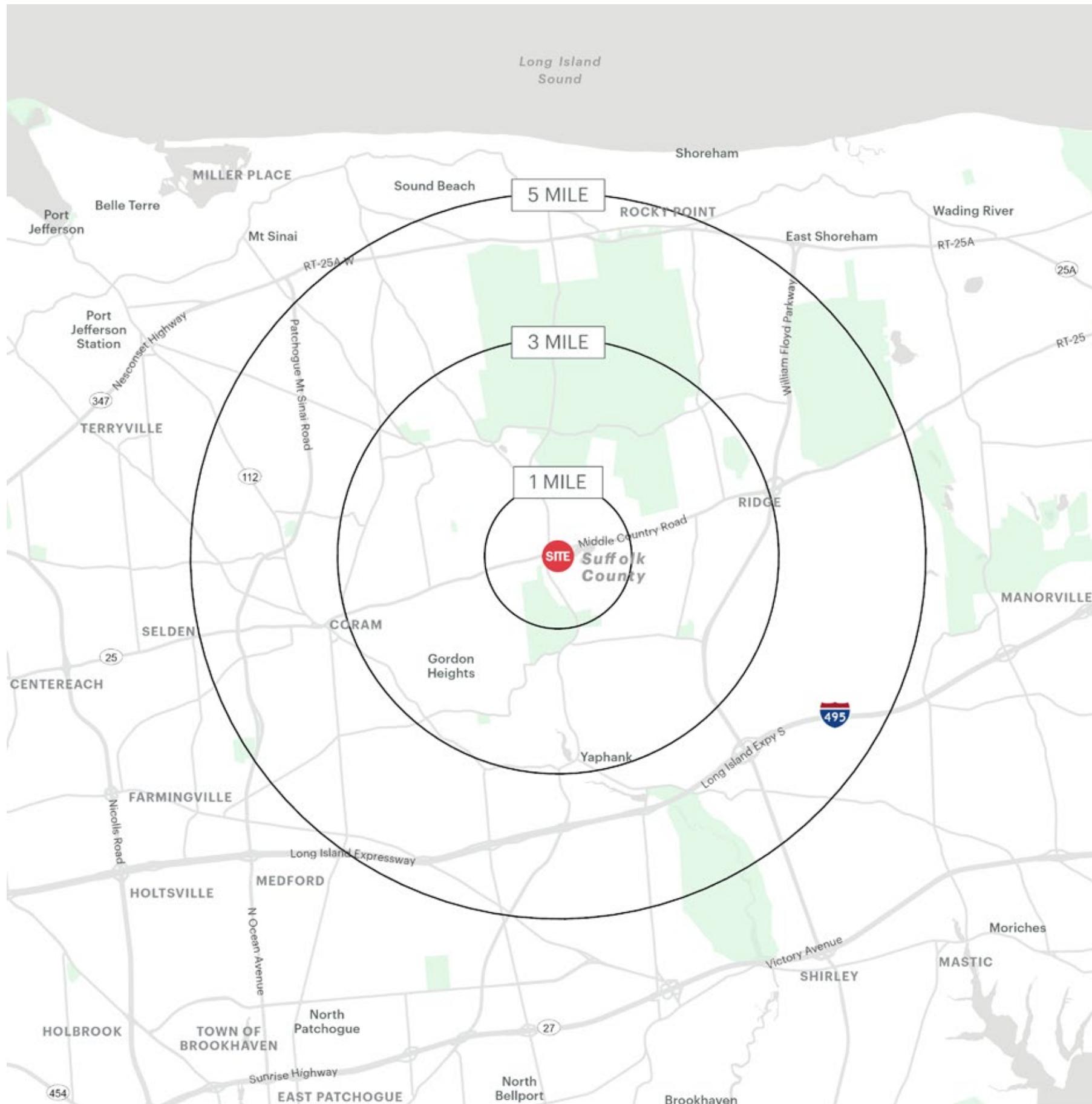
PHOTOS



MARKET AERIAL



AREA DEMOGRAPHICS



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

