



Retail Property For Lease

2257 New York 112 Coram, NY 11727



Offering Summary	
Lease Rate:	Upon Request
Building Size:	27,200 SF
Heat	Gas
Lot Size:	1.81 Acres
Zoning:	J2

Property Overview

27,200 SF Retail Building for LEASE. Located in the heart of Coram, This building was formerly, Jennifer Furniture and would be ideal for another showroom user. Neighboring tenants include The Home Depot, Stop and Shop, Verizon Wireless, McDonalds, Dunkin Donuts, 7-Eleven and many more, 21,000 cars pass this site daily.

Property Highlights

- Free Standing
- Strategically located
- Neighboring National Tenants
- 21,000 Cars per Day

For More Information:

Dennis Gandley

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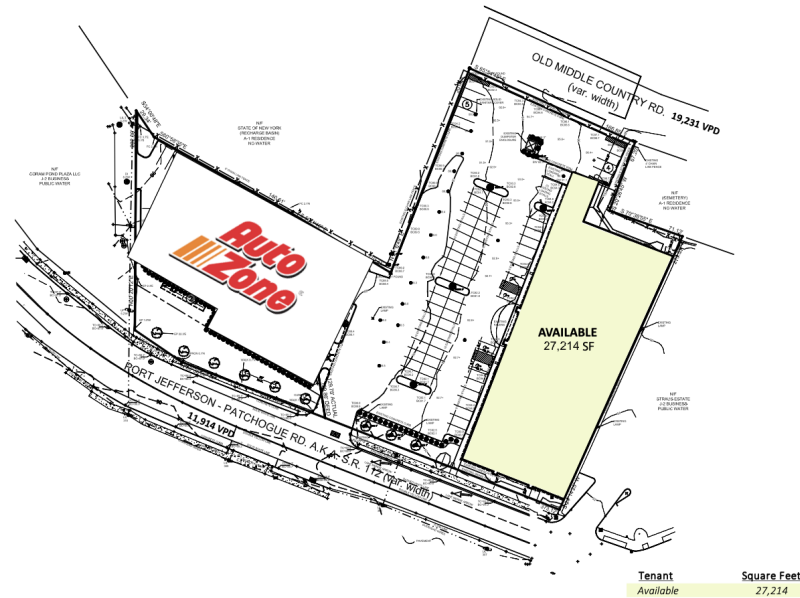
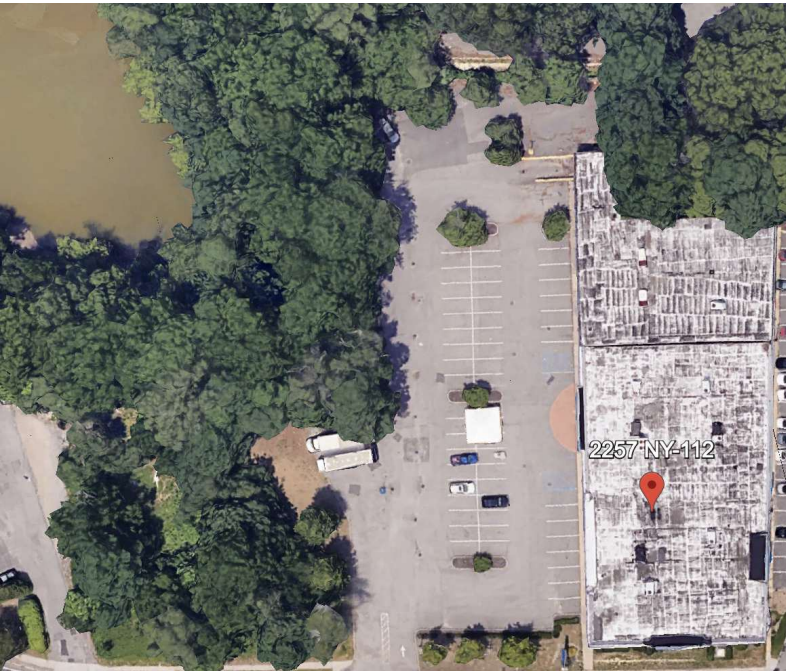
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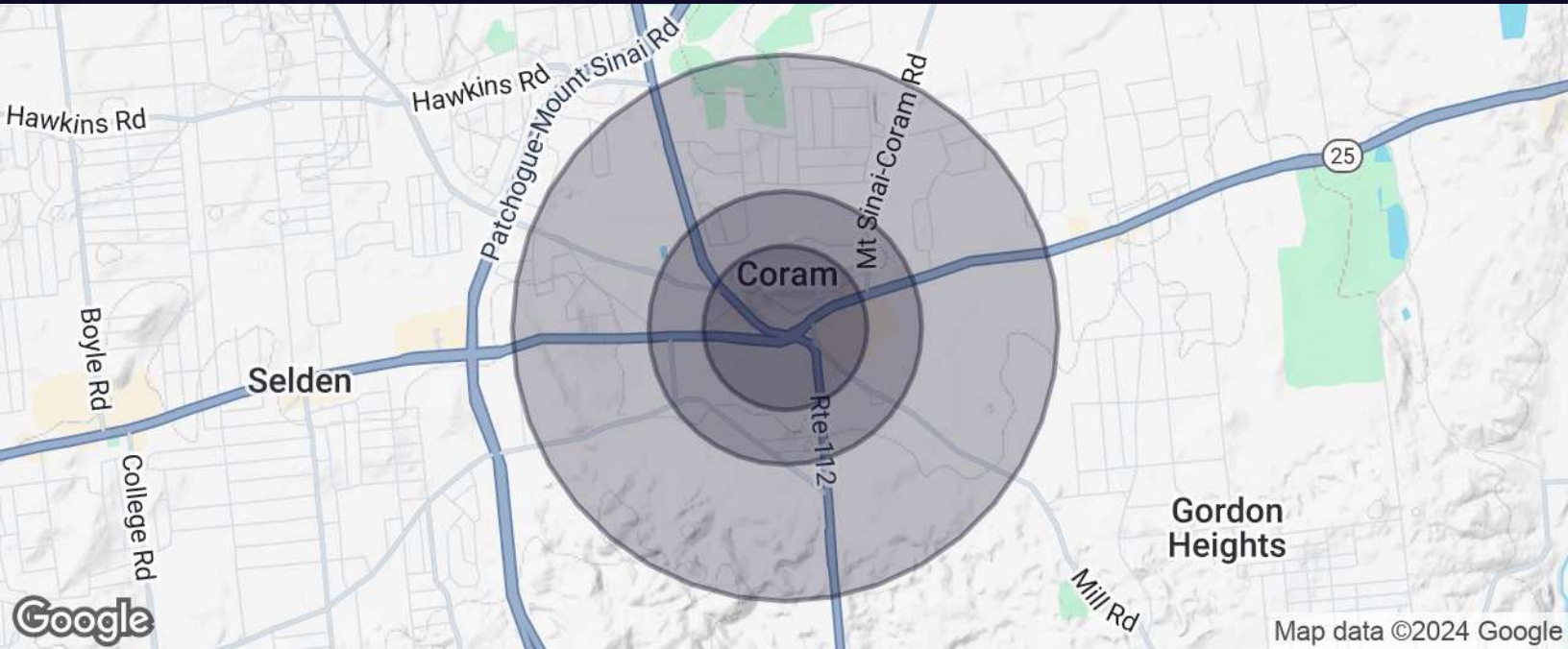
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	697	2,891	10,628
Average Age	40	40	41
Average Age (Male)	38	38	40
Average Age (Female)	42	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	273	1,113	4,249
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$102,657	\$105,641	\$108,829
Average House Value	\$371,759	\$401,384	\$421,091

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