

CORAM PLAZA

NEW OWNERSHIP. NEW VISION. REAL IMPROVEMENTS



RETAIL SPACE FOR LEASE

264 Middle Country Road, Coram, NY 11727



AVGI

Maor Mizrachi
646-491-2928
Leasing@Avgi.com

Charlie Friedler
929-366-7939
Charlie@Avgi.com

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- Located with direct frontage on Middle Country Road (NY-25), a primary retail corridor in Suffolk County.
- Strong visibility with signalized intersections and proximity to Route 112

Highlighted tenants include Crunch Fitness (new), Family Dollar, Firestone, Advance Auto Parts, Dunkin', Taco Bell, Subway, MetroPCS, Rainbow, and Rent-A-Center (shadow-anchored by Home Depot)

PROPERTY DETAILS

Total Retail Available 51,710 sq. ft.

Available in-line space 20,516 SQ. FT.

Available Anchor, Box 46,000 SQ. FT.

Maximum Contiguous 46,000 SF

Minimum Divisible 1,099 SF

Lease Rate TBD

2026 NNN Est.

- Taxes: \$4.75 PSF
- Insurance: \$1.50 PSF
- CAM: \$1.75 PSF

TRAFFIC COUNTS

Middle Country Road 39,000+ VPD

Route 112 21,000+ VPD

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
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2025 Population	9,881	74,121	178,637
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Average Age	39	41	41
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Average HH Income	\$119,160	\$123,284	\$127,379
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Household	3,713	26,145	61,176
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Average HH Size	2.5	2.7	2.8
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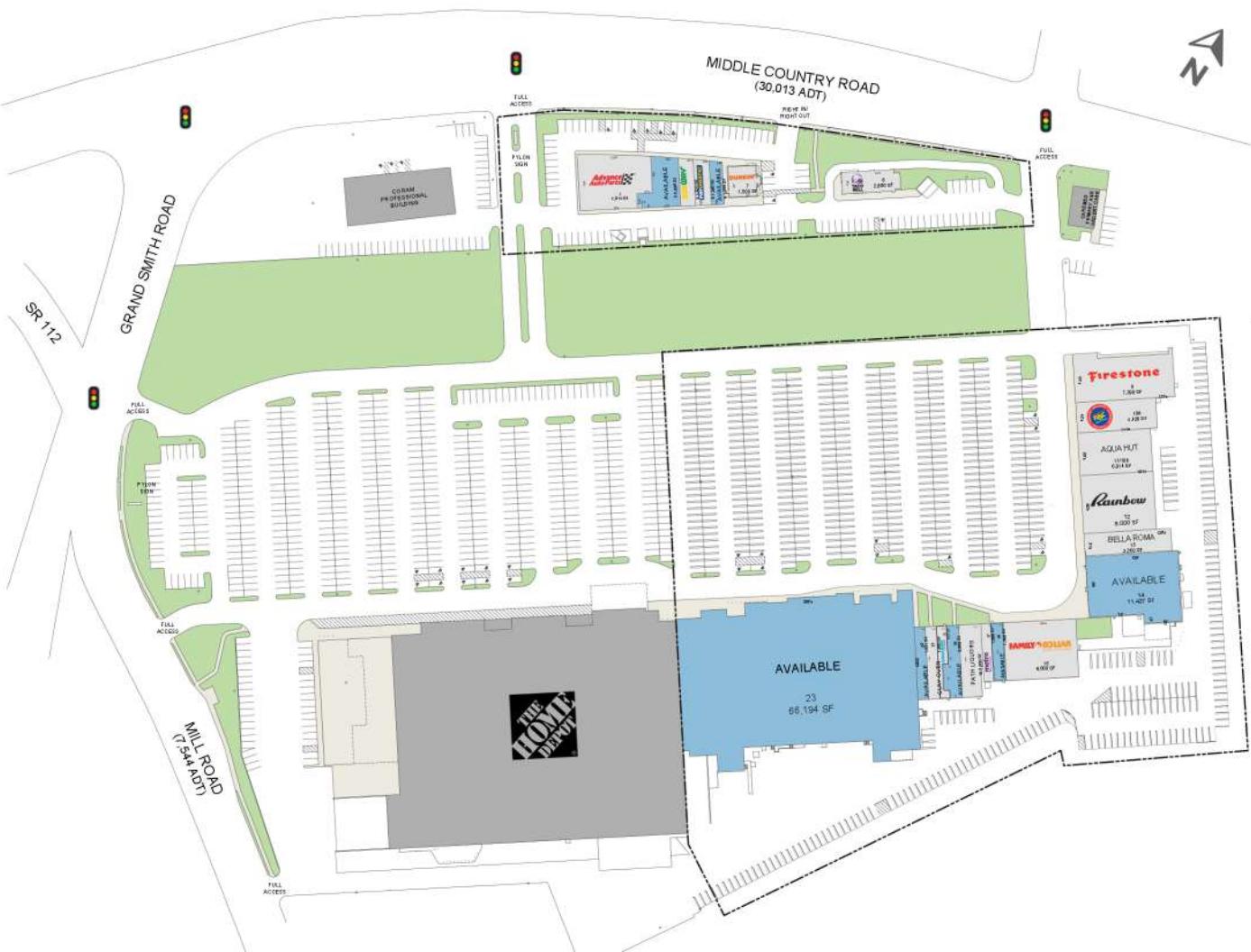
- Coram is a well-established Suffolk County trade area with dense surrounding neighborhoods and consistent demand for national, service, and daily-needs retail.
- Middle Country Road connects Coram to surrounding Suffolk County communities including Selden, Centereach, Farmingville, and Port Jefferson Station. The corridor is lined with national retailers, service providers, medical offices, restaurants, and neighborhood shopping centers, creating steady weekday and weekend traffic. The area is supported by dense residential neighborhoods, ensuring consistent demand for daily-needs, service, and fitness-oriented retail.
- The surrounding area combines dense residential neighborhoods with steady commuter traffic, supporting consistent daily demand for retail and service uses.

DISTANCE MAP

Renderings



SITE PLAN



AVAILABILITIES

Anchor Suite 23	32-46,000 SF
Suite 14	11,427 SF
Suite 3	3,099 SF
Suite 19	2,000 SF
Suite 22	1,531 SF
Suite 16	1,360 SF
Suite 6	1,099 SF



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