



RETAIL SPACE

CENTEREACH, NY

2343 MIDDLE COUNTRY RD

SIZE

8,459 SF and sits on a 1 acre (43,560 SF) lot

ASKING RENT

Upon Request (also for sale)

NEIGHBORS

Smithaven Mall – Macy's, Primark, Cheesecake Factory

Wegmans, Lidl, Walmart, Harbor Freight, Buffalo Wild Wings, Party City, Olive Garden, LA Fitness, Starbucks, The Learning Experience, Wendy's, KFC, Popeye's, Chase Bank, Bethpage Federal Credit Union

COMMENTS

- Large parking lot with 42 parking spaces
- Minutes from Smith Haven Mall
- Easy Access and Strong Visibility From Middle Country Road
- 2nd floor storage available
- All divisions considered

CONTACT EXCLUSIVE AGENTS

GREG BATISTA

gbatista@ripcony.com

516.933.8880

BRIAN KRAKOWER

bkrakower@ripcony.com

201.566.4226

RIPCO
REAL ESTATE

80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

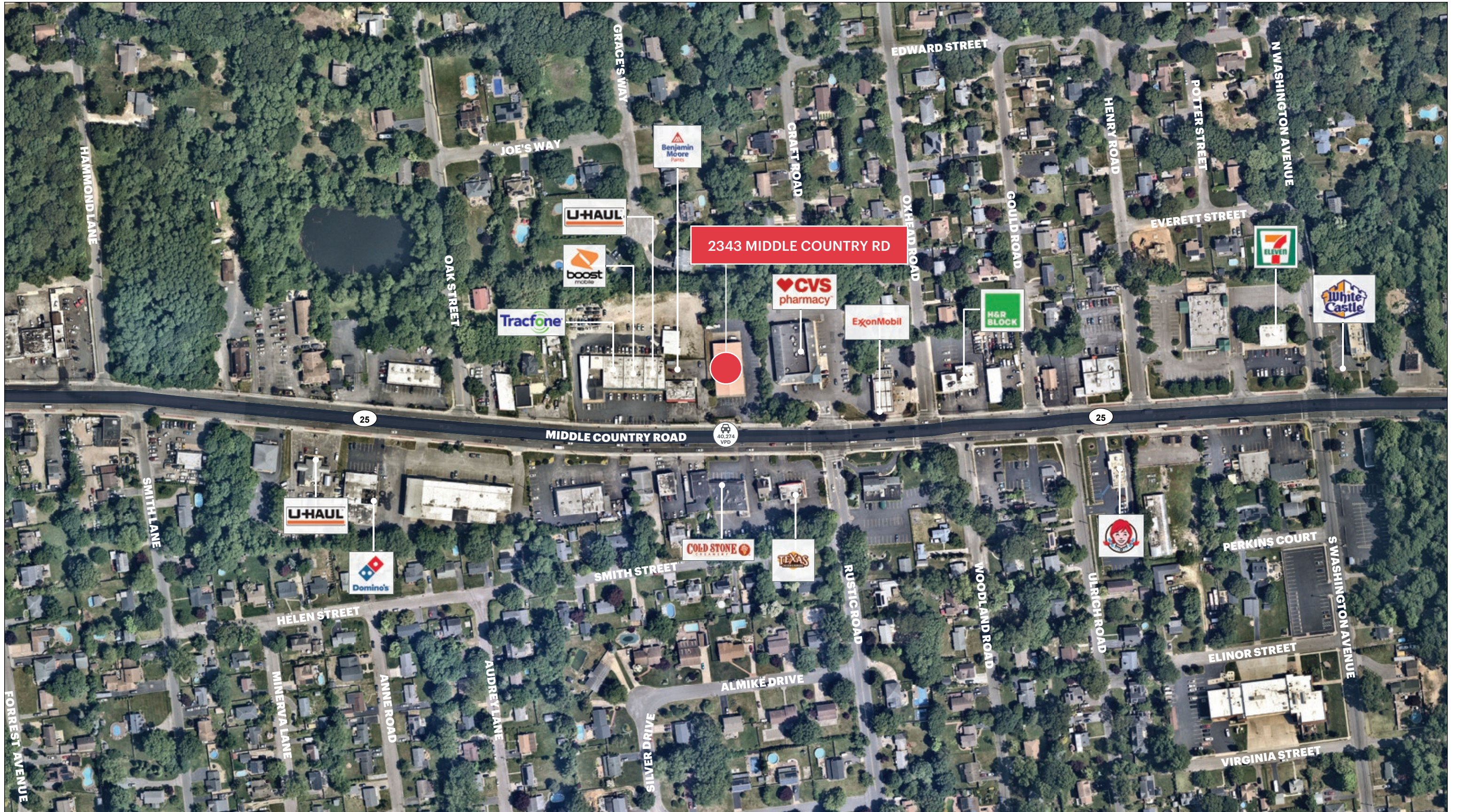
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

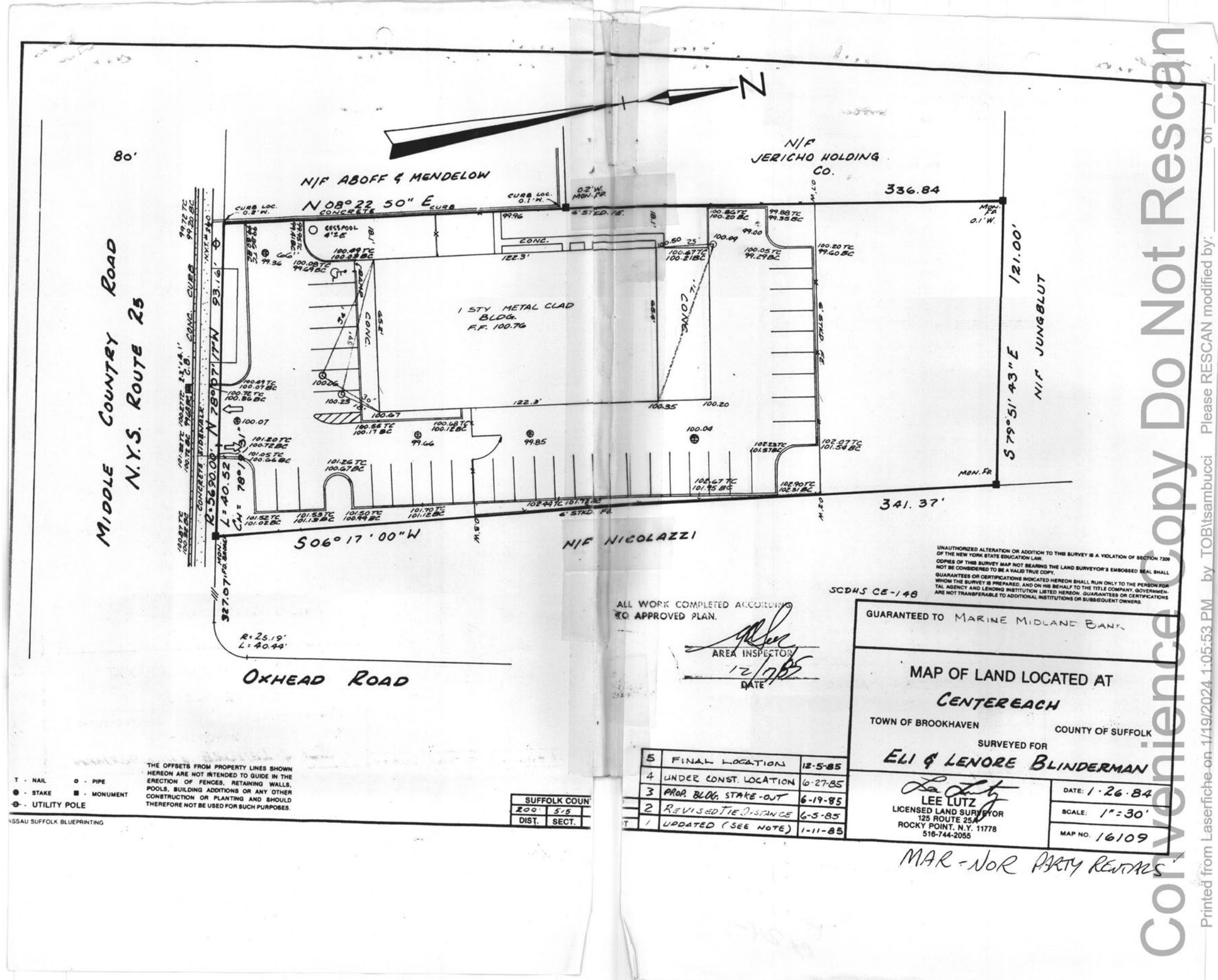
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



AERIAL





THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, BUILDING ADDITIONS OR ANY OTHER CONSTRUCTION OR PLANTING AND SHOULD THEREFORE NOT BE USED FOR SUCH PURPOSES.

SUFFOLK COUN	
200	5.5
DIST.	SECT.

ALL WORK COMPLETED ACCORDING TO APPROVED PLAN.

[Signature]
 AREA INSPECTOR
 12/7/85
 DATE

SCDHS CE-148

GUARANTEED TO MARINE MIDLAND BANK

MAP OF LAND LOCATED AT
CENTEREACH
 TOWN OF BROOKHAVEN COUNTY OF SUFFOLK

SURVEYED FOR
ELI & LENORE BLINDERMAN

[Signature]
LEE LUTZ
 LICENSED LAND SURVEYOR
 125 ROUTE 25A
 ROCKY POINT, N.Y. 11778
 516-744-2055

DATE: 1-26-84
 SCALE: 1"=30'
 MAP NO. 16109

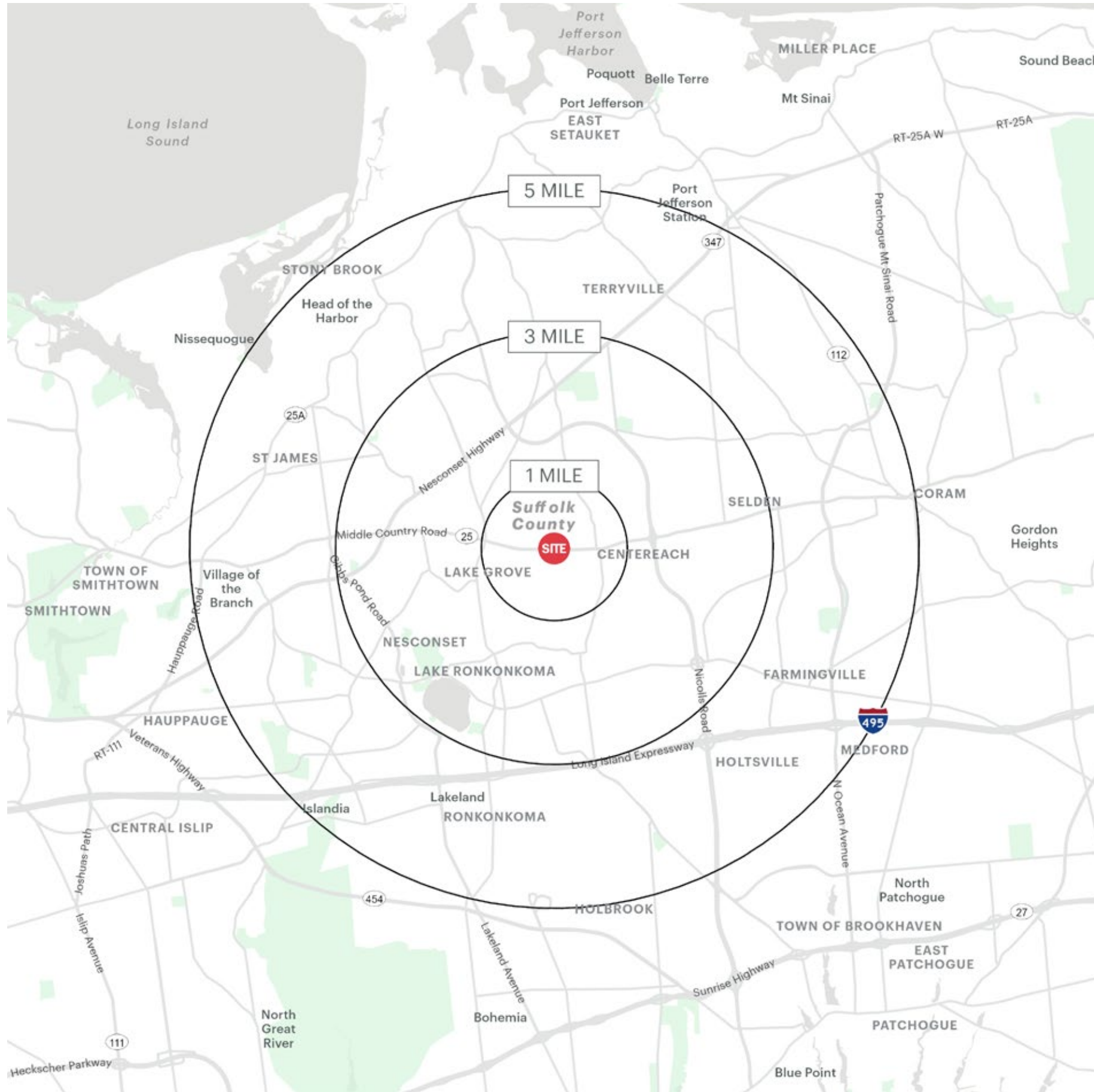
5	FINAL LOCATION	12-5-85
4	UNDER CONST. LOCATION	6-27-85
3	PROP. BLDG. STAKE-OUT	6-19-85
2	REVISED TIE DISTANCE	6-5-85
1	UPDATED (SEE NOTE)	1-11-85

MAR-NOR PARTY RETURNS

Convenience Copy Do Not Rescan

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AREA DEMOGRAPHICS



2343 MIDDLE COUNTRY RD CENTEREACH, NY

1 MILE RADIUS

POPULATION

11,894

HOUSEHOLDS

3,872

AVERAGE HOUSEHOLD INCOME

\$155,175

MEDIAN HOUSEHOLD INCOME

\$124,111

COLLEGE GRADUATES (BACHELOR'S +)

3,244 - 25.3%

TOTAL BUSINESSES

457

TOTAL EMPLOYEES

3,386

DAYTIME POPULATION (W/ 16 YR +)

9,426

3 MILE RADIUS

POPULATION

101,907

HOUSEHOLDS

34,430

AVERAGE HOUSEHOLD INCOME

\$159,348

MEDIAN HOUSEHOLD INCOME

\$120,498

COLLEGE GRADUATES (BACHELOR'S +)

28,942 - 24.7%

TOTAL BUSINESSES

3,192

TOTAL EMPLOYEES

27,290

DAYTIME POPULATION (W/ 16 YR +)

79,540

5 MILE RADIUS

POPULATION

250,334

HOUSEHOLDS

81,939

AVERAGE HOUSEHOLD INCOME

\$163,819

MEDIAN HOUSEHOLD INCOME

\$122,569

COLLEGE GRADUATES (BACHELOR'S +)

72,745 - 26.1%

TOTAL BUSINESSES

9,253

TOTAL EMPLOYEES

116,173

DAYTIME POPULATION (W/ 16 YR +)

243,450

AREA DEMOGRAPHICS

