

BUILD TO SUIT LAND LEASE

NEW RETAIL/MEDICAL BUILDING
CORAM, NY | TOWN OF BROOKHAVEN



AVAILABLE | RETAIL/MEDICAL | UP TO 20,000 SF

PROPERTY OVERVIEW:

SPECIFICATIONS:

LOT SIZE:	2 Acres
STRUCTURE SIZE:	Up To 20,000 SF
ZONING:	J2 ZONING
FRONTAGE:	465' ON MIDDLE COUNTRY ROAD
ASKING RENT:	Upon Request

TRAFFIC

COUNTY ROAD 83: 1.5 MILES

NICHOLLS ROAD: 3.5 MILES

LONG ISLAND EXPRESSWAY: 3.6 MILES

LONG ISLAND RAIL ROAD (MEDFORD): 4 MILES

MACARTHUR AIRPORT: 13.2 MILES

VEHICLE COUNT

MIDDLE COUNTRY ROAD VPD: 29,872

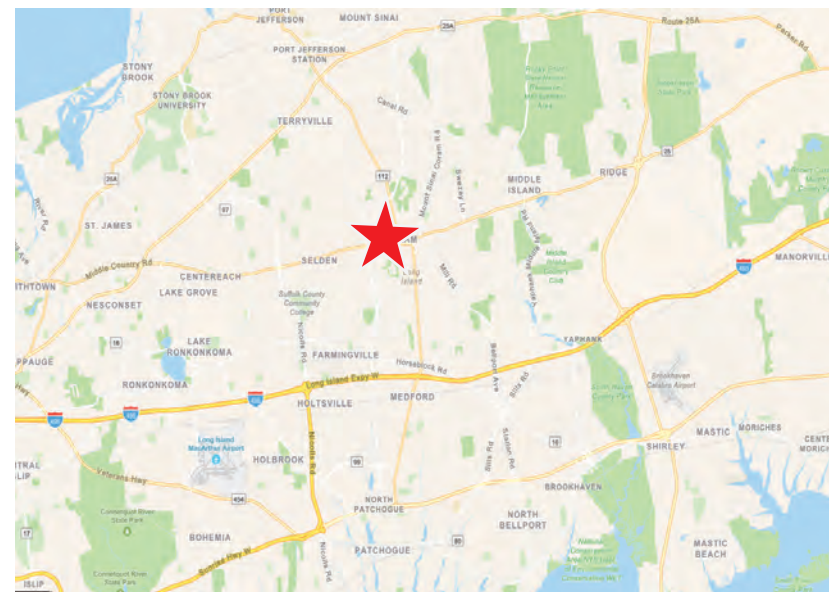
ROUTE 112 VPD: 15,000

DEMOGRAPHICS

POPULATION (2024): 188,389 (5 MILE)

HOUSEHOLDS (2024): 64,153 (5 MILE)

AVG. HOUSEHOLD INCOME: \$130,720 (5 MILE)



FOR MORE INFORMATION:

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 **DAMIANOS**
REALTY GROUP

55
YEARS

NEIGHBORS



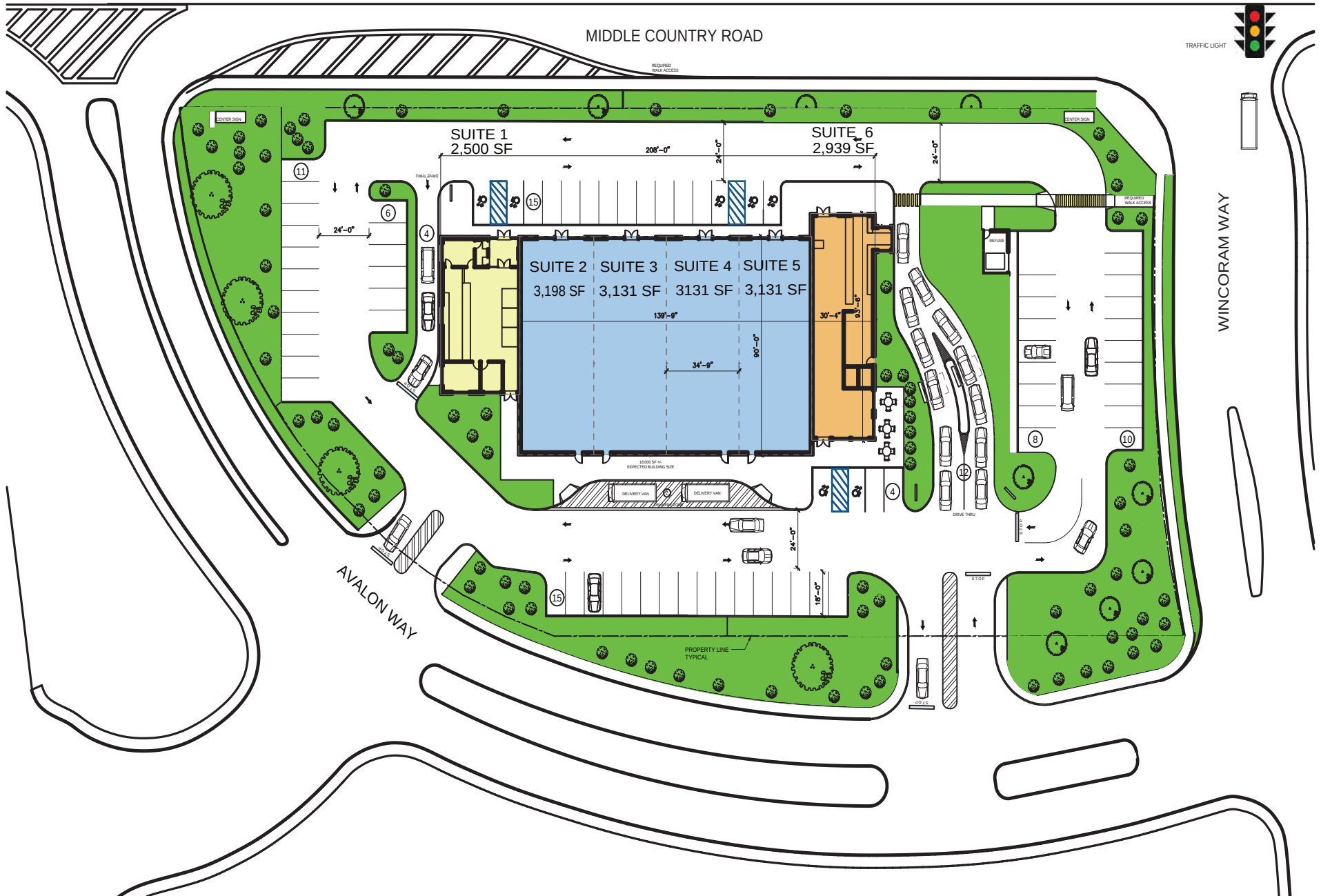
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CONCEPT PLAN



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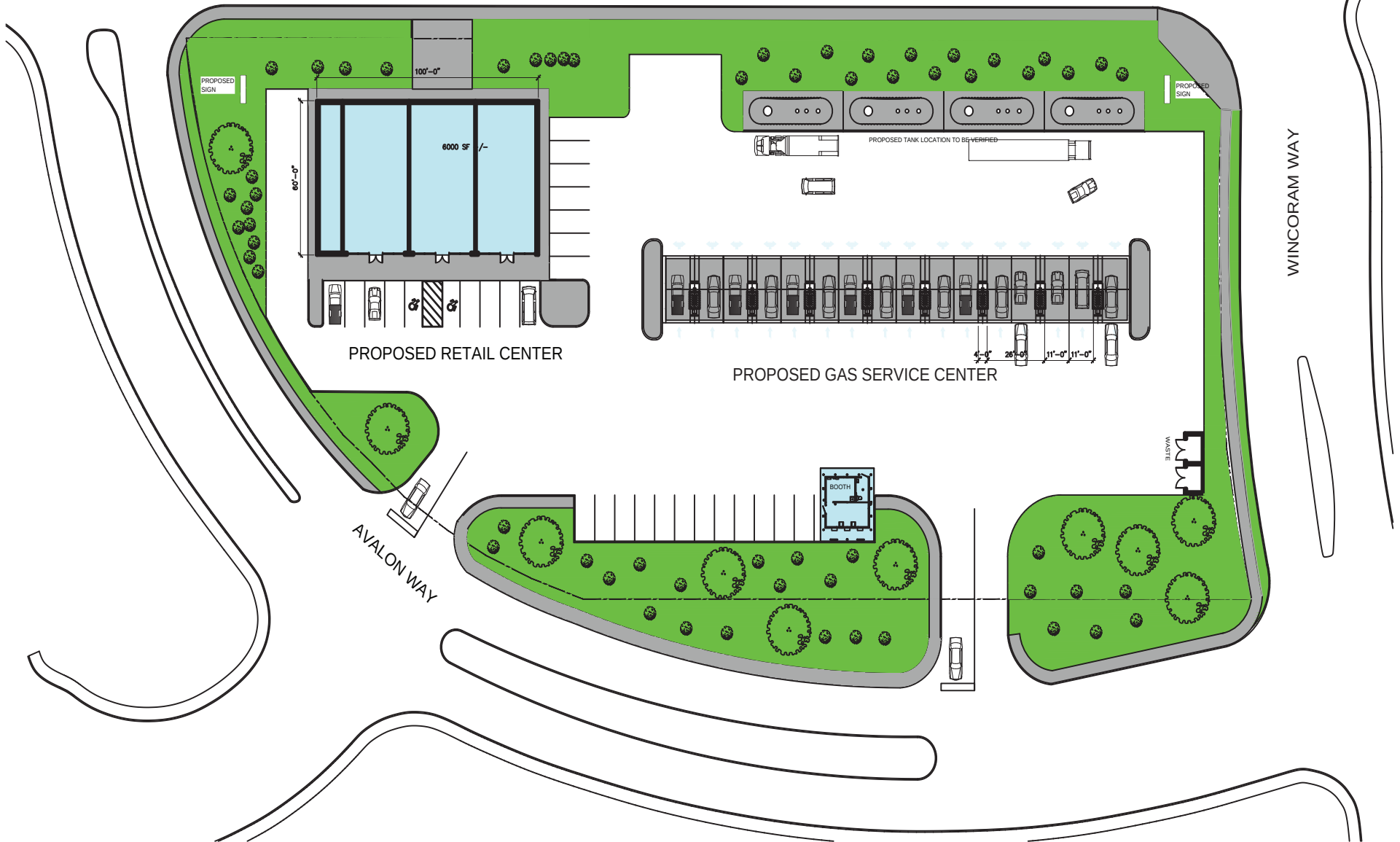
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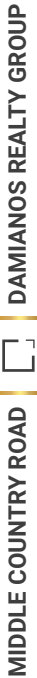
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