

# WADING RIVER COMMONS

## GROCERY ANCHORED SHOPPING CENTER

6225-6277 ROUTE 25A • WADING RIVER, NY 11792

### PROPERTY INFORMATION

**ADDRESS:** 6225-6227 ROUTE 25A  
WADING RIVER, NY 11792

**TOTAL GLA:** 99,118 SF

**SIZES AVAILABLE:** 1,200 SF  
1,700 SF  
2,400 SF

### COMMENTS:

- CURRENTLY UNDERGOING FULL CENTER RENOVATION
- GROCERY AND PHARMACY ANCHORED
- LOCATED ON BUSY 25A ON MAIN ROUTE TO LONG ISLAND'S NORTH FORK
- BUSY CENTER WITH STRONG CO-TENANCY AND AMPLE PARKING



### JOIN

**King Kullen**

**CVS**  
pharmacy

**ACE**



**TEACHERS**  
federal credit union

**verizon**

...and many more.

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
POPULATION	3,464	15,437	36,208
HOUSEHOLDS	1,124	5,338	13,614
AVG. HOUSEHOLD INCOME	\$168,667	\$153,782	\$123,860

### CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

**SCHUCKMAN** REALTY INC. **Regency** Centers.

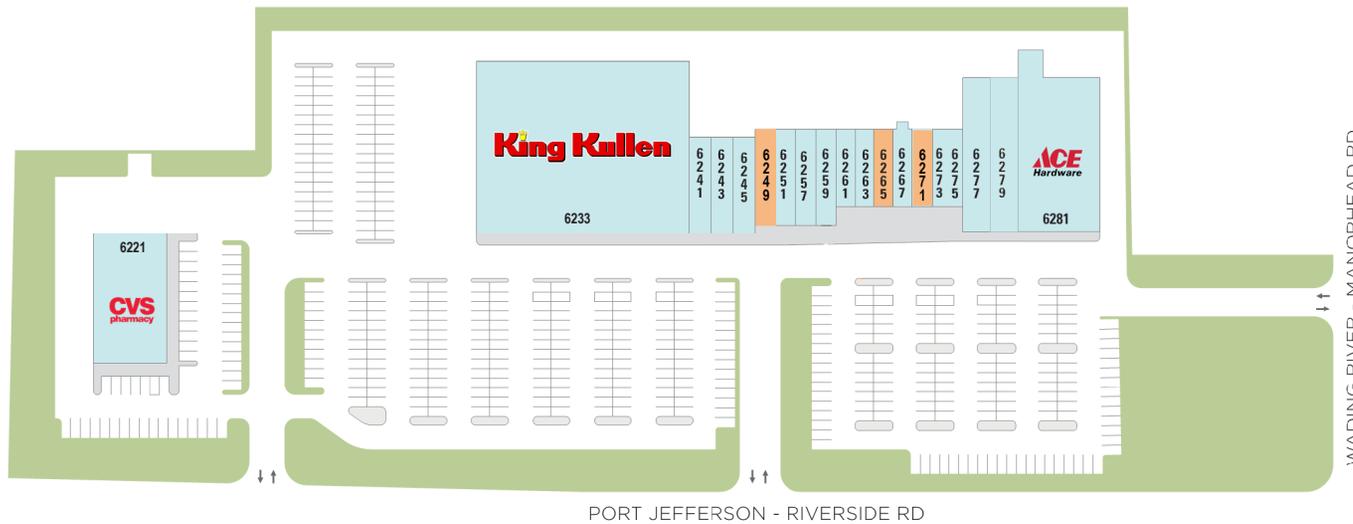
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### LEASING PLAN



SPACE	TENANT	SF
6281	ACE HARDWARE	12,110
6279	NYCANCER & BLOOD SPECIALISTS	6,463
6277	OBGYN	4,960
6275	DOODLE RAMA PET SHOP	1,840
6273	ANGEL TIP NAIL	1,200
6271	AVAILABLE	2,400
6267	CLEANERS - SANG II KIM	1,200
6265	AVAILABLE	1,200
6263	LA BISTRO PIZZERIA	1,600
6261	CHINA WOK	1,120
6259	LEASE OUT	2,700
6257	TEACHERS FEDERAL	2,300
6251	CHELSEA ANN HAIR SALON	1,600
6249	AVAILABLE	1,700
6245	VERIZON	2,000
6243	BAGEL PALACE	2,000
6241	BALANCED FITNESS	3,000
6233	KING KULLEN	39,600
6221	CVS	10,125

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### DEMOGRAPHIC SUMMARY

6277 Route 25A, Wading River, New York, 11792 2

Ring of 5 miles

#### KEY FACTS

36,058

Population



13,621

Households

45.9

Median Age

\$74,718

Median Disposable Income

#### EDUCATION

6%

No High School Diploma



27%

High School Graduate



29%

Some College



38%

Bachelor's/Grad/Prof Degree

#### INCOME



\$99,366

Median Household Income



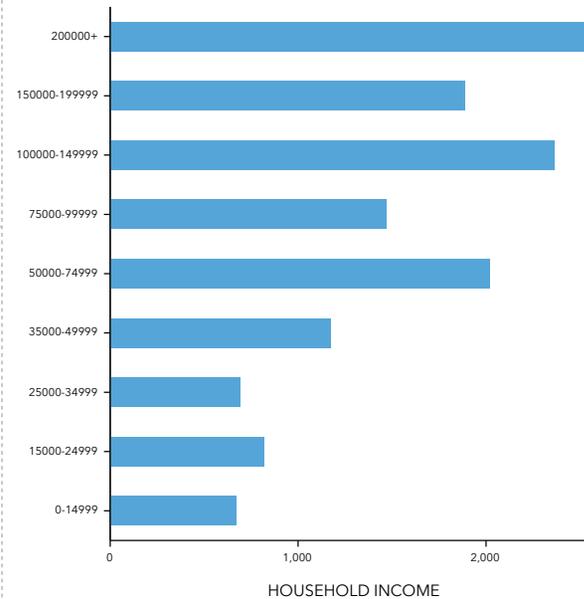
\$49,854

Per Capita Income



\$515,560

Median Net Worth



#### ANNUAL HOUSEHOLD SPENDING



\$2,875

Apparel & Services



\$240

Computers & Hardware



\$5,152

Eating Out



\$7,489

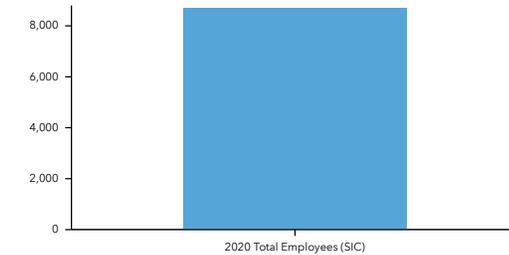
Groceries



\$8,998

Health Care

#### 2020 Total Employees (SIC)



#### EMPLOYMENT



White Collar

72%



Blue Collar

16%



Services

12%

6.6%

Unemployment Rate

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