

# MIDDLE ISLAND, NEW YORK

## 4.7 Acre Development Property Available



### LOCATION

N/E/C of Middle Country Road & Swezeytown Road  
Middle Island, NY

### ZONING

A-Residence 1 (Can Be Rezoned to Retail)

### PROPERTY SIZE

4.7 Acres

### TRAFFIC

22,000 total vehicles per day on Middle Country Road (NY-25)

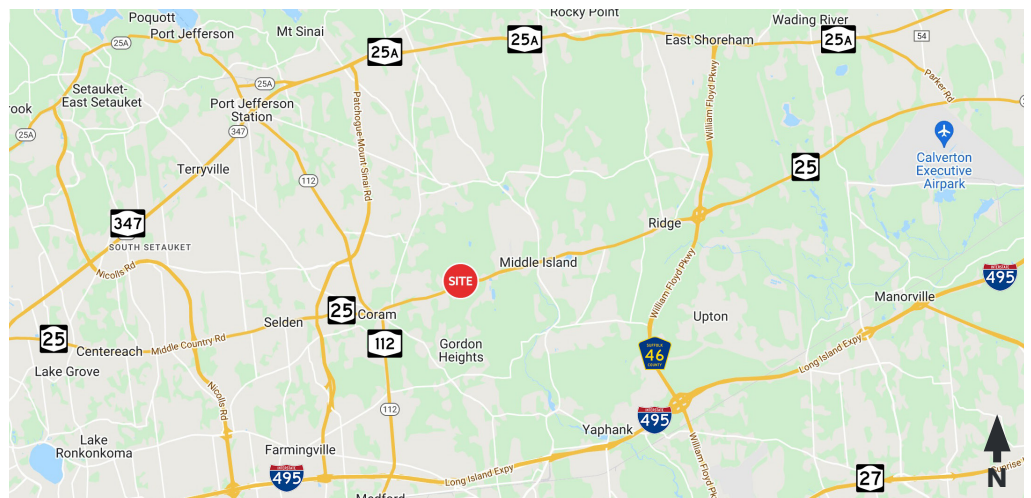
### NEARBY RETAIL INCLUDES

Walmart, Home Depot, Stop & Shop, Dollar Tree, Family Dollar

### PRICE UPON REQUEST

### COMMENTS

- Sale or Ground Lease Opportunity
- 1 Mile from Spring Lake Golf Club
- Excellent Visibility and Access in a Growing Community



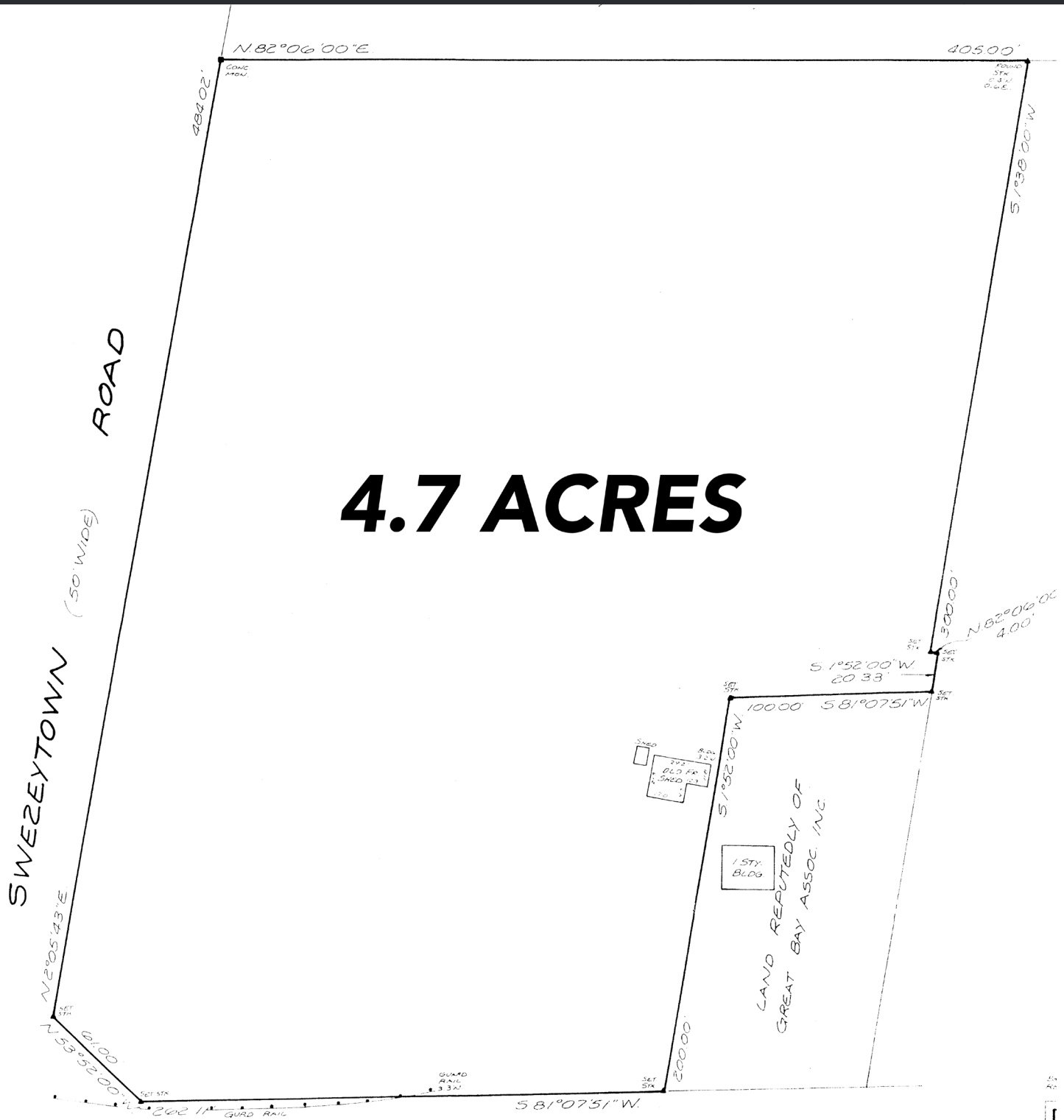
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	7,910	52,924	152,676
HOUSEHOLDS	2,699	20,209	53,711
M.H.H.I.	\$91,099	\$88,211	\$98,466

**Breslin Realty**  
DEVELOPMENT CORP.


**Robert Delavale** | VP, Leasing  
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# 4.7 ACRES

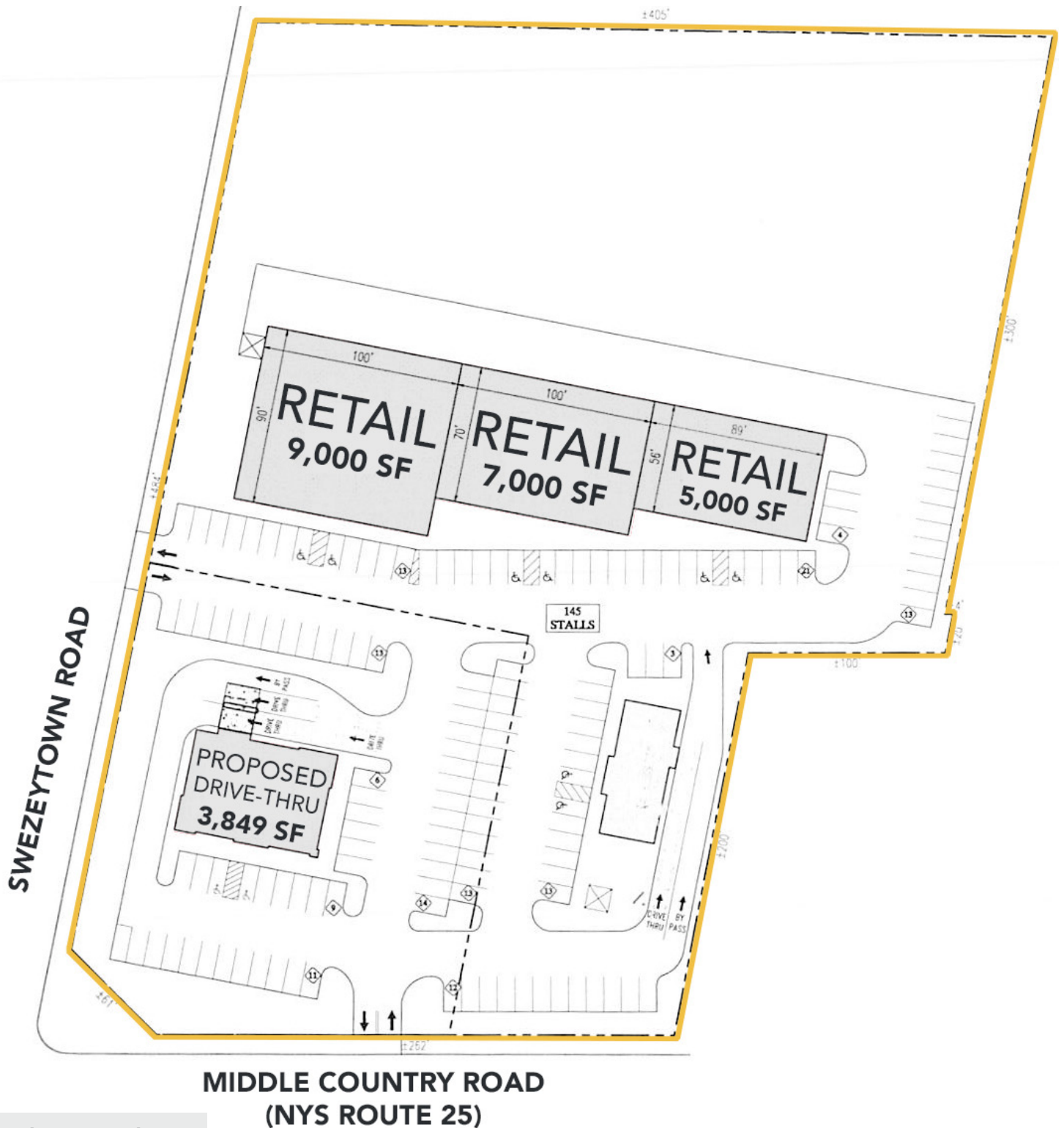
MIDDLE COUNTRY ROAD   
(JERICHO TPK) (N.Y STATE RT 25)  
(80' WIDE)

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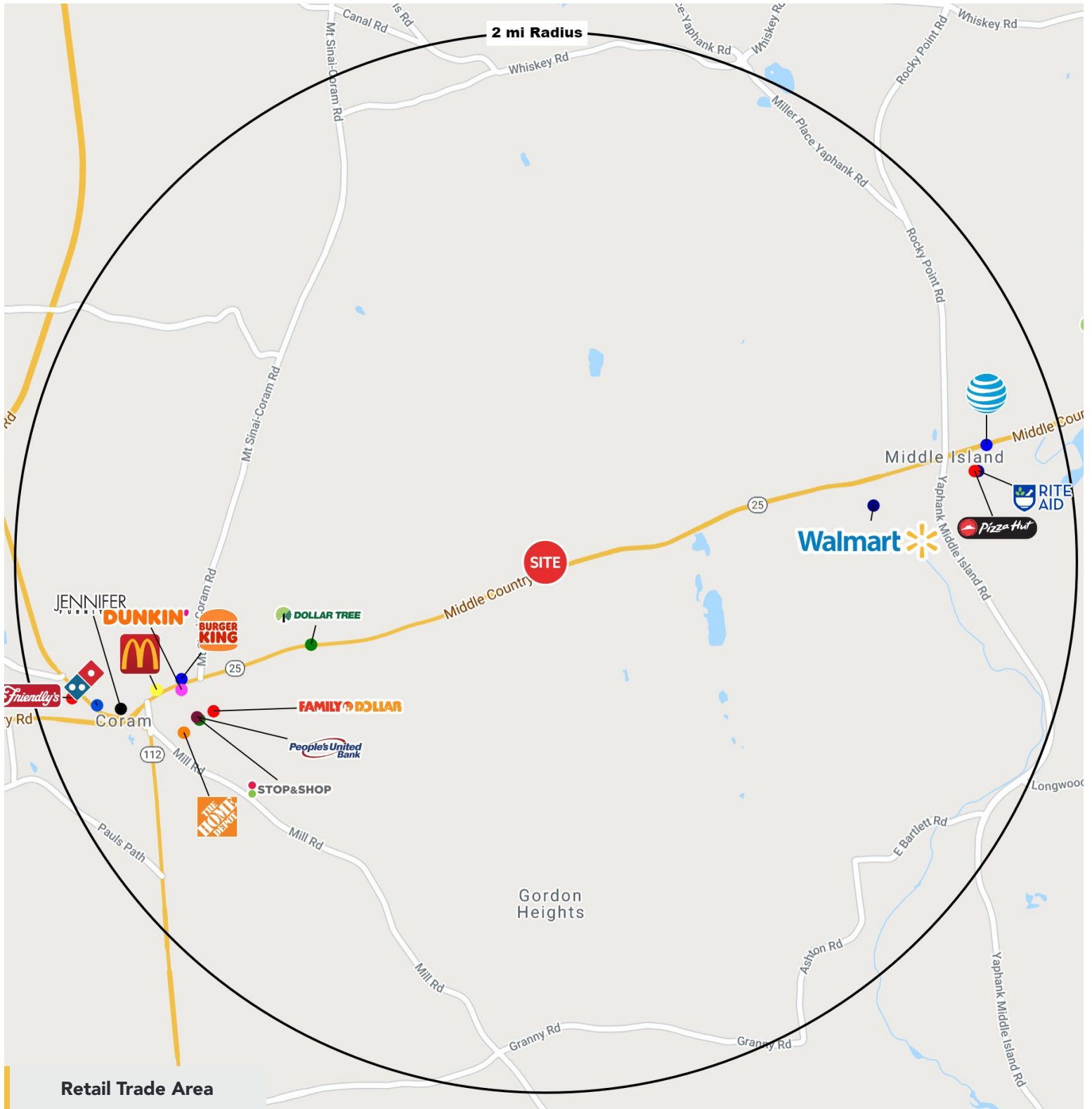
Retail Concept Plan

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