

LAND SALE

Tower Real Estate NY



Professional OFFICE / RETAIL

105 PORTION ROAD

RONKONKOMA – NY

Size: 0.50 Acre – 21,780SF

Purchase Price ~~\$995,000~~

\$200,000 Price Reduction

Price reduction \$795,000

Commercial Real Estate Services

555 Broadhollow Rd Suite 404 - Melville NY 11747

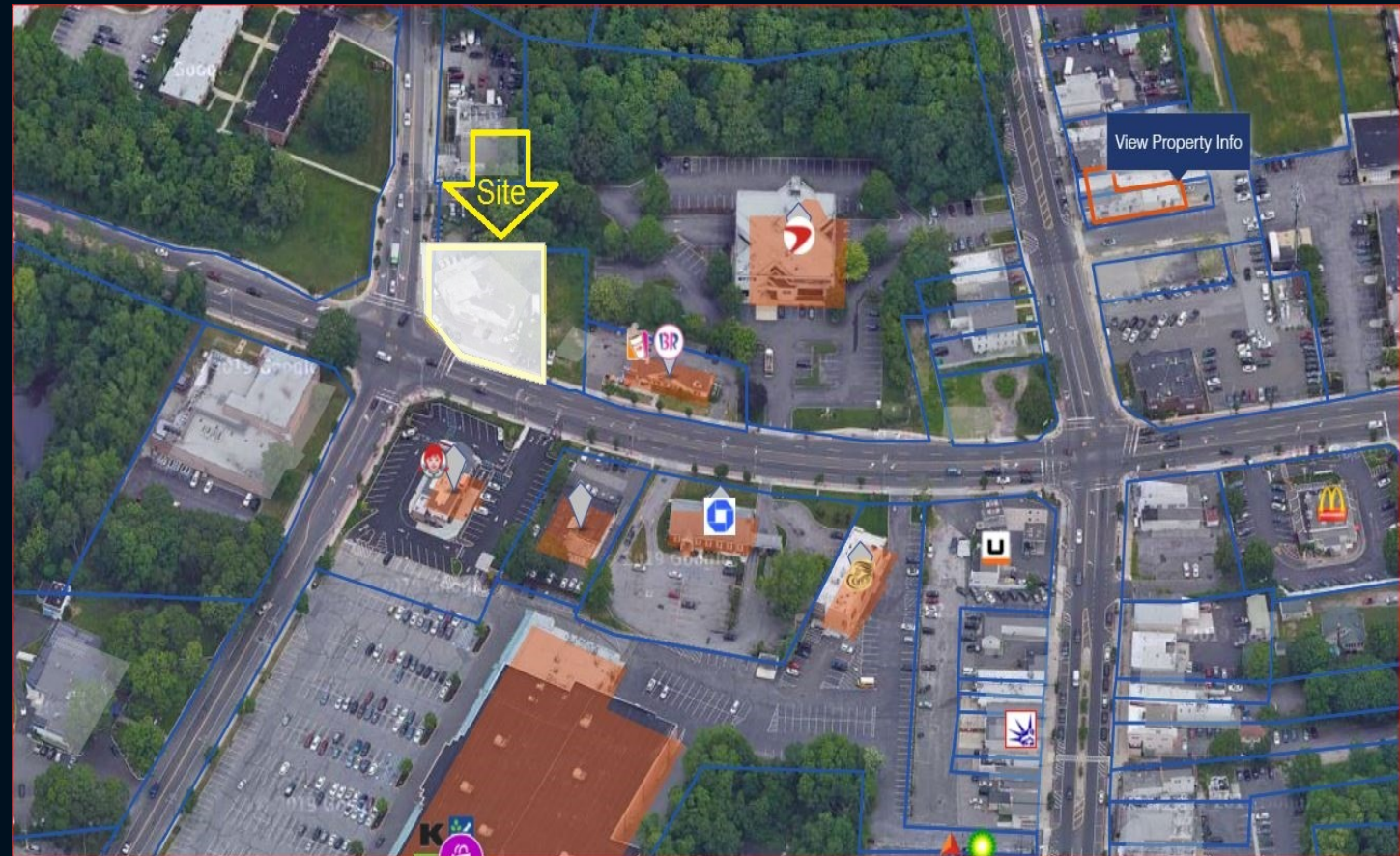
Broker: Zane Radwan – Email zane@towerreny.com

Cell: 516-924-4055- Office 631-449-7008

Site Highlights:

This is a rare and unique opportunity for an investor to acquire a prime redevelopment opportunity. The site sits on 0.50 Acre land on a hard corner of traffic light at Portion Road and Ronkonkoma Avenue, great for brand name retail national tenant.

1/2 North of LIE 495, close proximity to Ronkonkoma LIRR, High traffic counts.



DEMOGRAPHICS:

Miles:	1M	3M
POPULATION:	11,979	86,434
MD HH INCOME:	\$87,574	\$107,060
DAYTIME EMPLOYEES:	4,168	39,139
TRAFFIC: Portion Rd	18,090 VPD	



CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT: Tower Real Estate NY, LLC This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or leasing of 105 Portion Road , Ronkonkoma NY . (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase or lease of real property. All projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Tower Real Estate NY, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Tower Real Estate NY, LLC. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase or lease the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been stated or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Tower Real Estate , LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Tower Real Estate NY, LLC.

FOR MORE INFORMATION PLEASE CONTACT:

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ZANE@TOWERRENY.COM

