

4.3 Acres For Sale- J Zoning

Middle Country Rd Ridge NY, 11961

SCTM: 0200-350.00-01.00-015.014



For More Information Contact The Exclusive Broker:

Michael Gronenthal

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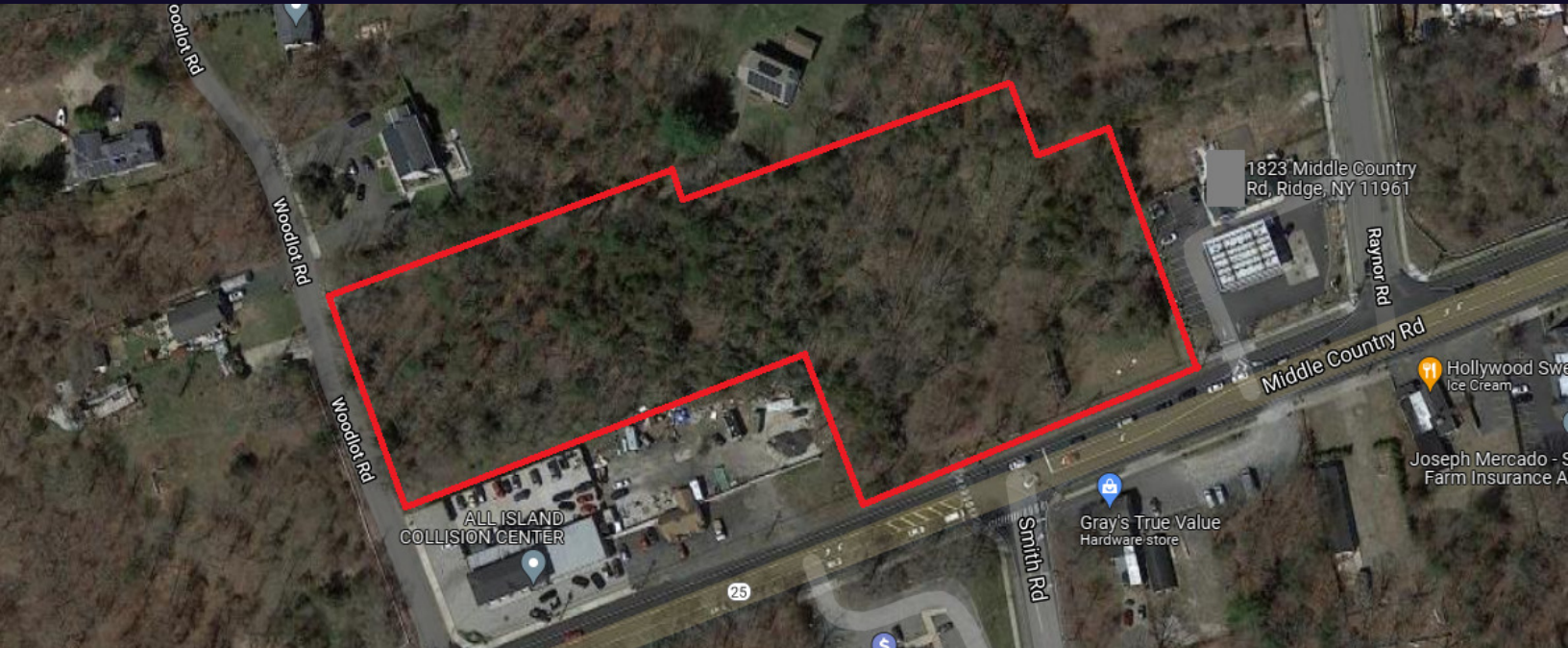
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Offering Summary

Sale Price:	\$1,850,000
SCTM:	0200-350.00-01.00-015.014
Lot Size:	4.3 Acres
Zoning:	J Business
Taxes	\$3,720.19
Frontage	275 Feet
Traffic Count	14,000 VPD

Property Overview

Located at Middle Country Rd, Ridge, NY 11961, this 4.3-acre property boasts prime J Business zoning, making it a strategic site for office or retail development. With 275 feet of frontage and a favorable traffic count of 14,000 vehicles per day, this parcel offers high visibility and accessibility, perfect for a successful commercial venture in the sought-after Ridge area. The property is ideal for medical or retail development, with prior plans accommodating a 13,000 sq ft medical facility that can potentially expand to 21,596 sq ft with the acquisition of Pine Barren Credits. The J Zoning provides flexibility, and the New York State DOT has already coordinated a traffic signal installation to align with previous project designs. Don't miss this exceptional investment opportunity. Contact the exclusive broker for more information on this exciting Ridge property.

Property Highlights

- Ideal Medical or Retail Development
- Previous plans called for 13,000 sf medical with potential to build up to 21,596 sf medical with the purchase of Pine Barren Credits
- NY State DOT designed and installed the traffic signal to coordinate with previous project

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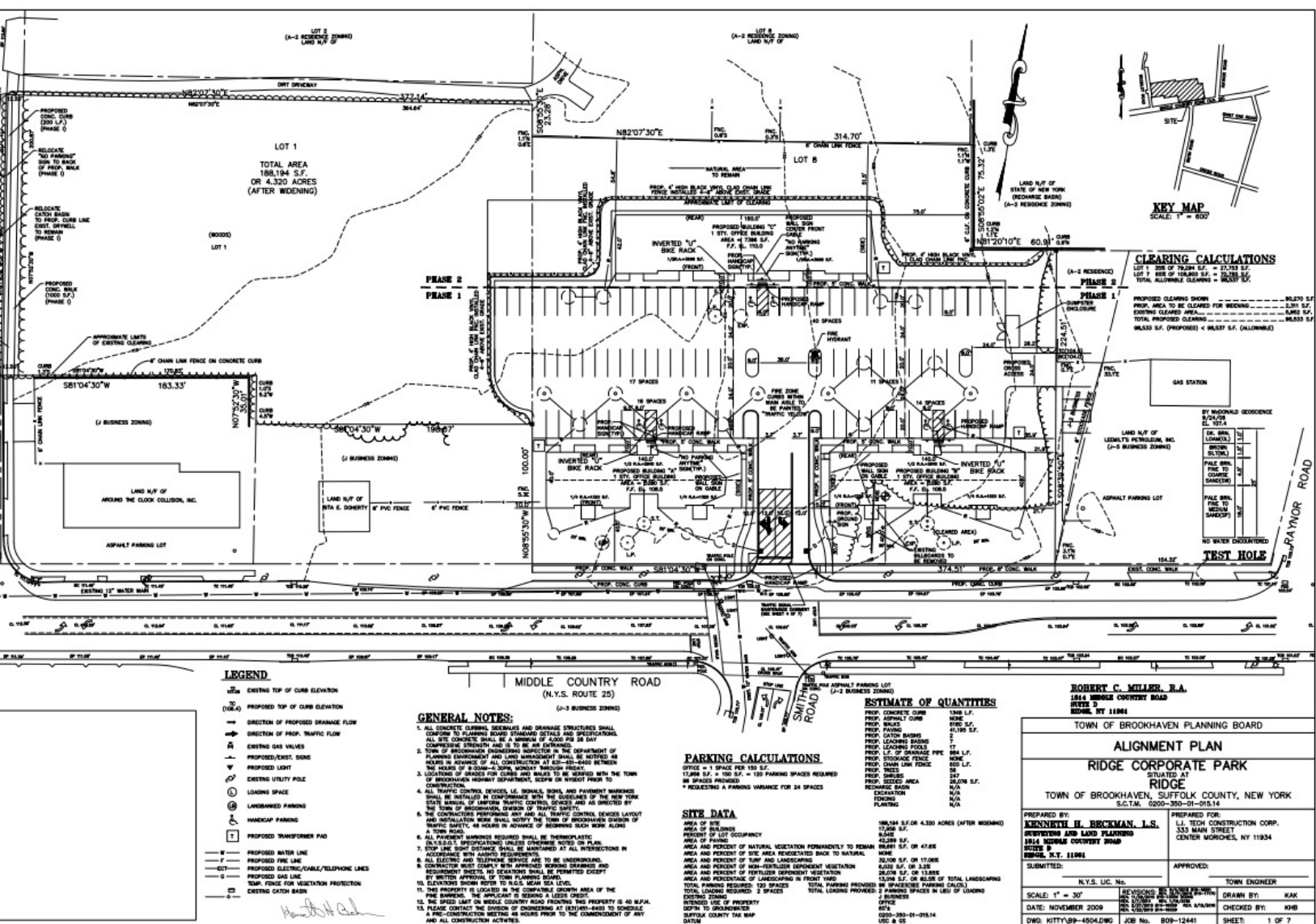
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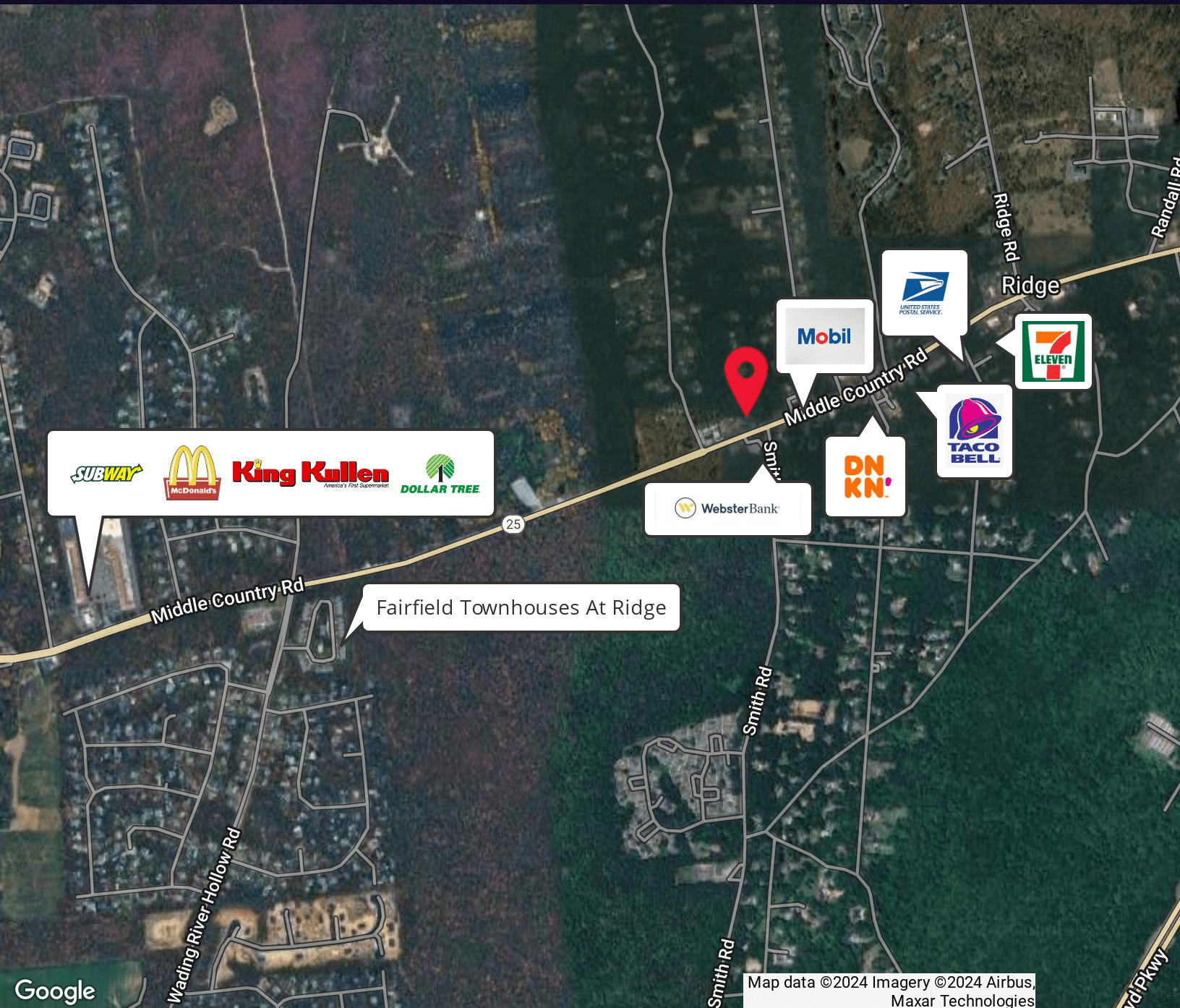
In a J Business District, no building, structure or premises shall be used or occupied and no building or part thereof or other structures shall be so erected or altered, except for one of the following purposes:

- A.**
Art galleries.
- B.**
Artist studio, provided all activities take place inside the building.
- C.**
Bank, without drive-through facility.
- D.**
Community center.
- E.**
Day-care facility.
- F.**
Exhibit hall.
- G.**
Florist.
- H.**
Lodge.
- I.**
Mixed-use buildings, excluding those associated with retail operations.
- J.**
Museums.
- K.**
Non-degree-granting instruction/program, except those associated with manufacturing or driver training.
- L.**
Nonprofit cultural centers.
- M.**
Offices.
- N.**
Open farming; provided, however, that no storage of manure or odor- or dust-producing substances shall be permitted within 150 feet of any street line. The sale at retail or wholesale of farm, garden or nursery products produced on the premises shall be permitted.
- O.**
Personal service shops.
- P.**
Places of worship, parish house, or rectory.
- Q.**
Single-family or two-family dwellings.
- R.**
Stand-alone farm stand.
- S.**
Undertaking establishment.
- T.**
Veterinary hospital, provided that all activities take place within the building.



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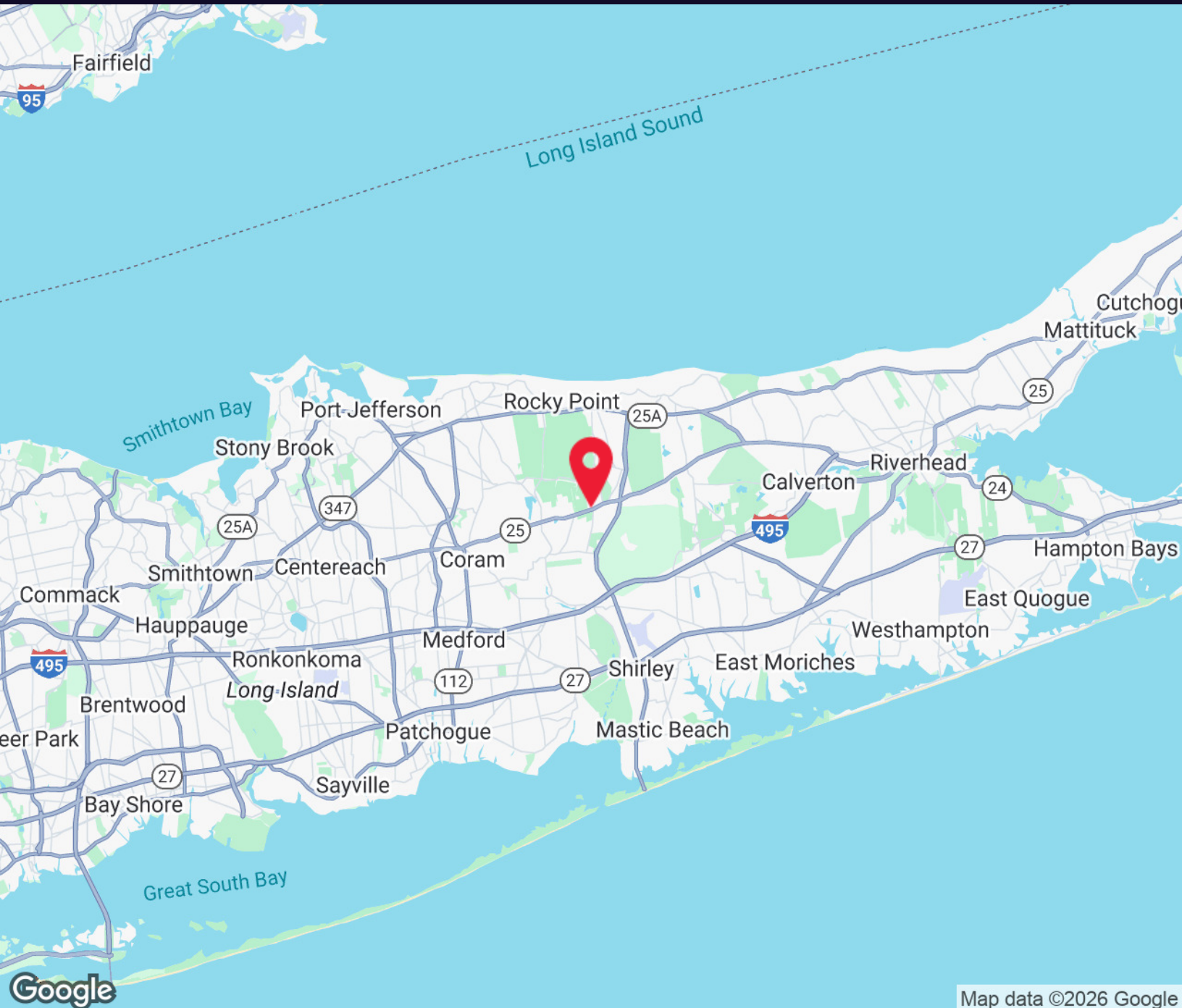
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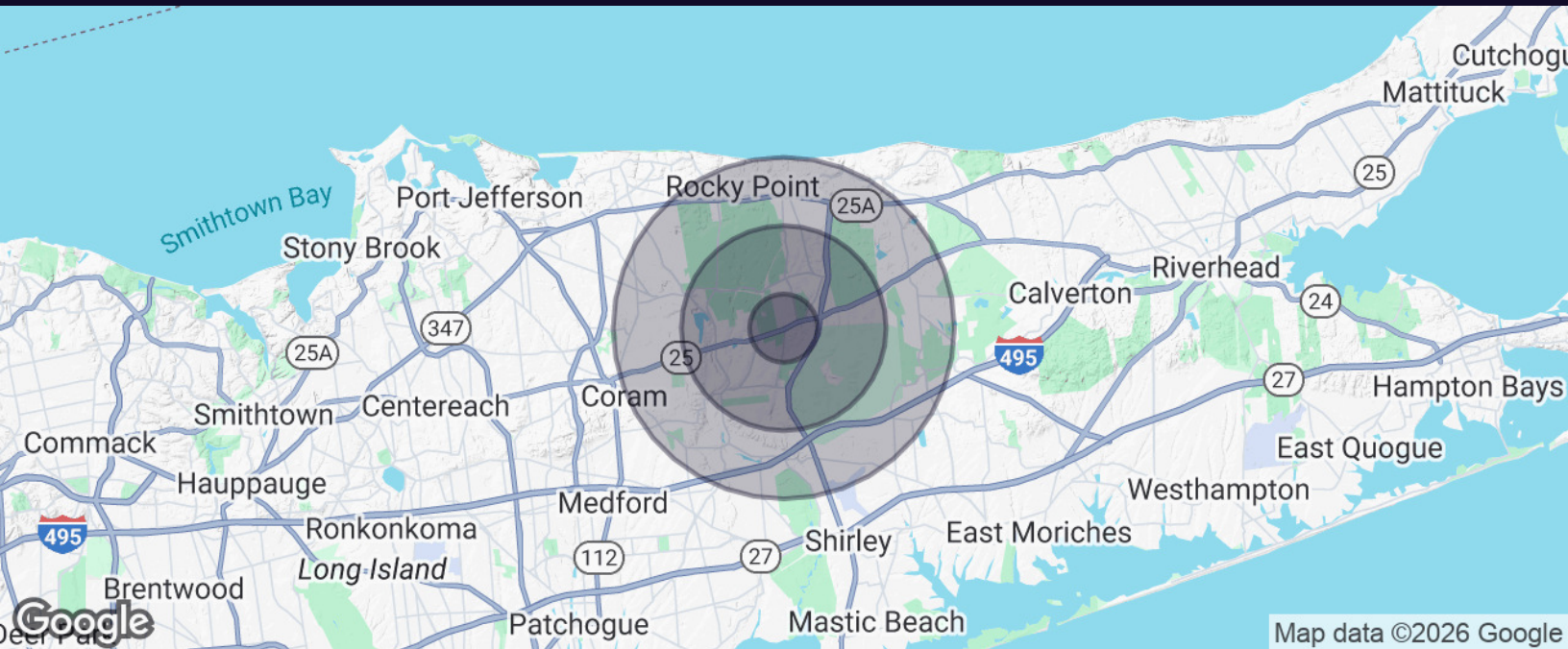
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,723	59,274	140,714
Average Age	40	43	43
Average Age (Male)	39	41	41
Average Age (Female)	41	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,564	22,535	49,810
# of Persons per HH	3	2.6	2.8
Average HH Income	\$129,545	\$127,865	\$142,861
Average House Value	\$474,895	\$449,575	\$493,547

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