



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



## FOR LEASE | RETAIL SPACE

1,250 - 20,400 SF | 1075 Portion Rd | Tiffany Plaza Shopping Center Retail Spaces for Lease

1075 Portion Rd, Farmingville, NY 11738

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,250 - 20,400 SF
Building Size:	60,000 SF

### PROPERTY OVERVIEW

- Space A: 1,250 SF
- Space B: 2,250 SF
- Space C: 2,500 SF (Divisible)
- Space D: 1,250 SF
- Space E: 1,250 SF
- Space F: 1,250 SF
- Space G: 20,400 SF

Former fitness space available  
Seconds from Nicolls Road  
1.5 miles from Suffolk Community College

### LOCATION OVERVIEW

Located in the city of Farmingville between S Howell Ave & N Morris Ave.

Co- Tenants include, Dunkin' Donuts, Prompt Care MD Urgent Care & Physical Therapy, Kidtastic Preschool and Daycare, Esther's Beauty Salon, Luxurious Lash, Complete Travel, Retro Source, Los Amigos Restaurant, Kabayan Grill, Pet Supplies, Healthy Foot Spa, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



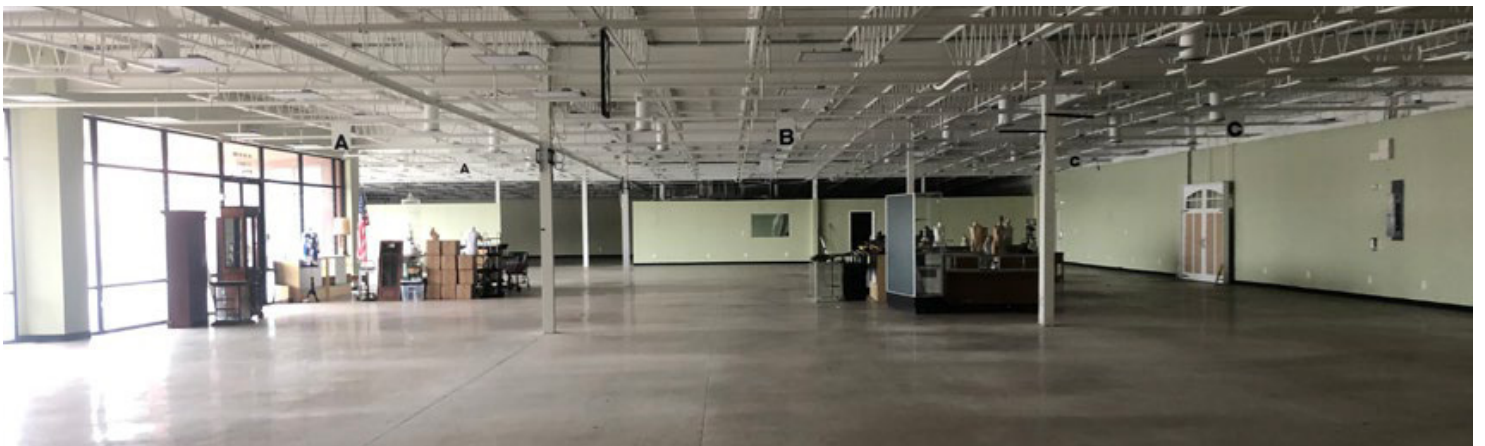
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## Additional Photos



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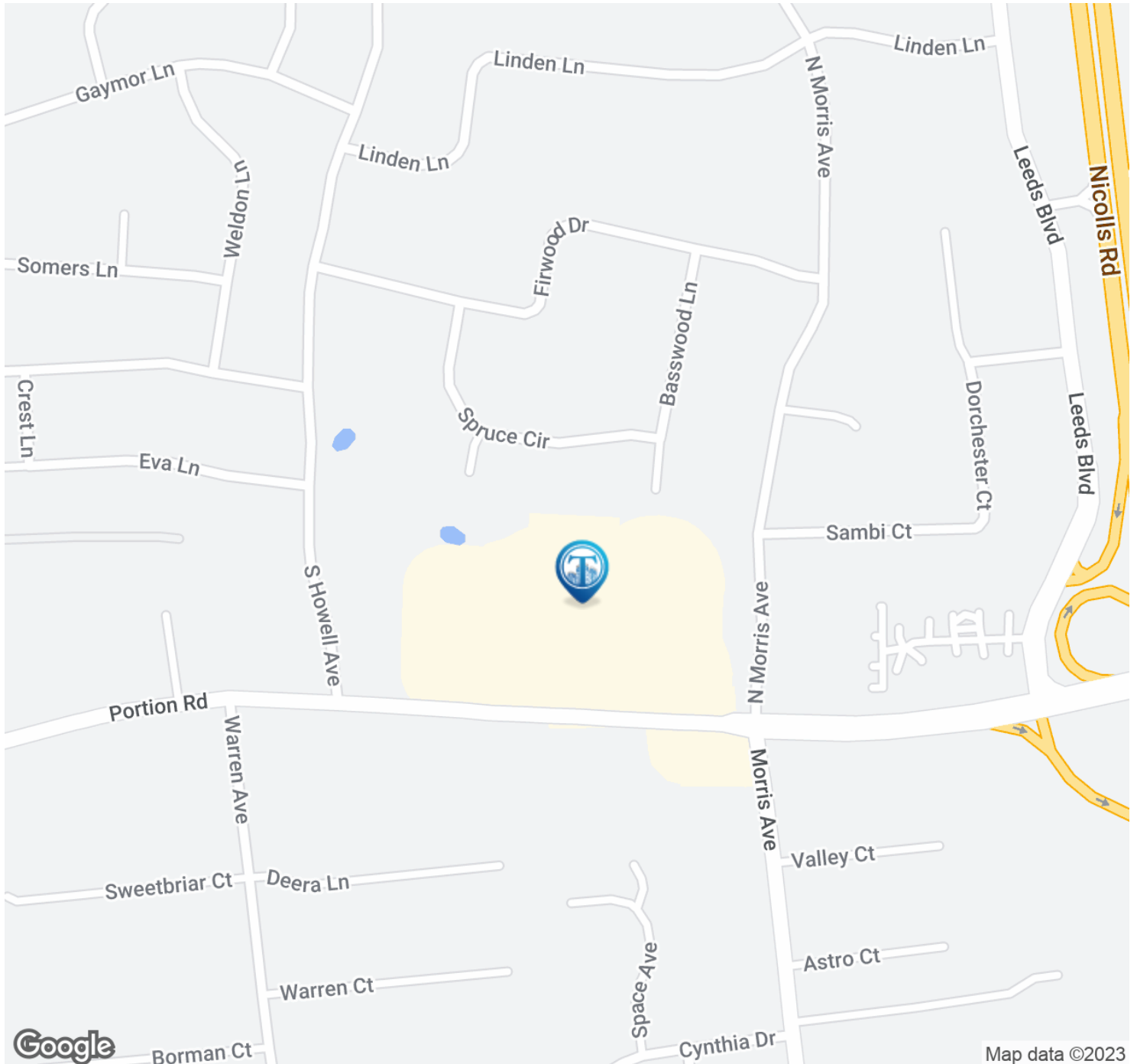
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## Location Map



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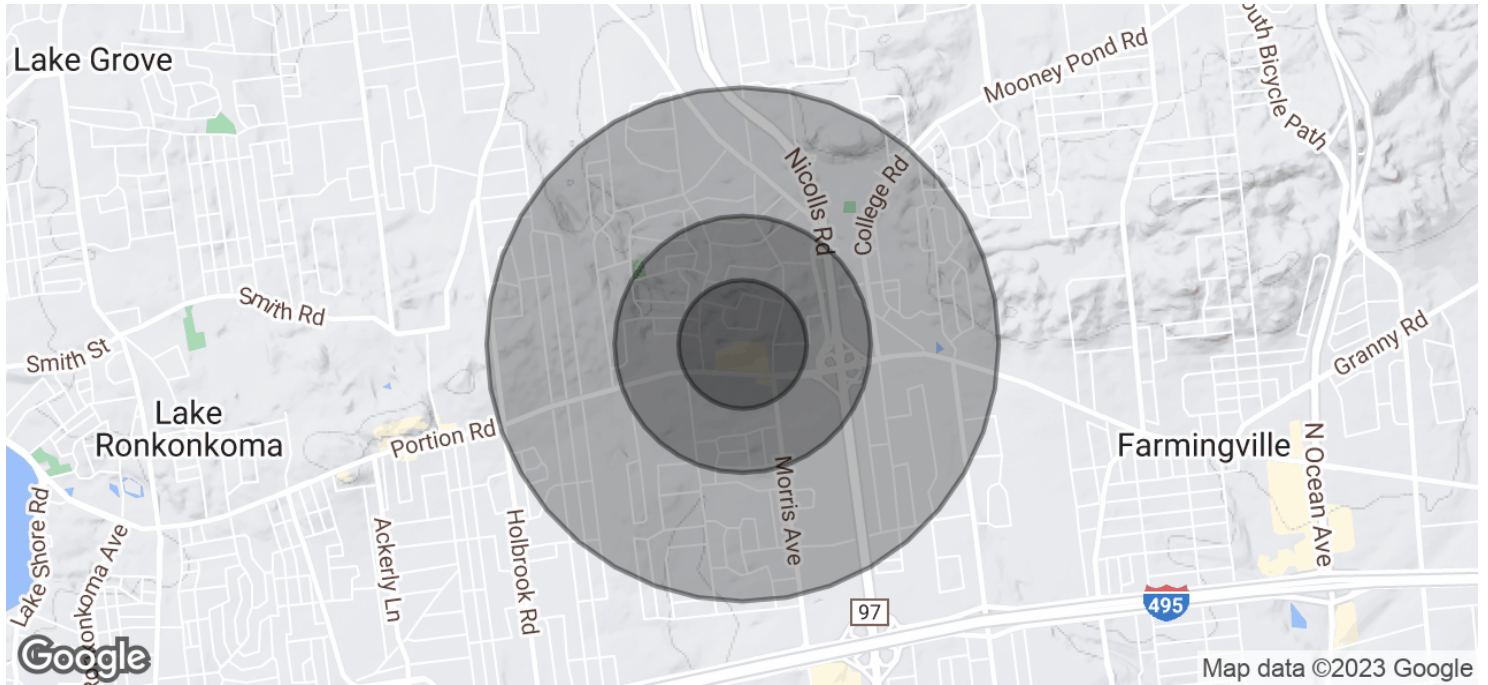
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	708	2,930	10,837
Average Age	45.1	43.5	39.7
Average Age (Male)	37.6	37.3	37.2
Average Age (Female)	46.5	44.6	39.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	210	895	3,373
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$139,460	\$141,886	\$130,320
Average House Value	\$384,388	\$373,182	\$375,134

\* Demographic data derived from 2020 ACS - US Census

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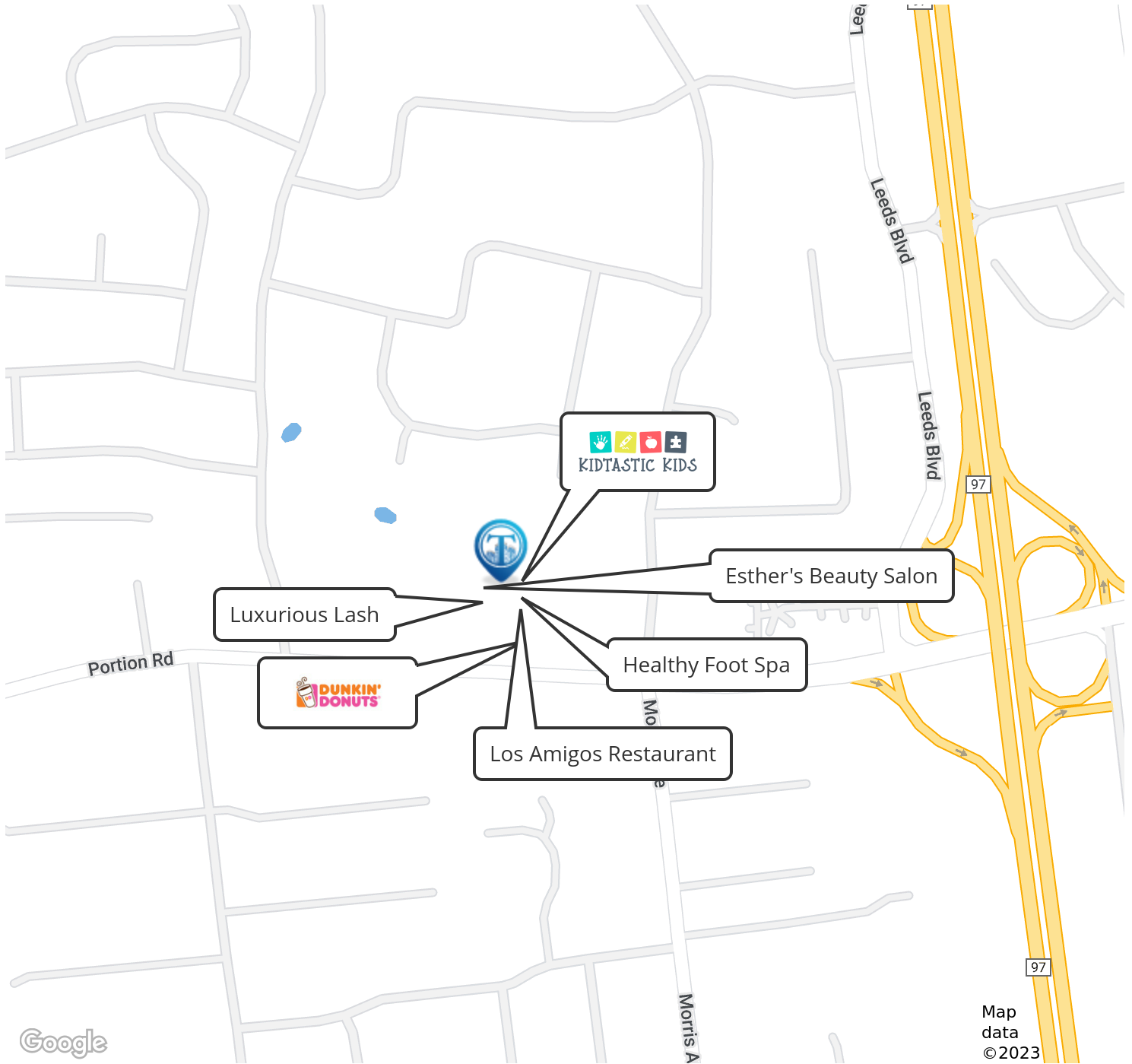
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## Retailer Map



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