



**RETAIL SPACE**

**CENTEREACH, NY**

**CENTEREACH SQUARE**

MIDDLE COUNTRY ROAD AND MARK TREE ROAD

**UNDER NEW OWNERSHIP!**

**AVAILABLE SIZES**

1,882 SF up to 34,751 SF (other sizes considered)

\*5,171 SF 2nd Generation Restaurant End Cap

**ASKING RENT**

Upon Request

NNNs - \$9.97 PSF

Taxes - \$6.34 PSF

CAM - \$2.87 PSF

Snow - \$0.77 PSF

**CO-TENANTS**

Walmart, Big Lots, Joann Fabrics, Planet Fitness, Party City, Goldfish Swim, Tropical Smoothie Cafe, Jenny Craig, Sally Beauty, Leslie's Pool Supplies, Olive Garden, Moe's Southwest Grill, GameStop, Denny's

**NEIGHBORS**

Dollar Tree, Walgreens, CVS, McDonald's, AutoZone, LA Fitness, Harbor Freight Tools, Buffalo Wild Wings, Visionworks, Arby's, Wing Stop, Brownstones, AT&T, Pro-Health, Cabo Fresh, Voodoo Crab, Gold Medal Gymnastics, Burger King, Ocean State Job Lot, Advanced Auto, Quick Chek

**COMMENTS**

Multiple traffic light access

Convenient access to Nicolls Rd (Rt. 97)

2,307 parking spaces

GLA: 387,034 SF

45,000 VPD on Middle Country Road

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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# SITE PLAN

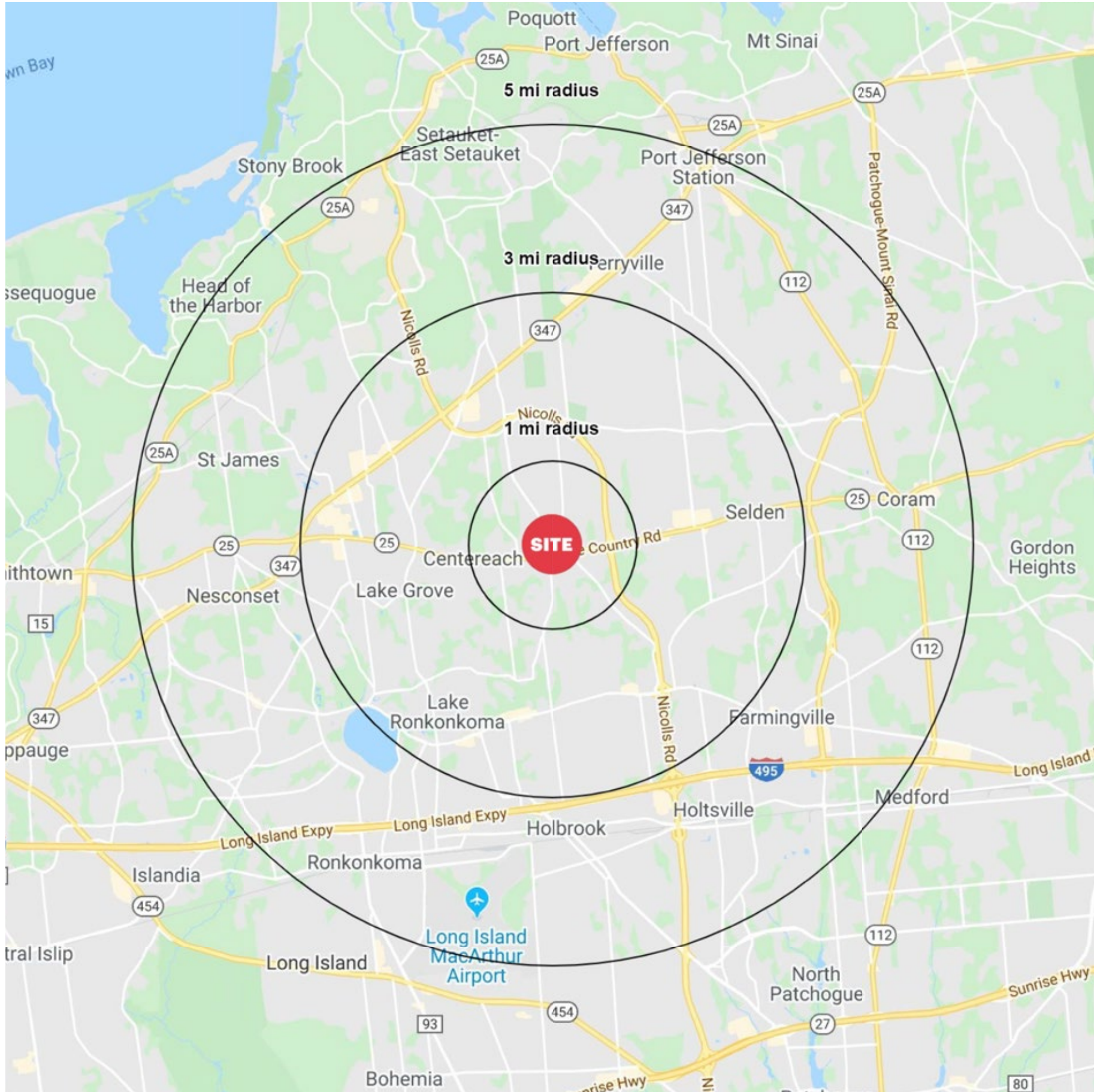


	TENANT	SQUARE FEET
1	Walmart	151,067 SF
2	Planet Fitness	23,118 SF
3	Escape Hour	1,407 SF
4	AVAILABLE	1,882 SF
5	AVAILABLE	5,452 SF
6	Goldfish Swim	9,345 SF
7	AVAILABLE	5,171 SF
8	Tropical Smoothie Cafe	1,986 SF
9	New Golden Buffet	7,000 SF
10	Vision World	2,960 SF
11	Jenny Craig	2,400 SF
12	Sally Beauty	1,467 SF
13	AVAILABLE	20,315 SF
14	AVAILABLE	6,436 SF
15	AVAILABLE	8,000 SF
16	Jaxsons Automotive	2,025 SF
17	Cheezlys	2,168 SF
18	Leslie's Swimming Pools	4,258 SF
19	Dickey's Barbeque Pit	2,150 SF
20	AVAILABLE	3,350 SF
21	AVAILABLE	5,000 SF
22	Olive Garden	
23	Denny's Restaurant	5,000 SF
24	Party City	14,885 SF
25	Supercuts	1,825 SF
26	Model Nails	997 SF
27	U.S. Postal Service	10,000 SF
28	Moe's Southwest Grill	2,500 SF
29	Big Lots	33,600 SF
30	AVAILABLE	9,600 SF
31	Carter's	4,790 SF
32	Centereach Liquor	3,500 SF
33	Jejojo Bagels	1,600 SF
34	AVAILABLE	3,800 SF
35	I-Fix-Screens.com, Inc.	1,600 SF
36	Gamestop	1,400 SF
37	Voullapitta	1,600 SF
38	Joann	14,300 SF

2nd Generation Restaurant

Can be combined up to 34,751 SF

# AREA DEMOGRAPHICS



CENTEREACH SQUARE CENTEREACH, NY

## 1 MILE RADIUS

<b>POPULATION</b>	11,556	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>	2,207 - 28.0%
<b>HOUSEHOLDS</b>	3,681	<b>TOTAL BUSINESSES</b>	485
<b>AVERAGE HOUSEHOLD INCOME</b>	\$117,723	<b>TOTAL EMPLOYEES</b>	3,738
<b>MEDIAN HOUSEHOLD INCOME</b>	\$105,845	<b>DAYTIME POPULATION (W/ 16 YR +)</b>	6,735

## 3 MILE RADIUS

<b>POPULATION</b>	103,664	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>	24,354 - 33.7%
<b>HOUSEHOLDS</b>	35,533	<b>TOTAL BUSINESSES</b>	3,269
<b>AVERAGE HOUSEHOLD INCOME</b>	\$121,231	<b>TOTAL EMPLOYEES</b>	27,898
<b>MEDIAN HOUSEHOLD INCOME</b>	\$104,560	<b>DAYTIME POPULATION (W/ 16 YR +)</b>	58,797

## 5 MILE RADIUS

<b>POPULATION</b>	250,867	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>	63,682 - 36.9%
<b>HOUSEHOLDS</b>	85,522	<b>TOTAL BUSINESSES</b>	9,445
<b>AVERAGE HOUSEHOLD INCOME</b>	\$123,303	<b>TOTAL EMPLOYEES</b>	115,274
<b>MEDIAN HOUSEHOLD INCOME</b>	\$106,233	<b>DAYTIME POPULATION (W/ 16 YR +)</b>	191,890

# AREA DEMOGRAPHICS

