



RETAIL SPACE

LAKE RONKONKOMA, NY

KOHL'S PLAZA

106-165 RONKONKOMA AVE

SIZE

32,994 SF - Former Supermarket
 3,300 SF - End Cap
 1,661 SF - In-line
 1,500 SF - In-line

ASKING RENT

Upon Request

CO-TENANTS

Kohl's, Rite Aid, Panera Bread, T-Mobile, H&R Block, Wendy's, Lavender Garden Nail & Spa

NEIGHBORS

Lake Shore Plaza I: Stop & Shop, HSBC Bank

Lake Shore Plaza II: Regal Cinemas, Auto Zone, Dollar Tree, Verizon Wireless, Mattress Firm

Lake Shore Plaza III: ShopRite, Edible Arrangements, Pet Supplies Plus, Chase Bank, GNC, Wells Fargo Bank

TD Bank, Retro Fitness, Giunta's Meat Farms, IHOP, Carvel, CityMD, CVS

COMMENTS

Multiple traffic light access points

13,000 cars passing this site on Ronkonkoma Avenue

15,000 cars passing this site on Portion Road

Close proximity to Sachem High School North:
 5 minutes / 1.4 miles with 2,247 students

CONTACT EXCLUSIVE AGENTS

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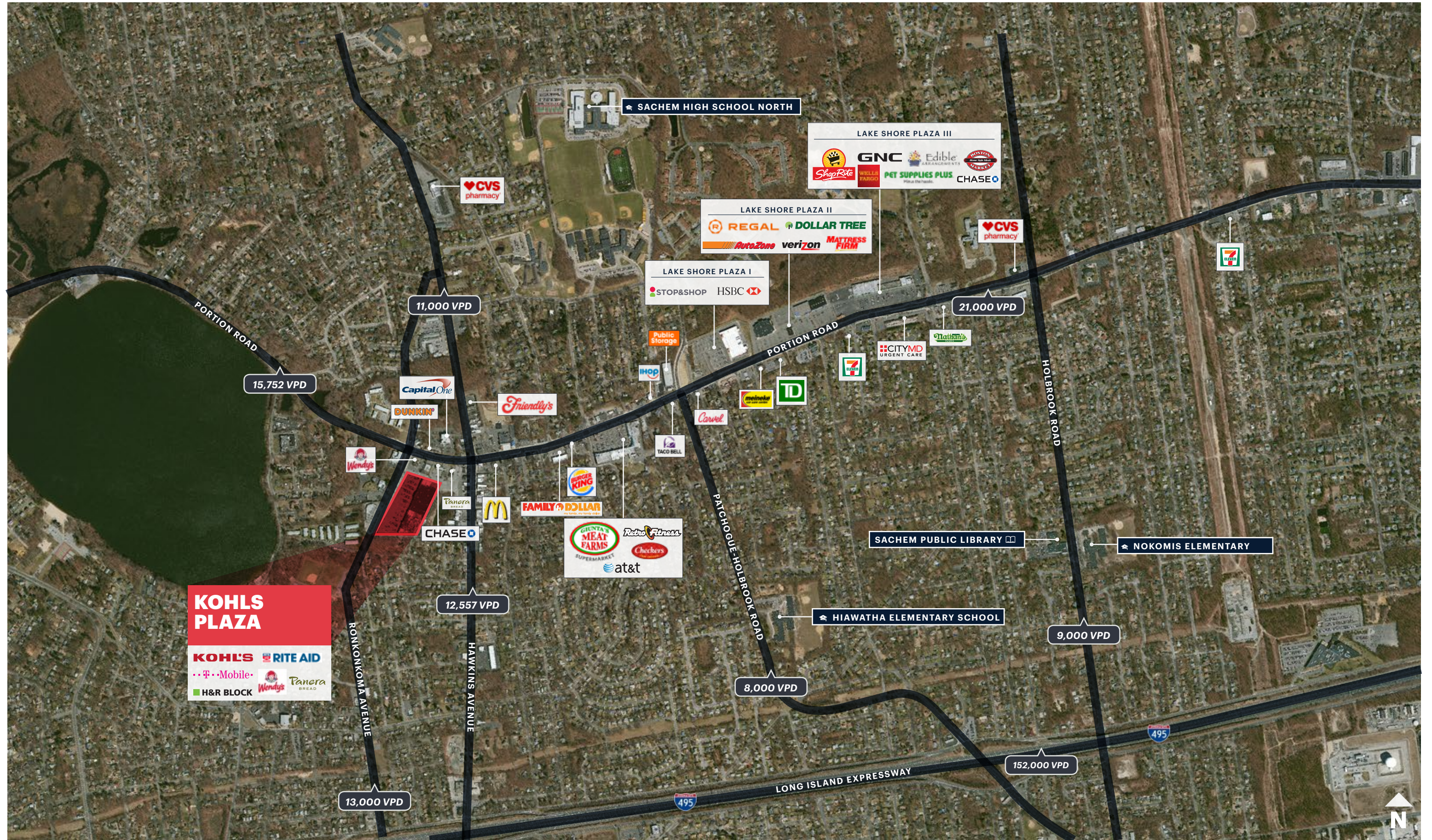


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Please visit us at ripcony.com for more information

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.

MARKET AERIAL

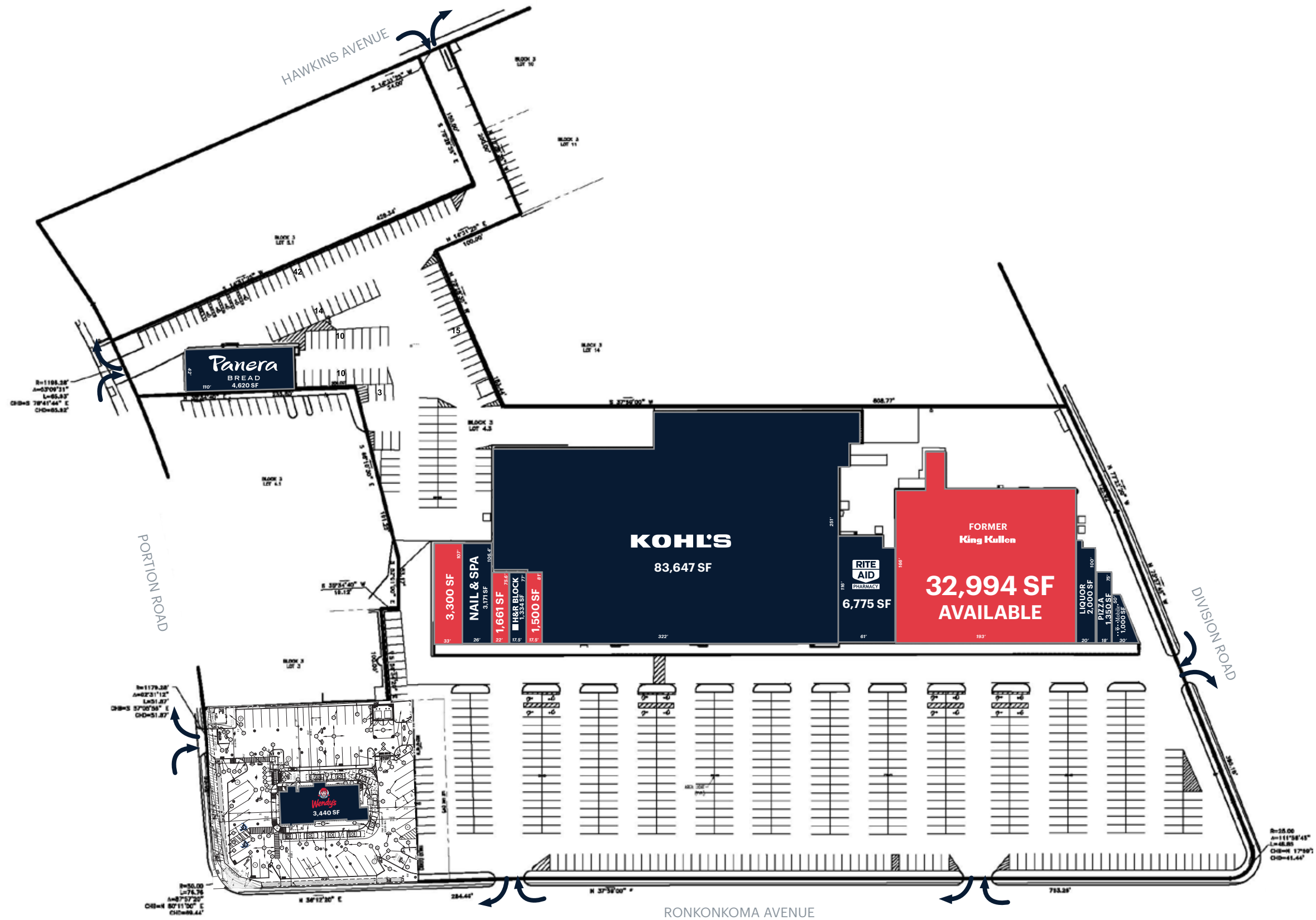


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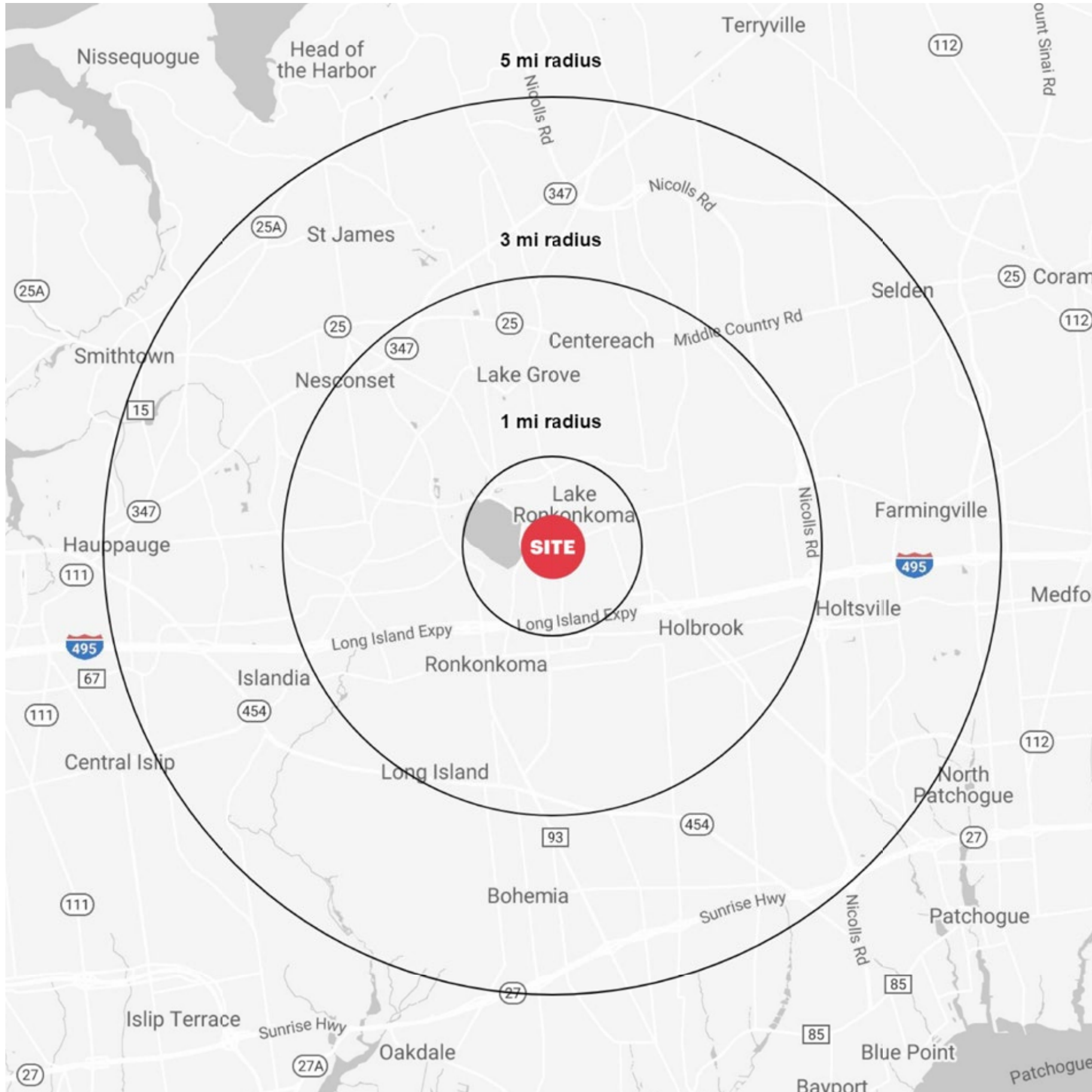


SITE PLAN

GROUND FLOOR



AREA DEMOGRAPHICS



KOHL'S PLAZA LAKE RONKONKOMA, NEW YORK

1 MILE RADIUS

POPULATION

13,004

HOUSEHOLDS

4,674

AVERAGE HOUSEHOLD INCOME

\$94,120

MEDIAN HOUSEHOLD INCOME

\$84,161

COLLEGE GRADUATES (Bachelor's +)

2,563 - 27.7%

TOTAL BUSINESSES

620

TOTAL EMPLOYEES

4,814

DAYTIME POPULATION (w/ 16 yr +)

9,118

3 MILE RADIUS

POPULATION

91,868

HOUSEHOLDS

31,487

AVERAGE HOUSEHOLD INCOME

\$128,679

MEDIAN HOUSEHOLD INCOME

\$106,190

COLLEGE GRADUATES (Bachelor's +)

21,943 34.1%

TOTAL BUSINESSES

4,446

TOTAL EMPLOYEES

44,616

DAYTIME POPULATION (w/ 16 yr +)

71,307

5 MILE RADIUS

POPULATION

236,585

HOUSEHOLDS

81,752

AVERAGE HOUSEHOLD INCOME

\$126,320

MEDIAN HOUSEHOLD INCOME

\$104,525

COLLEGE GRADUATES (Bachelor's +)

57,444 - 34.7%

TOTAL BUSINESSES

12,190

TOTAL EMPLOYEES

119,560

DAYTIME POPULATION (w/ 16 yr +)

189,234

AREA DEMOGRAPHICS

