



RETAIL SPACE

LAKE GROVE, NY

2822 MIDDLE COUNTRY ROAD

SWC MIDDLE COUNTRY ROAD & HAWKINS AVENUE

THIS IS AN OPERATING BUSINESS. PLEASE DO NOT CONTACT OR VISIT THE BRANCH, OR OTHERWISE DISTURB THE EMPLOYEES.

PLEASE DIRECT ALL INQUIRIES TO:
TOM RETTALIATA OR JOANNE ARGENTI

SIZE

±4,155 SF

ASKING RENT

Upon Request

NEIGHBORS

Lidl, Advance Auto, Dollar Tree, Mattress Firm, Good Steer, Dunkin', Village Idiot Pub, Mathnasium, DSW, Miller's Ale House, Starbucks, Party City, Marshalls, AMC Theaters, HomeGoods, Burlington, Red Lobster, Lowe's Home Improvement, Michaels, Staples, PC Richard & Son, Jared, Petco, Whole Foods, Costco;

Smith Haven Mall: Macy's, JC Penney, Sears, Dick's Sporting Goods, Barnes & Noble, Cheesecake Factory, PF Changs, Uniqlo, Bahama Breeze, TGIFriday's

COMMENTS

Freestanding building with triple drive-thru's

Located at a signalized intersection of Middle Country Road (Route 25) and Hawkins Avenue

Over 44,000 vehicles passing the site daily on Middle Country Road

27 Parking Stalls

Easily accessible to Smithtown Bypass (Route-347)

CONTACT EXCLUSIVE AGENTS

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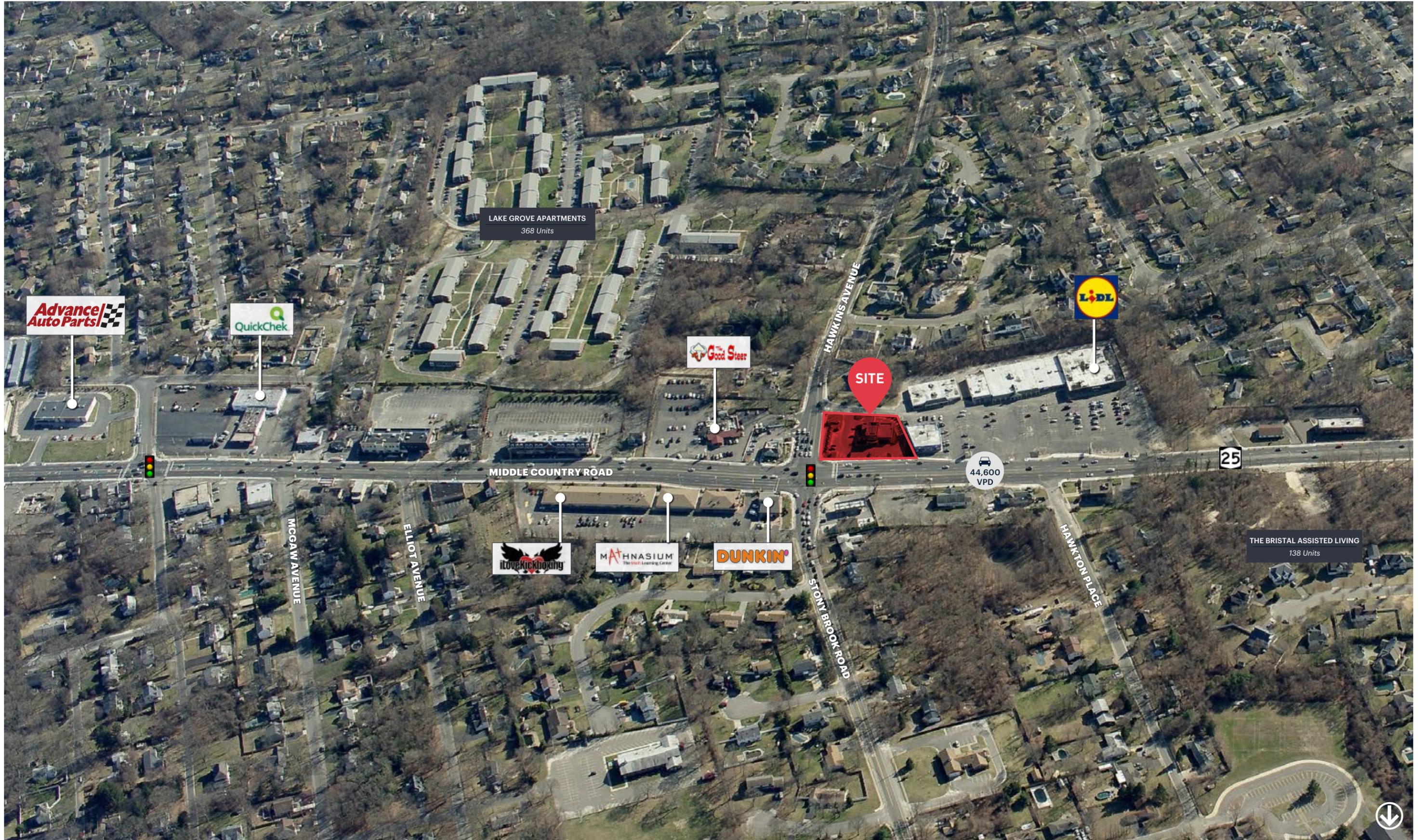
Please visit us at ripcony.com for more information

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



AERIAL



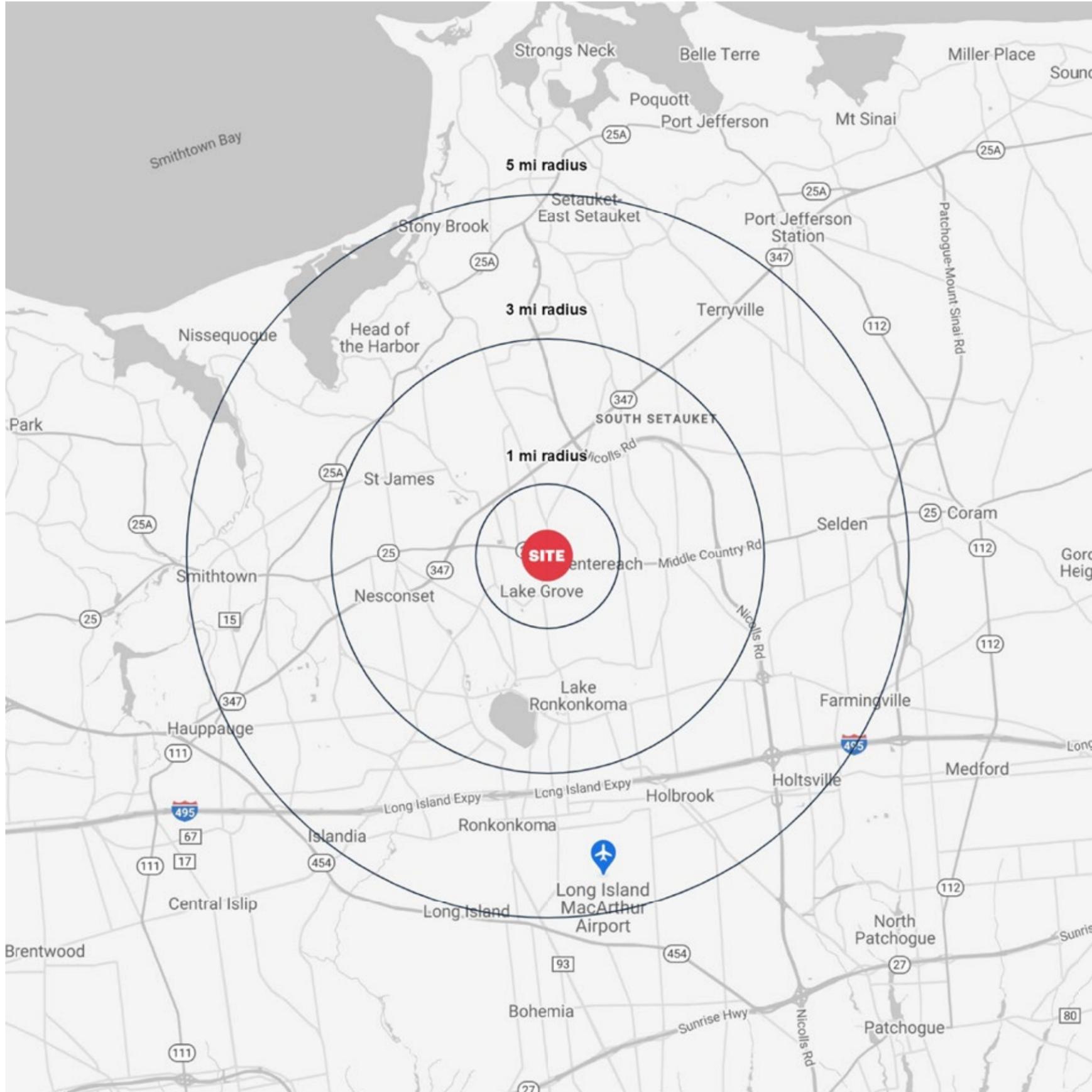
ACCESS AERIAL



SITE PLAN



AREA DEMOGRAPHICS



2822 MIDDLE COUNTRY ROAD LAKE GROVE, NEW YORK

1 MILE RADIUS

POPULATION

11,681

HOUSEHOLDS

4,063

AVERAGE HOUSEHOLD INCOME

\$141,937

MEDIAN HOUSEHOLD INCOME

\$117,735

COLLEGE GRADUATES (BACHELOR'S +)

3,179 - 38.4%

TOTAL BUSINESSES

501

TOTAL EMPLOYEES

4,041

DAYTIME POPULATION (W/ 16 YR +)

8,052

3 MILE RADIUS

POPULATION

95,801

HOUSEHOLDS

33,375

AVERAGE HOUSEHOLD INCOME

\$142,605

MEDIAN HOUSEHOLD INCOME

\$118,035

COLLEGE GRADUATES (BACHELOR'S +)

27,794 - 41.0%

TOTAL BUSINESSES

3,503

TOTAL EMPLOYEES

29,014

DAYTIME POPULATION (W/ 16 YR +)

61,625

5 MILE RADIUS

POPULATION

234,943

HOUSEHOLDS

78,488

AVERAGE HOUSEHOLD INCOME

\$141,693

MEDIAN HOUSEHOLD INCOME

\$118,664

COLLEGE GRADUATES (BACHELOR'S +)

64,599 - 40.0%

TOTAL BUSINESSES

9,561

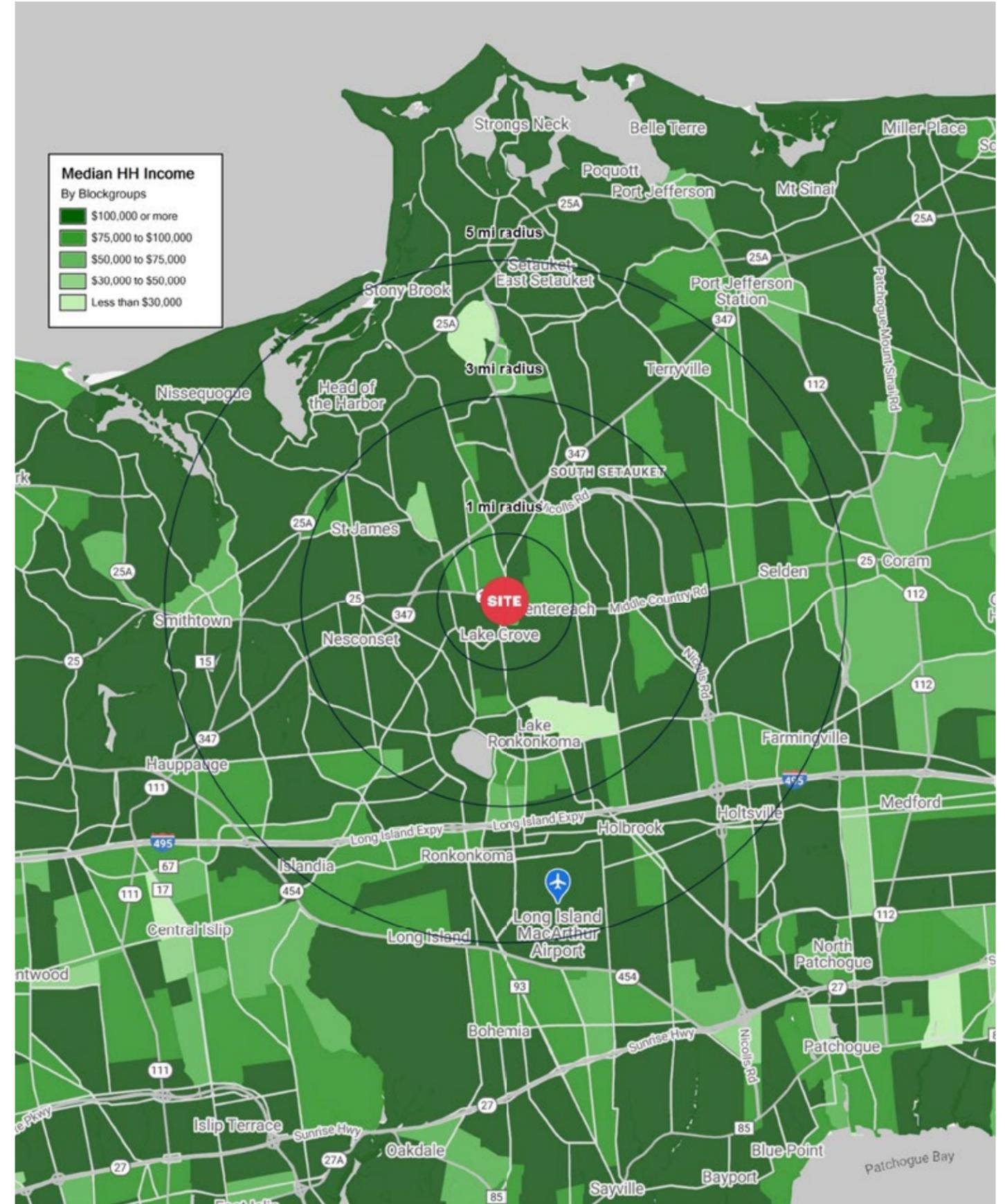
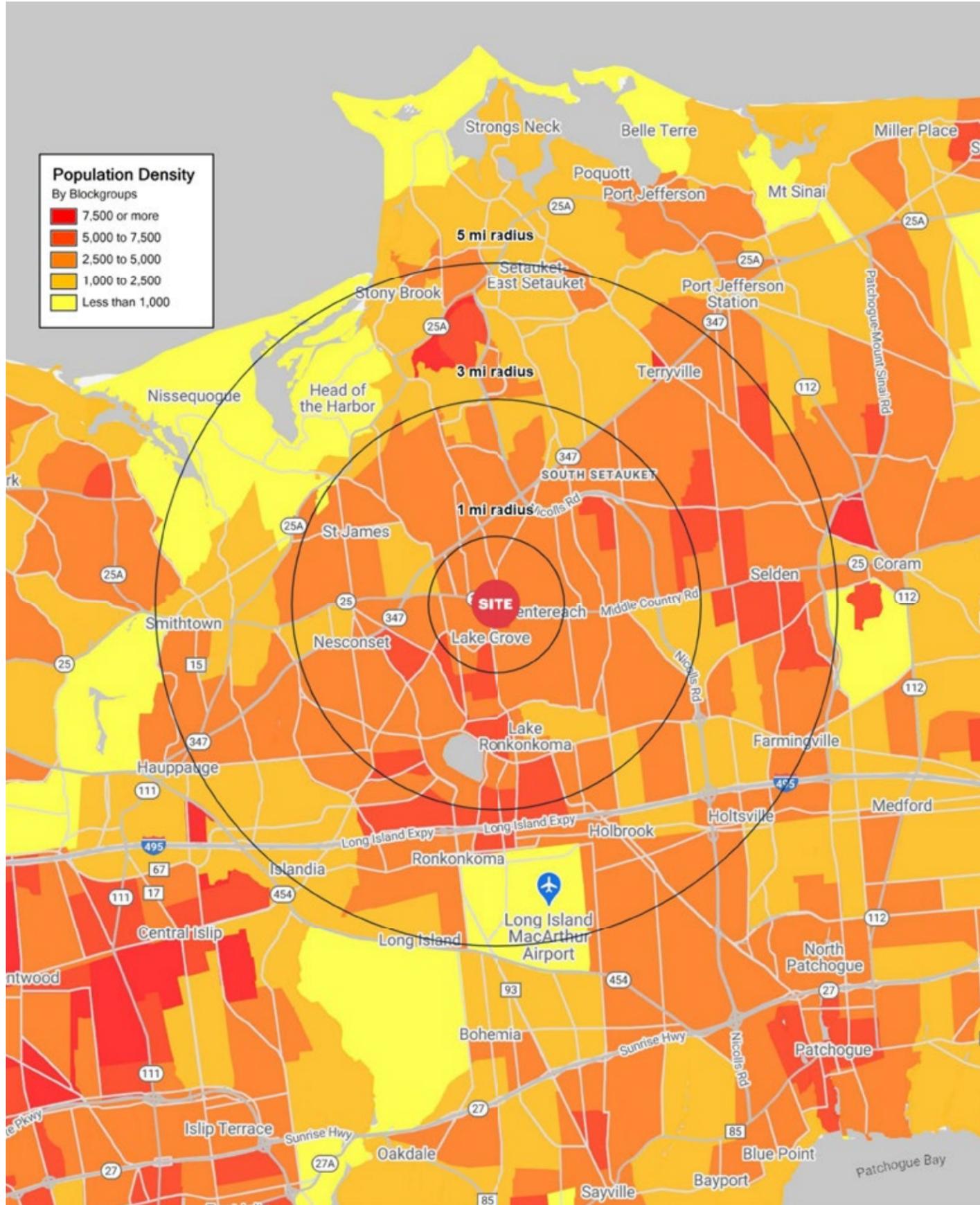
TOTAL EMPLOYEES

87,661

DAYTIME POPULATION (W/ 16 YR +)

168,927

AREA DEMOGRAPHICS



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