

# ARTIST LAKE PLAZA

Middle Island, New York | Retail Pad Sites Available



## LOCATION

Middle Country Road (NY 25)  
N/E/C of Currans Road  
Middle Island, NY

## AVAILABLE

- Retail Pad Sites
- 230 - 290 Residential Units

## PROPERTY SIZE

18 Acre Mixed-Use Development

## TRAFFIC

39,000 total vehicles per day

## NEIGHBORING TENANTS

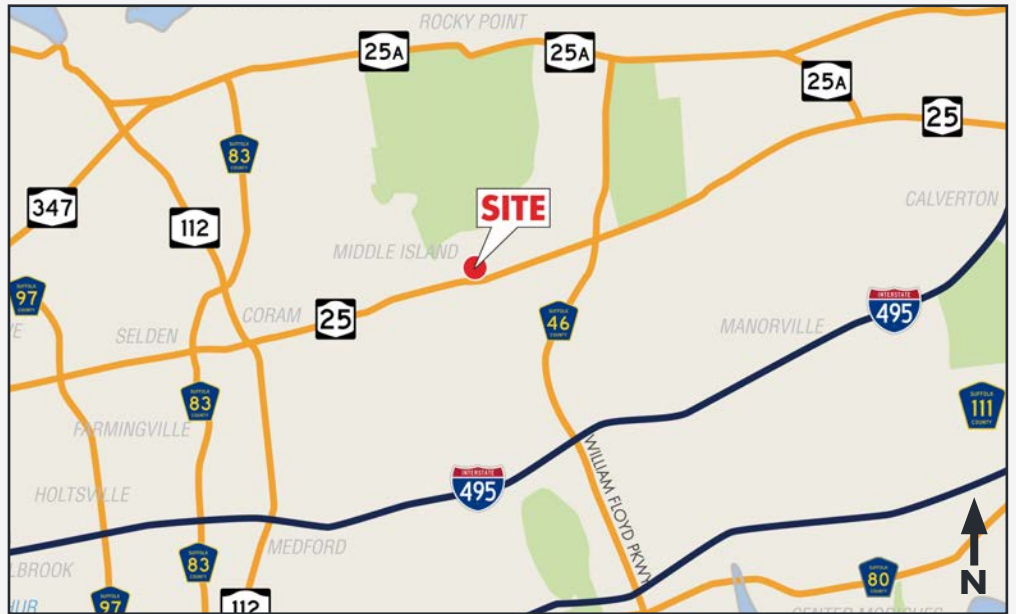
Walmart, King Kullen, Dollar Tree, Key Food, Rite Aid, McDonald's, T-Mobile, Carvel, Subway, Island Pet Supply, Wine Gallery

## PRICE

Call For Details

## COMMENTS

Located in an area with close proximity to "The Gateway to Long Island's Hamptons Communities", this 74 Acre parcel will undergo extensive renovation and expansion. Call for details on the retail pad sites planned for this exciting mixed-use development.



DEMOS	1 MILE	3 MILE	5 MILE
POP	5,798	31,414	104,655
A.H.H.I	\$82,479	\$94,073	\$107,823

**Breslin Realty**  
DEVELOPMENT CORP.

FOR MORE INFORMATION

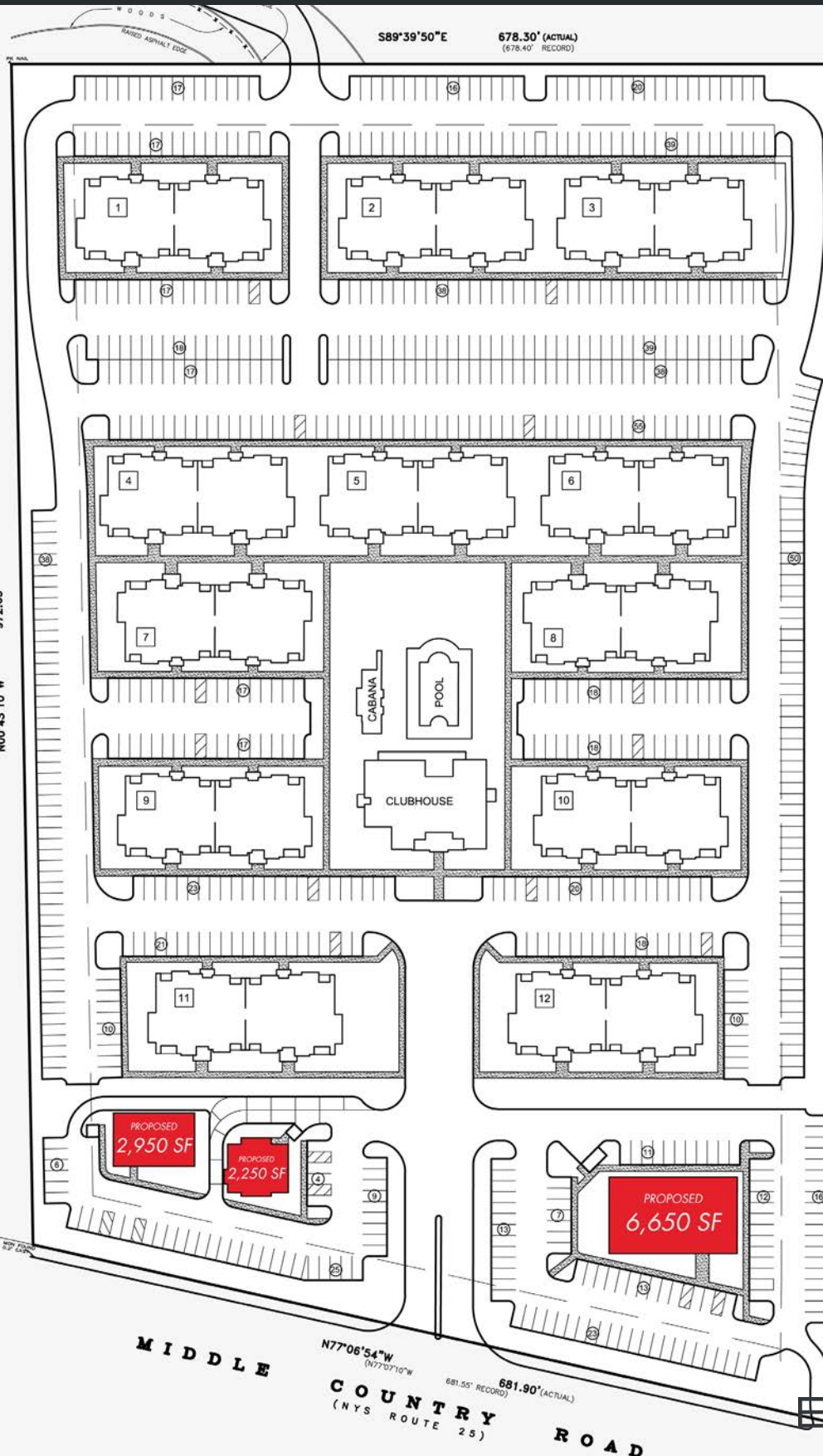
Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

# ARTIST LAKE PLAZA

Middle Island, New York | Retail Pad Sites Available

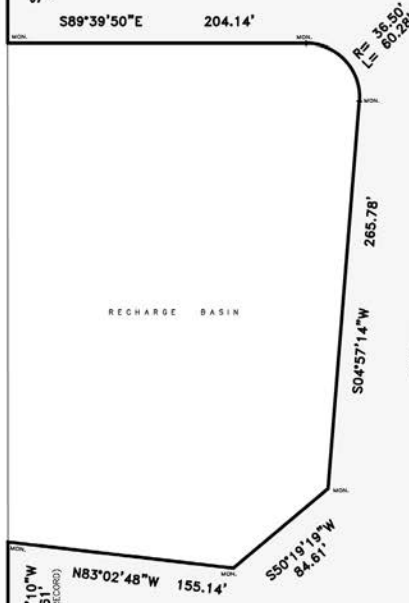
## Concept Plan 18 Acre Multi-Use Development



399.86' (ACTUAL)  
500°35'12\"/>

165.17'  
500°20'18\"/>

129.16'  
500°58'05\"/>



LAND NOW OR FORMERLY COLIN AND BRESLIN REALTY

MIDDLE COUNTRY ROAD  
N77°06'54\"/>

Breslin Realty  
WOODVILLE ROAD  
DEVELOPMENT CORP.

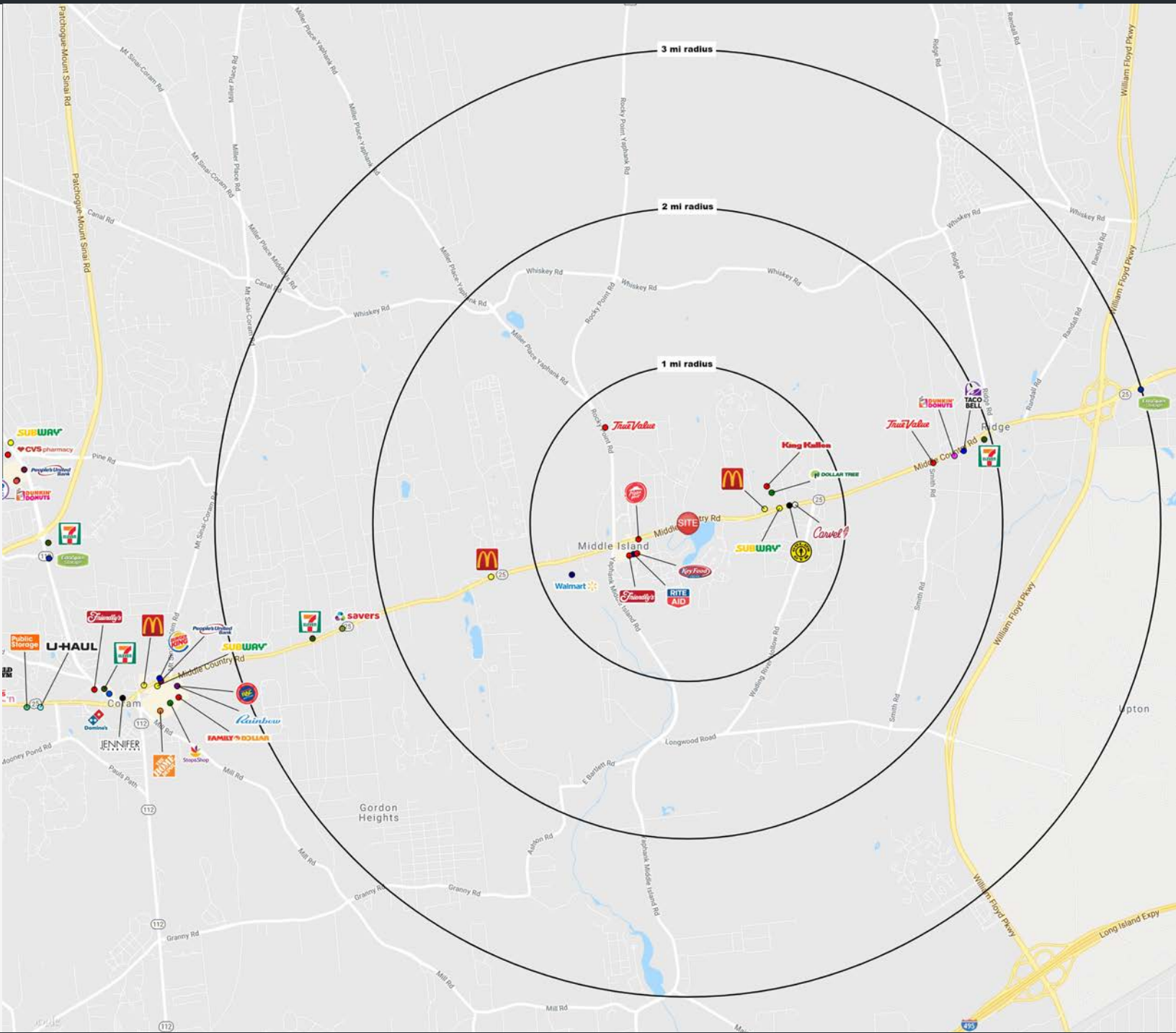
FOR MORE INFORMATION

Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com  
500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

# ARTIST LAKE PLAZA

Middle Island, New York | Retail Pad Sites Available

RETAIL TRADE AREA MAP (3 MILES)



**Breslin Realty**  
DEVELOPMENT CORP.

FOR MORE INFORMATION

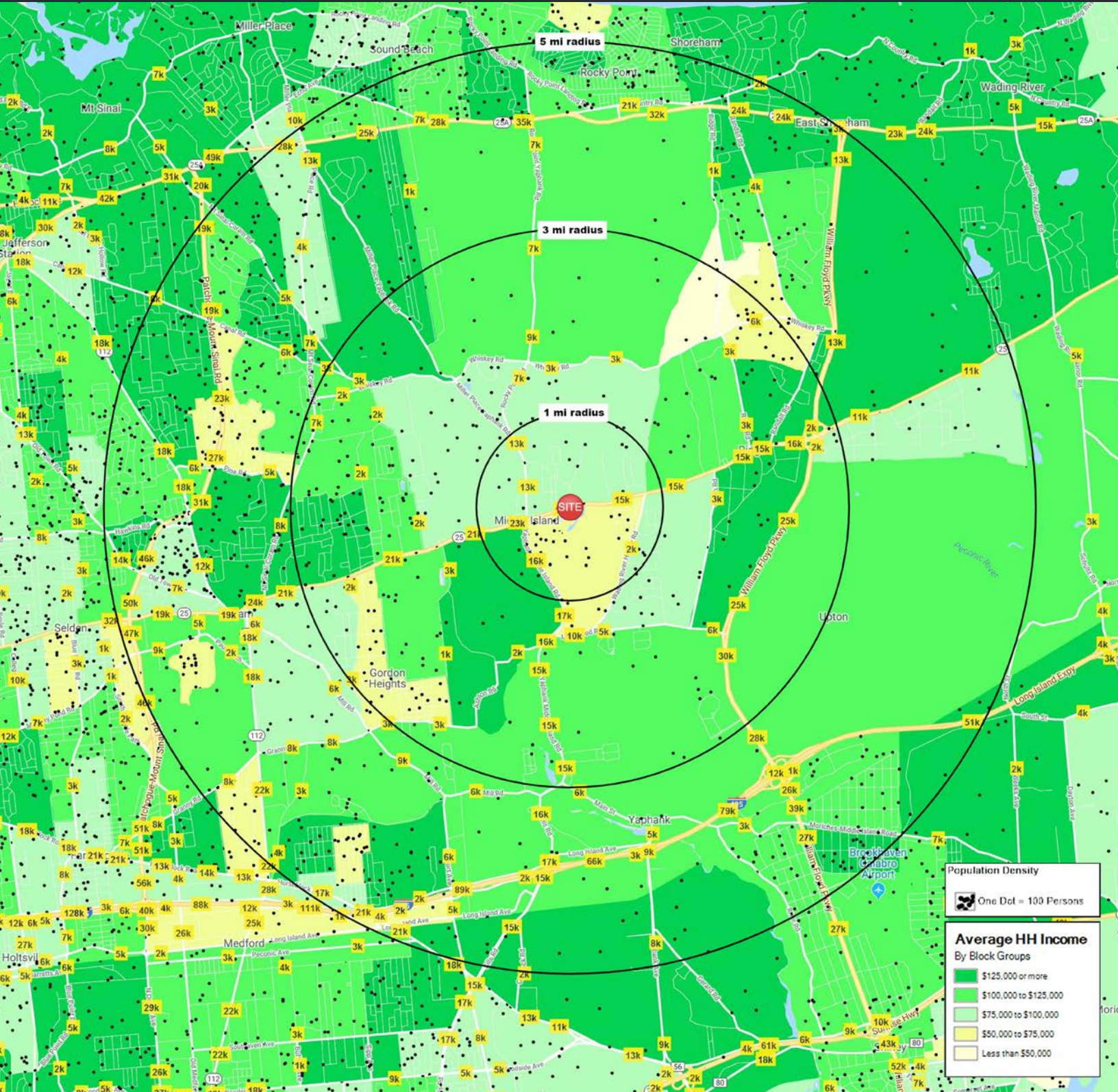
Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

# ARTIST LAKE PLAZA

Middle Island, New York | Retail Pad Sites Available

AVERAGE HOUSEHOLD INCOME, POPULATION DENSITY & TRAFFIC COUNTS MAP



**Breslin Realty**  
DEVELOPMENT CORP.

FOR MORE INFORMATION

Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com