

# centereach, ny

## 1313 middle country road

ground lease opportunity available



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,623	107,890	254,687
Median HHI	\$93,022	\$94,534	\$96,962
Daytime Population	4,658	23,158	105,994

Available	.5 acres (build up to 3,000 square feet)
Asking Rent	Upon Request
Taxes	Approximately \$12,000 per annum
Area Retail	7-Eleven, Taco Bell, Papa Johns, Ralph's Italian Ices, Dunkin' Donuts, Cold Stone Creamery, Halal on Wheels, Verizon, Home Depot, Checkers, Starbucks, Panera Bread, Chase Bank, Rite Aid, and more
Comments	<ul style="list-style-type: none"> <li>landlord to excavate land for future tenant</li> <li>cannot accomodate drive thru locations</li> <li>39,800 vehicles passing per day on Middle Country Road</li> </ul>

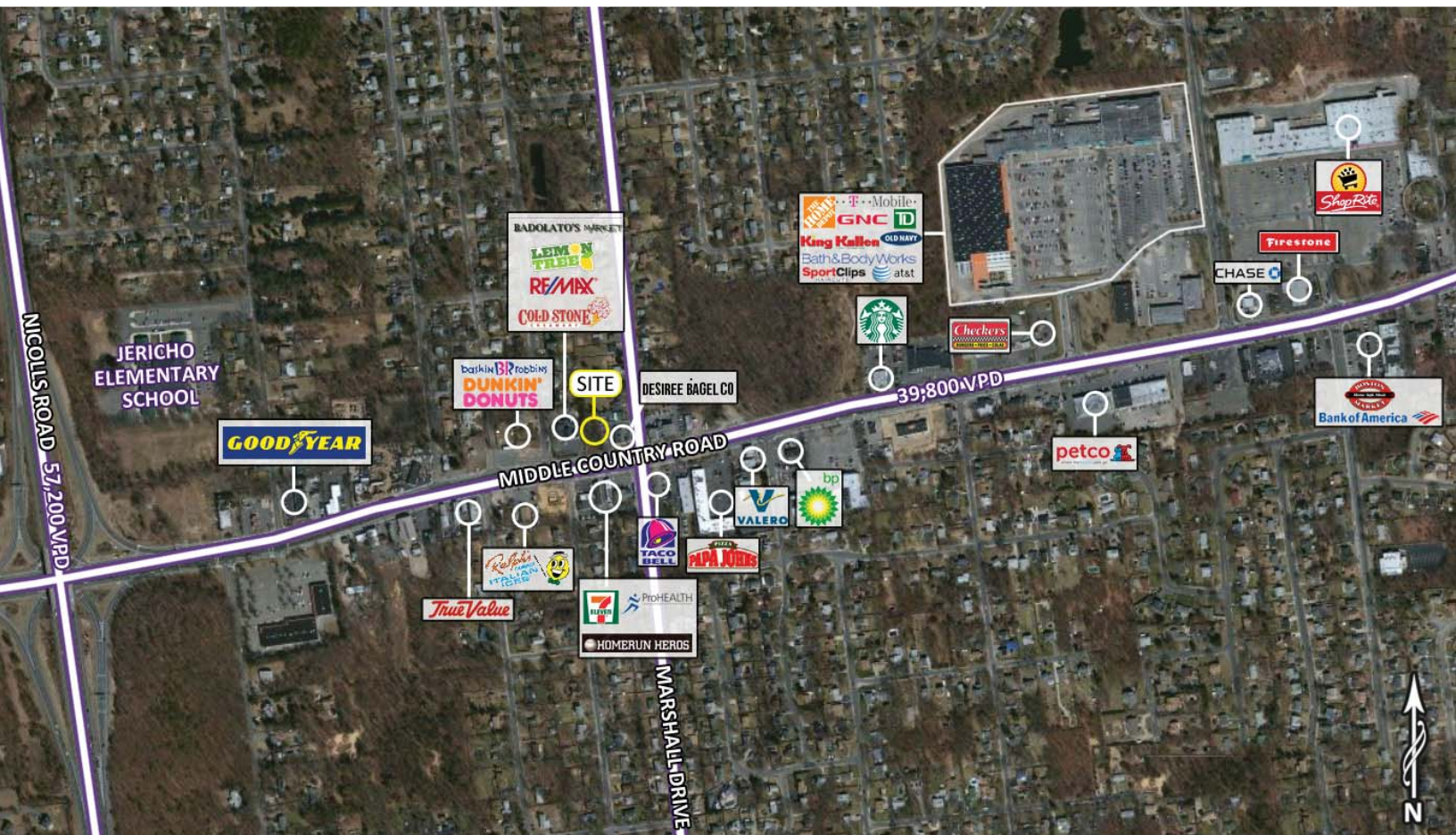
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