

Retail
Exclusive Listing
Sale
**692-702 Middle Country Rd
Selden, NY 11784**
Property Information

Gross Leasable Area	3,000
Sale Price:	Call for Price
Possession:	Immediate
Parking:	Ample
RE Taxes	\$13,551.00
Lot Size (acres):	0.6
Zoning:	Business 1


Main Photo

Alternate Photo
2014 Demographics

Population		Households	
1 mile:	13,628	1 mile:	4,454
3 mile:	98,795	3 mile:	33,090
5 mile:	230,784	5 mile:	76,977
Avg HH Income		Median HH Income	
1 mile:	88,831	1 mile:	76,747
3 mile:	98,444	3 mile:	84,098
5 mile:	103,959	5 mile:	87,557
Traffic count AADT:	49,146		
Traffic count year:	2012		

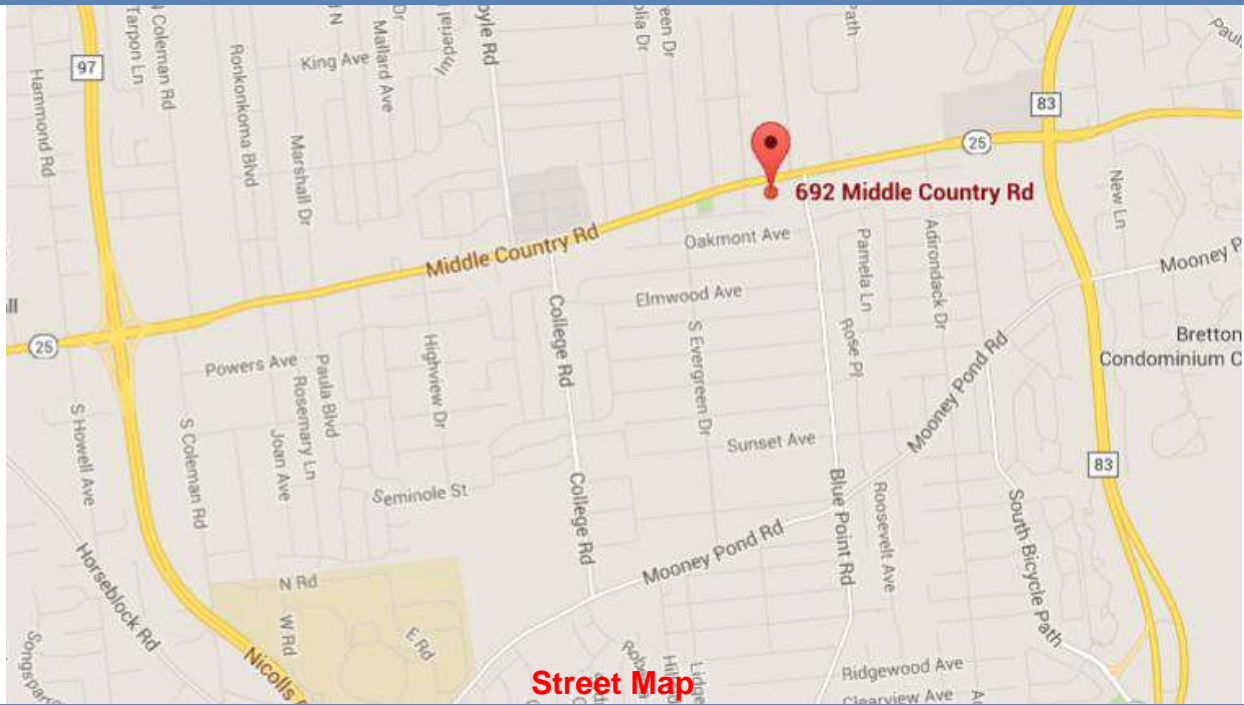
Call for Pricing Located on Middle Country Rd in PRIME retail area, with national chains such as Home Depot CVS, AutoZone and Walgreens. Perfect for National Retailer or Professional Offices. Completely renovated, new façade, roof and furnace.

Includes separate 0.14 Acre lot that can be used to expand building and increase parking. 15 minutes from Stony Brook University Hospital, 18 Minutes to Brookhaven Memorial Hospital. Near Nicolls Rd, Ocean Ave. (Patchogue Rd)

Existing revenue of \$61,000 per year. Tenants pay for their own snow removal. Taxes are paid by landlord, however should be integrated into tenant expenses in the future

For Information, please contact: Steven Reichman (631) 761-6890 Direct Dial Email sreichman@cbcli.com

One Suffolk Square, 1601 Veterans Memorial Highway, Suite 420, Islandia, NY 11749 | 631-232-4400 Tel | 631-2132-2438 Fax



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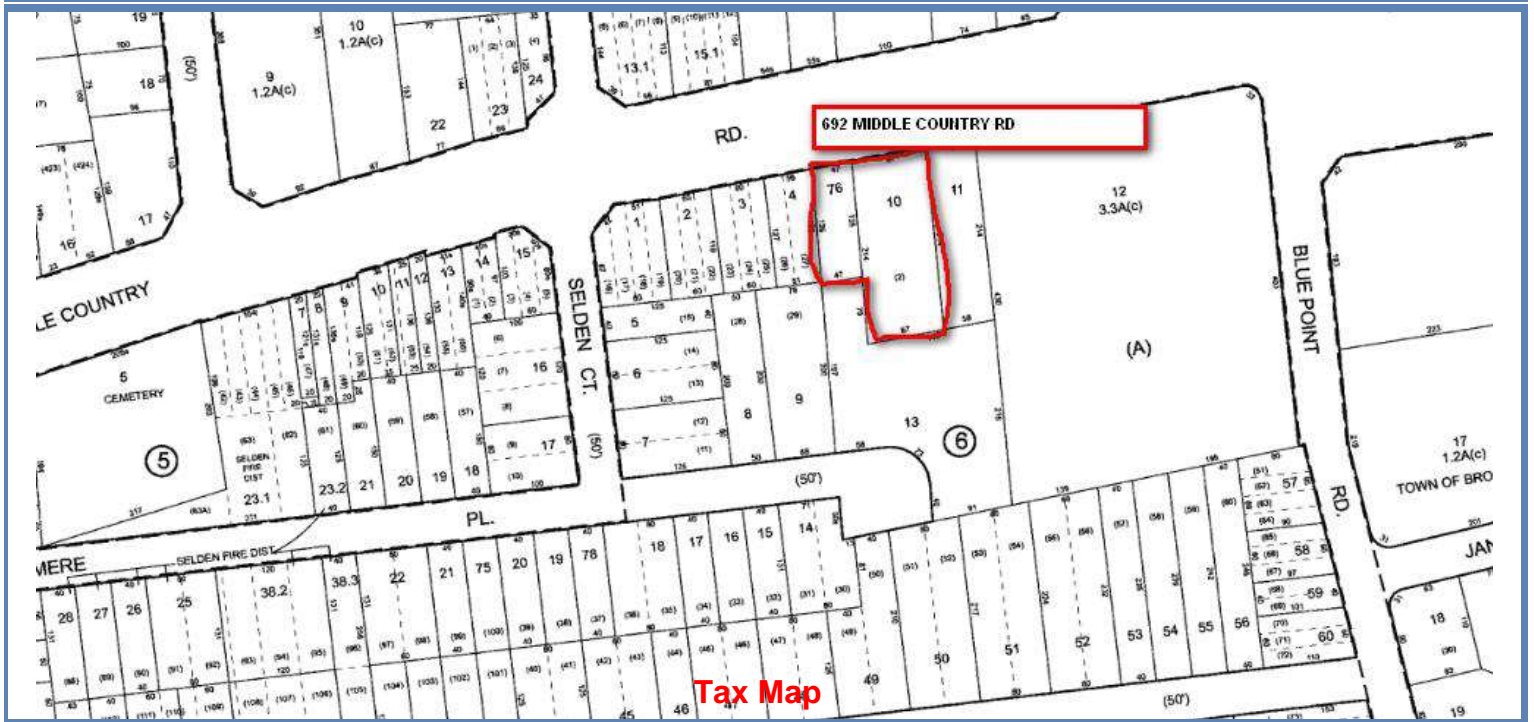
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Tax Map

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