

# JOIN NEW TENANTS: LIDL, OLLIE'S BARGAIN OUTLET, AND AT&T



## RETAIL SPACE

# SELDEN, NY

## SELDEN PLAZA

211 MIDDLE COUNTRY ROAD

CORNER OF MIDDLE COUNTRY ROAD AND CR 83 WITH 82,161 VPD

### SIZE

1,260 SF - Inline  
1,574 SF - Inline Restaurant Space  
2,400 SF - End Cap  
2,400 SF - Inline  
2,564 SF - Inline  
2,700 SF - Inline  
2,975 SF - Drive Thru Capability  
3,150 SF - 10,250 SF End Cap

### CO-TENANTS

Lidl, Texas Roadhouse, AT&T, Planet Fitness, Famous Footwear, Chipotle, Wendy's, PM Pediatrics, Tropical Smoothie Cafe, Dollar Tree, Pets Warehouse, Ollie's Bargain Outlet

### NEIGHBORS

Target, Home Depot, ShopRite, Blink Fitness, Petco, Panera Bread

### COMMENTS

Intersection of Middle Country Road & County Route 83/North Ocean Avenue, trafficked by 82,161 vehicles per day

Inline, Pad and End Cap Available

Prime location in Suffolk County's Central Retail Corridor

Strong demographics

Residential housing consisting of 126 rental units to be developed adjacent to the shopping center

## CONTACT EXCLUSIVE AGENTS

### GREG BATISTA

gbatista@ripcony.com

516.933.8880

### JAMES VALENTI

jvalenti@ripcony.com

516.933.8880

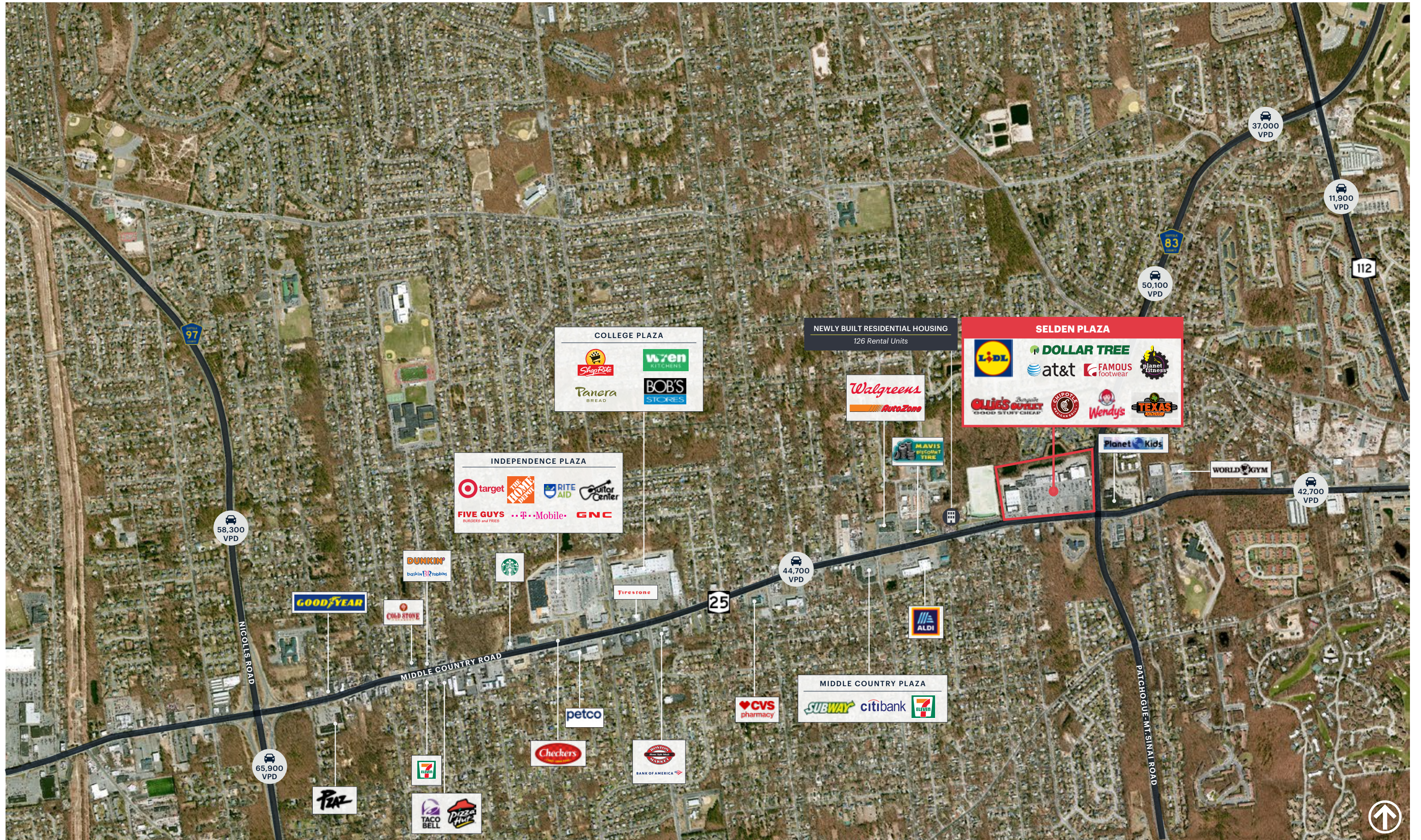
**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](http://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

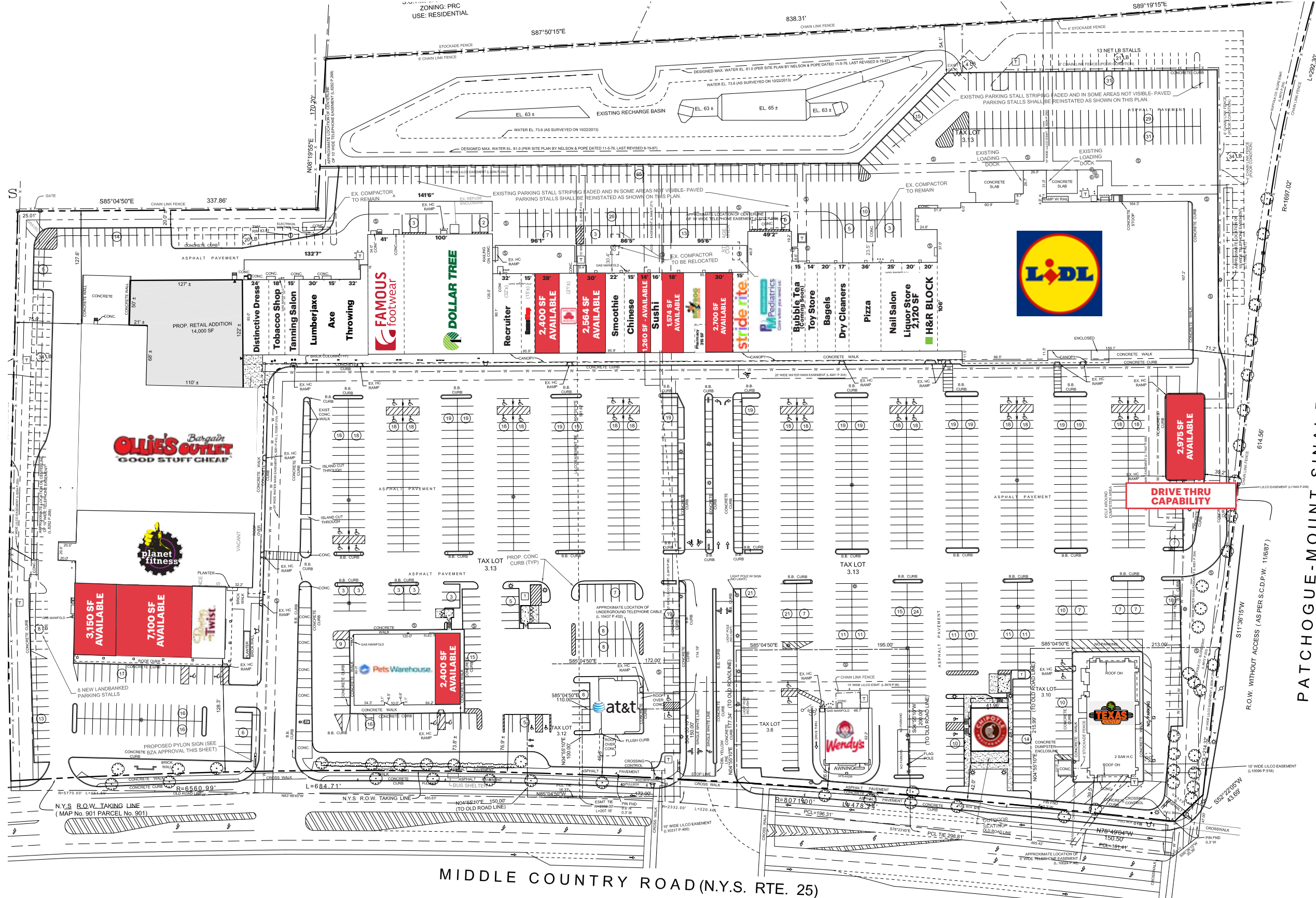


**AERIAL**



# SITE PLAN

## GROUND FLOOR



**AVAILABLE**  
**LEASE OUT**

PATCHOGUE-MOUNT SINAI ROAD (C.R. 83)

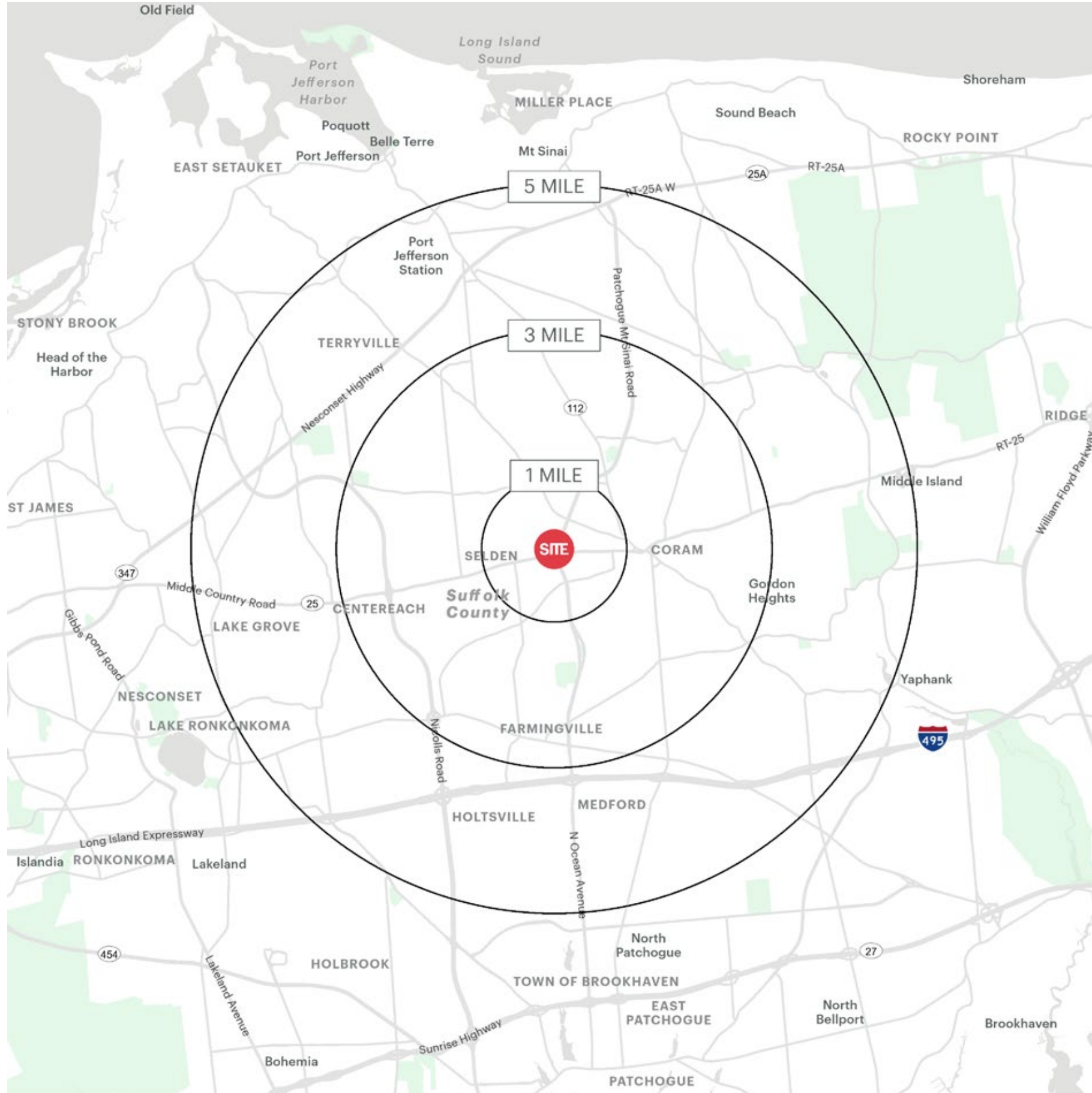
MIDDLE COUNTRY ROAD (N.Y.S. RTE. 25)



PHOTOS



# AREA DEMOGRAPHICS



SELDEN PLAZA SELDEN, NEW YORK

## 1 MILE RADIUS

### POPULATION

12,134

### HOUSEHOLDS

4,532

### AVERAGE HOUSEHOLD INCOME

\$117,122

### MEDIAN HOUSEHOLD INCOME

\$84,883

### COLLEGE GRADUATES (Bachelor's +)

2,385 - 28.0%

### TOTAL BUSINESSES

385

### TOTAL EMPLOYEES

2,829

### DAYTIME POPULATION (w/ 16 yr +)

9,103

## 3 MILE RADIUS

### POPULATION

96,511

### HOUSEHOLDS

33,673

### AVERAGE HOUSEHOLD INCOME

\$135,908

### MEDIAN HOUSEHOLD INCOME

\$102,837

### COLLEGE GRADUATES (Bachelor's +)

23,486 - 34.0%

### TOTAL BUSINESSES

2,497

### TOTAL EMPLOYEES

20,779

### DAYTIME POPULATION (w/ 16 yr +)

68,936

## 5 MILE RADIUS

### POPULATION

214,742

### HOUSEHOLDS

75,115

### AVERAGE HOUSEHOLD INCOME

\$145,125

### MEDIAN HOUSEHOLD INCOME

\$108,601

### COLLEGE GRADUATES (Bachelor's +)

57,569 - 37.0%

### TOTAL BUSINESSES

6,570

### TOTAL EMPLOYEES

58,532

### DAYTIME POPULATION (w/ 16 yr +)

166,743

# AREA DEMOGRAPHICS

