



## RETAIL SPACE

# LAKE RONKONKOMA, NY

## KOHL'S PLAZA

106-165 RONKONKOMA AVE

### SIZE

1,500 SF Up To 12,514 SF (Divisions Considered)  
3,300 SF - End Cap (2nd Gen Restaurant Space)

### ASKING RENT

Upon Request

### CO-TENANTS

Kohl's, Panera Bread, T-Mobile, H&R Block, Wendy's, Lavender Garden Nail & Spa , Aldi - Coming Soon!

### NEIGHBORS

Lake Shore Plaza I: Stop & Shop, HSBC Bank

Lake Shore Plaza II: Regal Cinemas, AutoZone, Dollar Tree, Verizon Wireless, Mattress Firm

Lake Shore Plaza III: ShopRite, Edible Arrangements, Pet Supplies Plus, Chase Bank, GNC, Wells Fargo Bank

TD Bank, Retro Fitness, Giunta's Meat Farms, IHOP, Carvel, CityMD, CVS

### COMMENTS

Shopping Center Renovations Coming Soon!

Close proximity to the Long Island Expressway

Close proximity to Sachem High School North: 5 minutes / 1.4 miles with 2,247 students

Multiple traffic light access points

13,000 cars passing this site on Ronkonkoma Avenue

15,000 cars passing this site on Portion Road

## CONTACT EXCLUSIVE AGENTS

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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



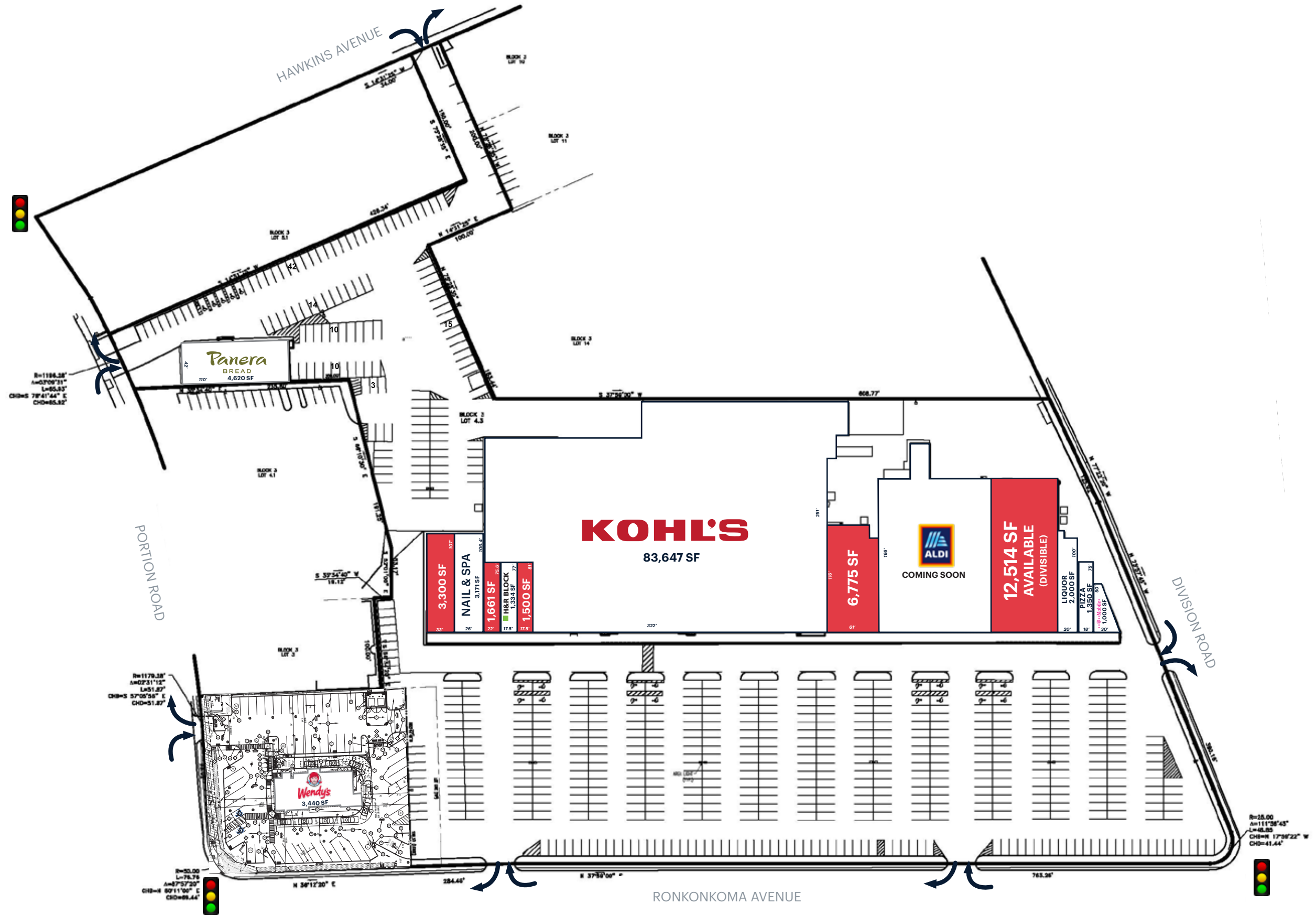


**AERIAL**



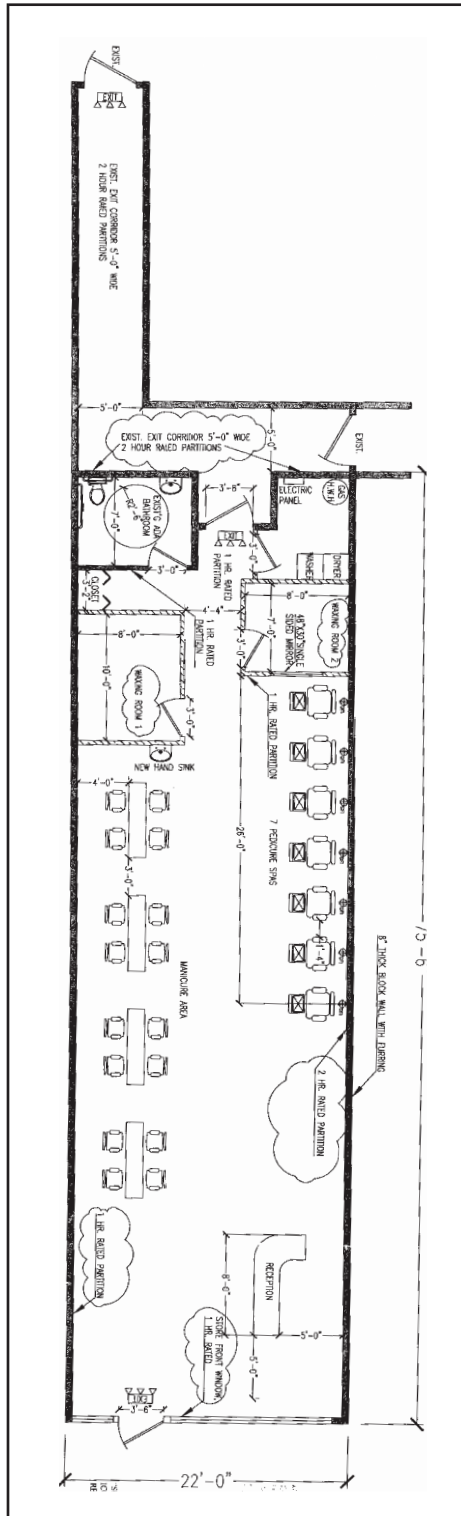


# SITE PLAN

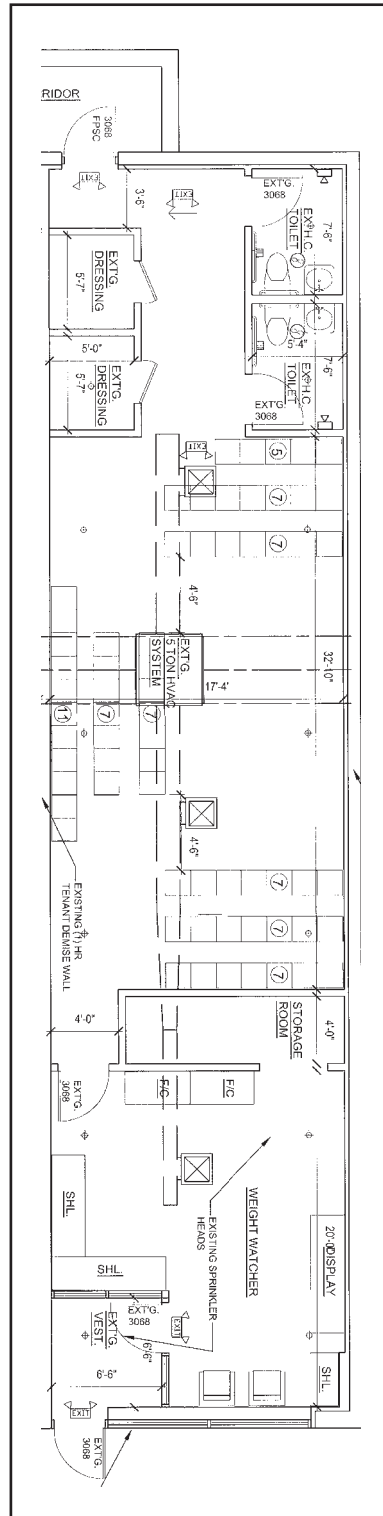


# FLOOR PLANS

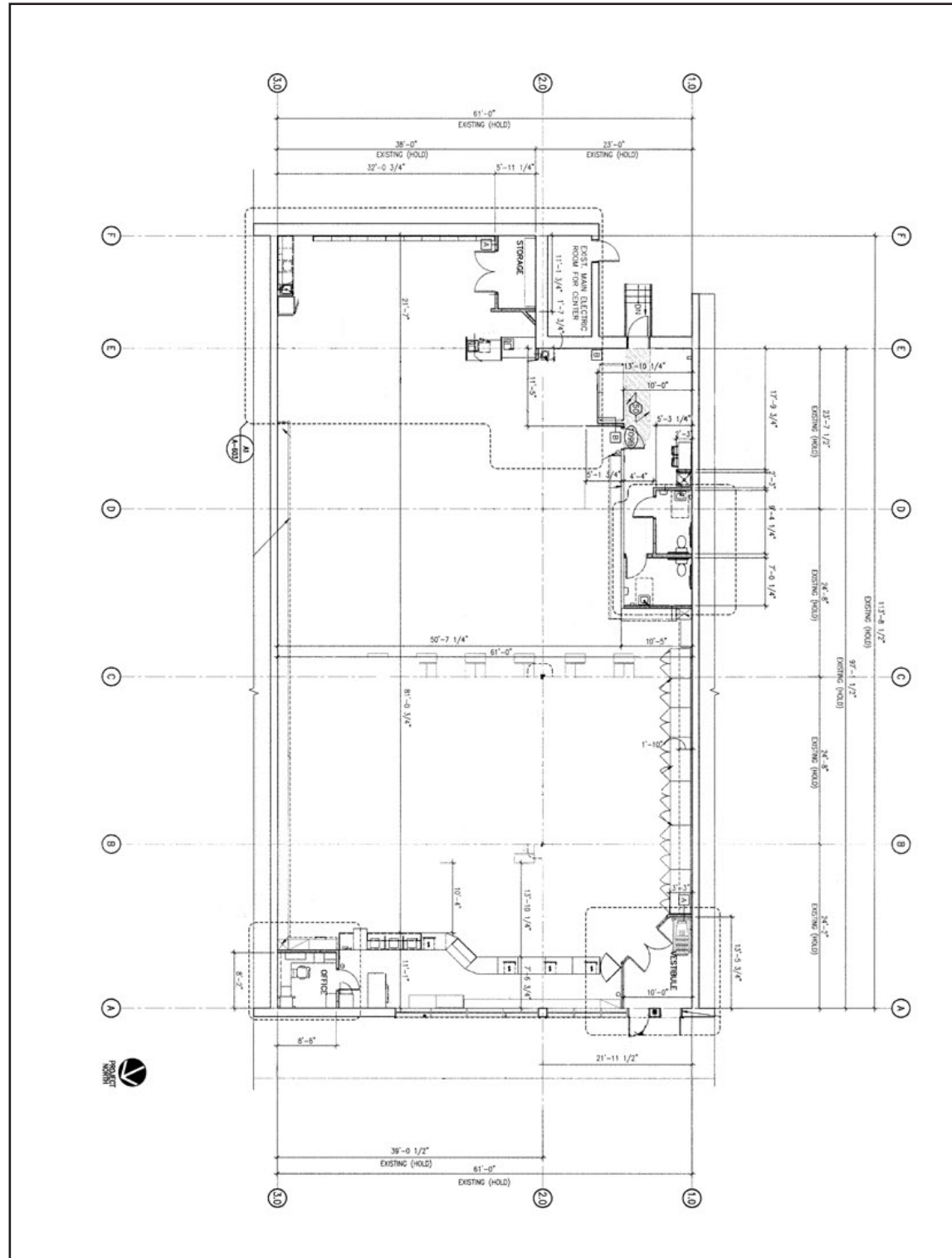
1,661 SF



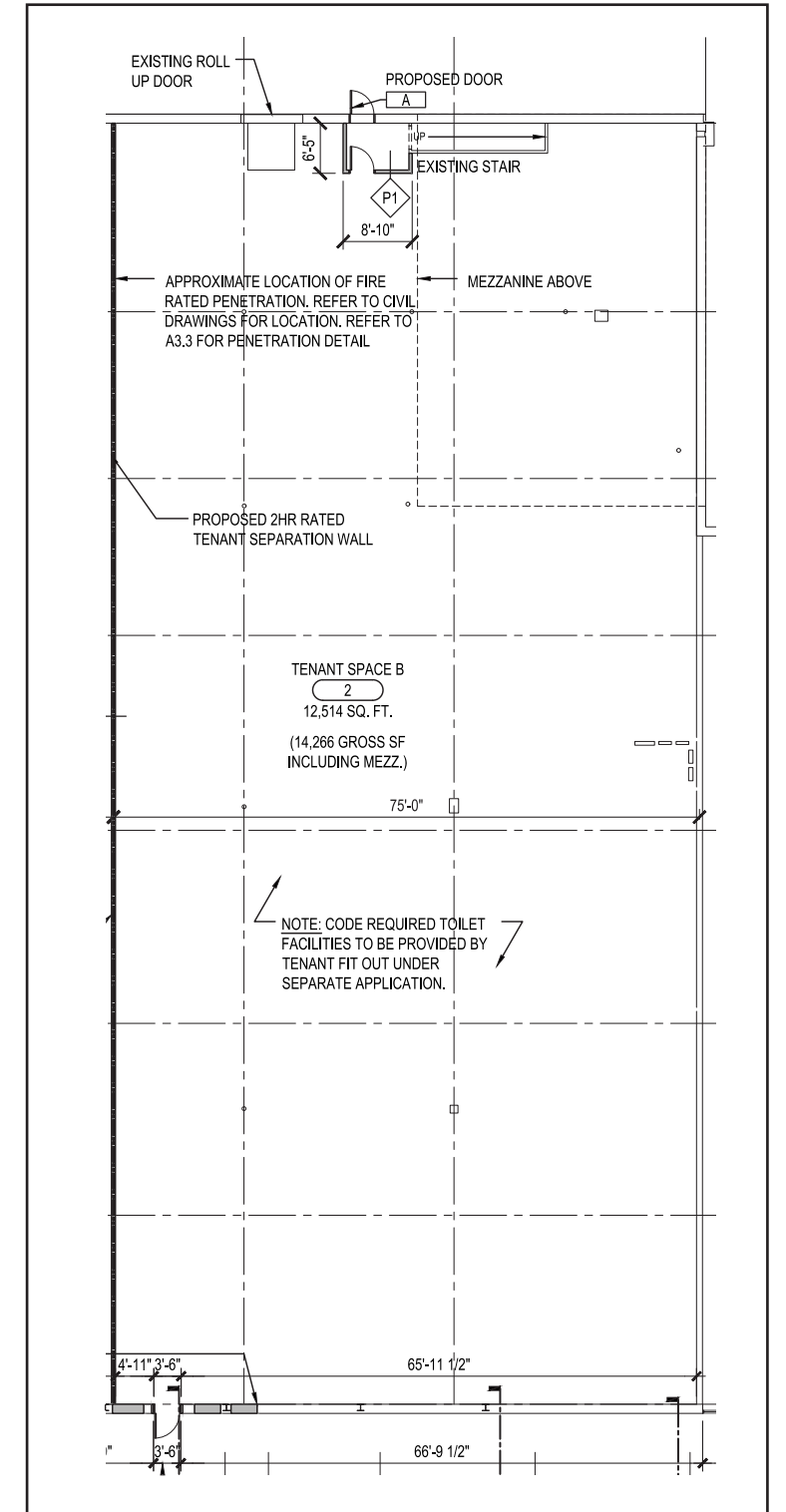
1,500 SF



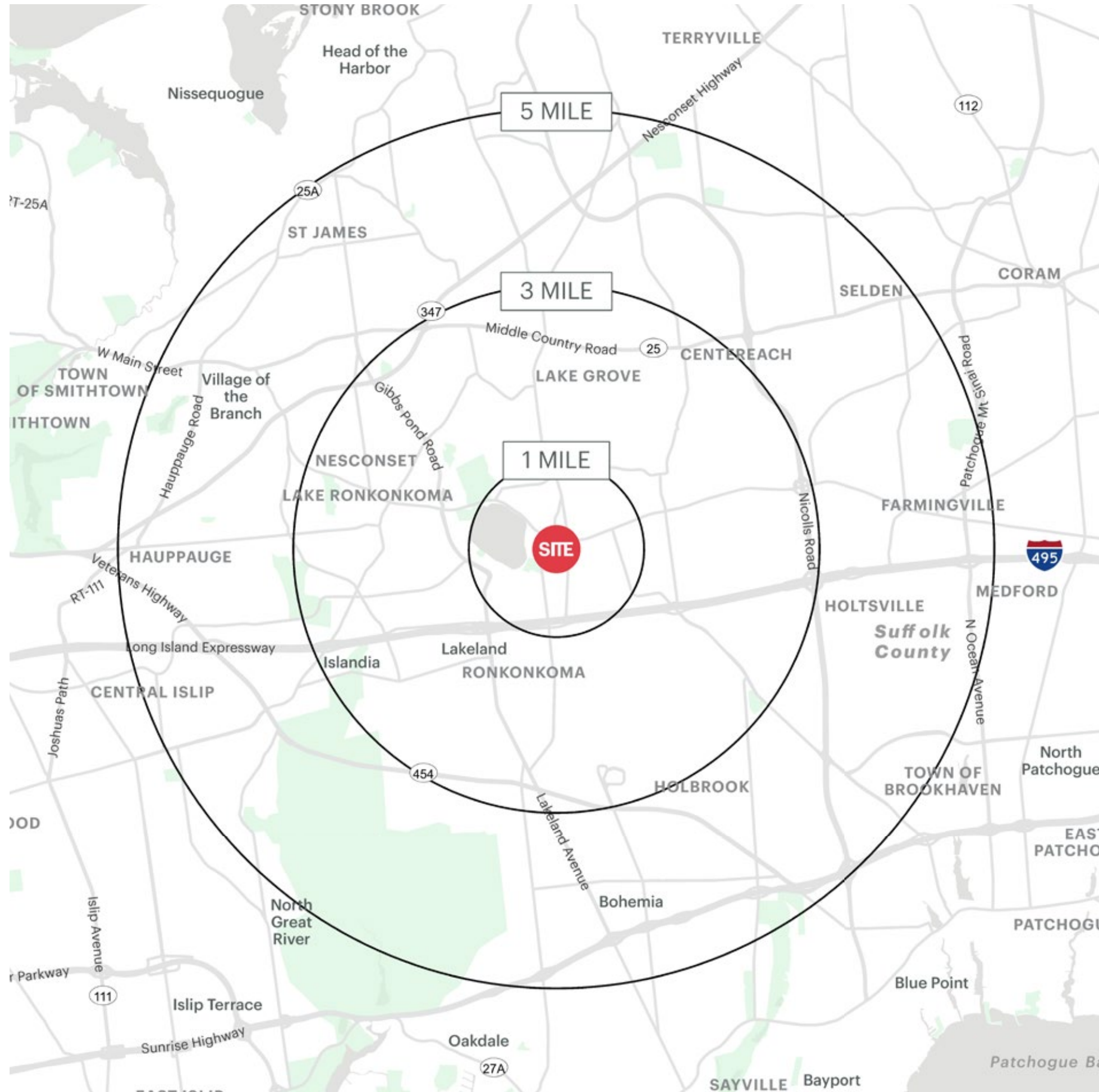
6,775 SF



12,514 SF



# AREA DEMOGRAPHICS



KOHL'S PLAZA LAKE RONKONKOMA, NEW YORK

## 1 MILE RADIUS

### POPULATION

12,465

### HOUSEHOLDS

4,575

### AVERAGE HOUSEHOLD INCOME

\$123,593

### MEDIAN HOUSEHOLD INCOME

\$90,940

### COLLEGE GRADUATES (Bachelor's +)

2,024 - 22.0%

### TOTAL BUSINESSES

552

### TOTAL EMPLOYEES

4,347

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

10,708

## 3 MILE RADIUS

### POPULATION

91,229

### HOUSEHOLDS

31,216

### AVERAGE HOUSEHOLD INCOME

\$154,016

### MEDIAN HOUSEHOLD INCOME

\$117,360

### COLLEGE GRADUATES (Bachelor's +)

25,101 - 38.0%

### TOTAL BUSINESSES

4,248

### TOTAL EMPLOYEES

40,102

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

85,245

## 5 MILE RADIUS

### POPULATION

234,986

### HOUSEHOLDS

80,591

### AVERAGE HOUSEHOLD INCOME

\$157,600

### MEDIAN HOUSEHOLD INCOME

\$118,455

### COLLEGE GRADUATES (Bachelor's +)

67,694 - 40.0%

### TOTAL BUSINESSES

11,294

### TOTAL EMPLOYEES

108,055

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

222,040



# AREA DEMOGRAPHICS

